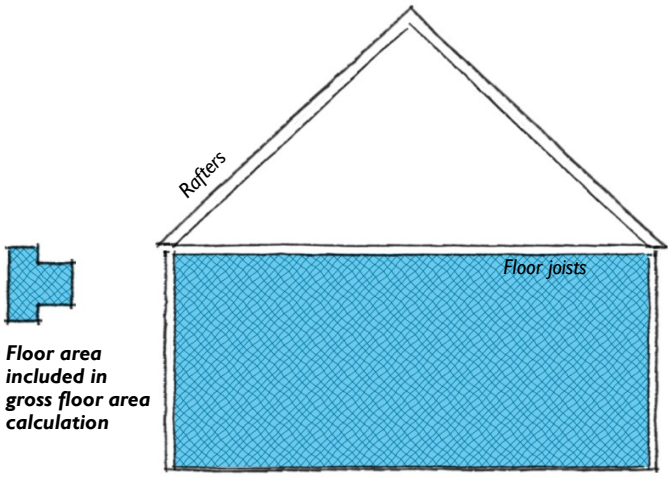
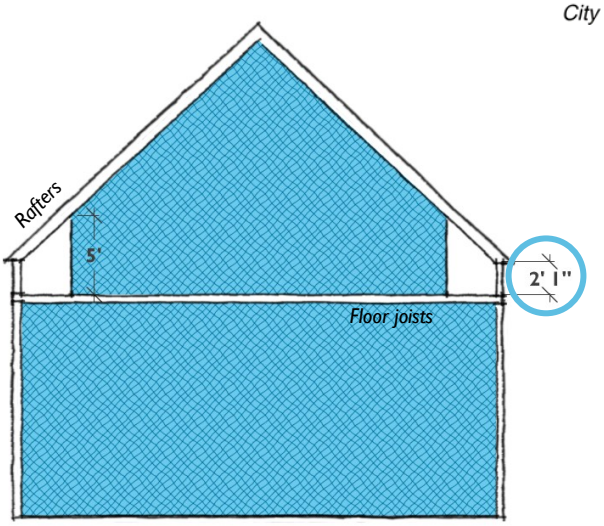
HALF STORIES

A Guide to Half Stories for Single and Two-Family Dwellings

Minneapolis
City of Lakes





1½ STORY HOUSE

Partial story meets the definition of a half story because roof rafters are located ***within 2 feet*** *of the floor joists*

RULE OF MEASUREMENT

Half story area is not included in the calculation of the maximum gross floor area of single and two-family dwellings

2 STORY HOUSE

Top floor meets does not meet the definition of a half story because the roof rafters are located ***more than 2 feet*** *from the floor joists*

RULE OF MEASUREMENT

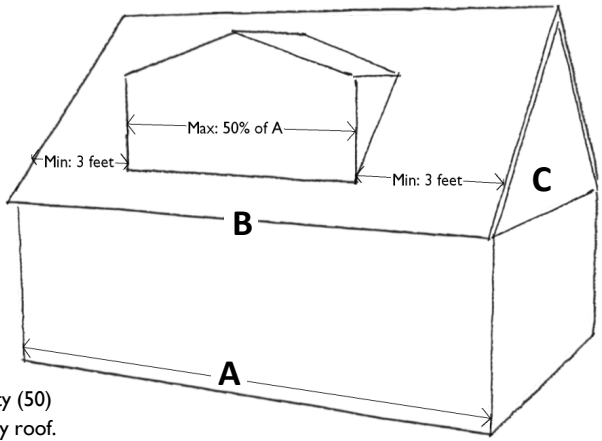
*In this case, floor area is measured <u>only where there is **5** feet or more of clearance</u> on the top story*

Story, half. A partial story that meets the following criteria:

(1) Habitable space located under a gable or hip roof and all of the roof rafters shall be located within two (2) feet of the floor joists, except at gable ends or where dormers are allowed.

Dormers on Half Stories

If dormers do not meet these standards, the floor in question is considered a full story



A: *Width of the wall of the floor below the half story*

B: *Eave edge*

C: *Gable end wall*

(2) Dormers on the half story will meet the following standards.

a. The total width of all dormers on any façade will not exceed fifty (50) percent of the width of the wall of the floor below the half story roof.

b. Dormers will be located no closer than three (3) feet from any end-of-house corner of the floor below and any gable end wall.

c. Dormers will not extend beyond the wall below and will not interrupt the eave edge of the hip or gable roof.

See Section 520.160 of the Zoning Code for more information — If you have any questions regarding this handout, please call 311