



Handbook for Multiple Residential Structures on a Property

February 2026



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An interactive City of Minneapolis zoning map can be found at www2.minneapolismn.gov/zoningmaps

Key for Acronyms

ADU	Accessory Dwelling Unit
CM	Commercial Mixed-Use District
CPC	City Planning Commission
CUP	Conditional Use Permit
DT	Downtown District
FAR	Floor Area Ratio
GFA	Gross Floor Area
PR	Production District
PUD	Planned Unit Development
RM	Residential Mixed-Use District
UN	Urban Neighborhood District
TR	Transportation District



Find definitions here:
[Chapter 565 Definitions](#) (PDF)

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This handbook provides a brief overview of the zoning regulations of Minneapolis and is not intended to serve as a substitute for the actual regulations which are to be found in the Minneapolis, Minnesota - Code of Ordinances, Title 20 - ZONING CODE. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this information.

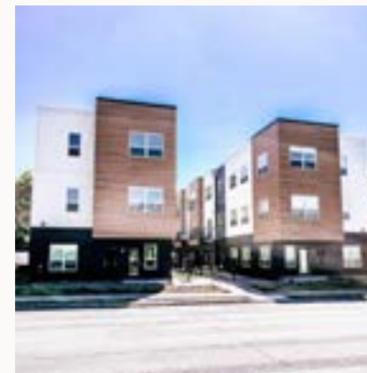
In some areas of the City, only one structure or building with a residential use is allowed to be built on a property. Exceptions to this rule exist for specific development types.

Multiple residential use structures are allowed to be located on a property with these four development types:



1. Cluster Development

A cluster development must have common space that benefits the residents of the development.



2. Common Lot Development

A common lot development is limited to two principal structures.



3. Planned Unit Development

A planned unit development must be located on a larger site and have site amenities.



4. Accessory Dwelling Unit

A detached accessory dwelling unit is only allowed accessory to a single- or two-family dwelling.

Introduction

In residential neighborhoods (and on any property with a single-, two- or three-family home), only one house or building meant for living is allowed on each property. This rule is part of the Minneapolis Zoning Code.

The goal is to encourage high-quality city development that fits the planned size for each zoning district. It also works to protect the desirable layouts of neighborhoods while supporting their organized and positive growth.

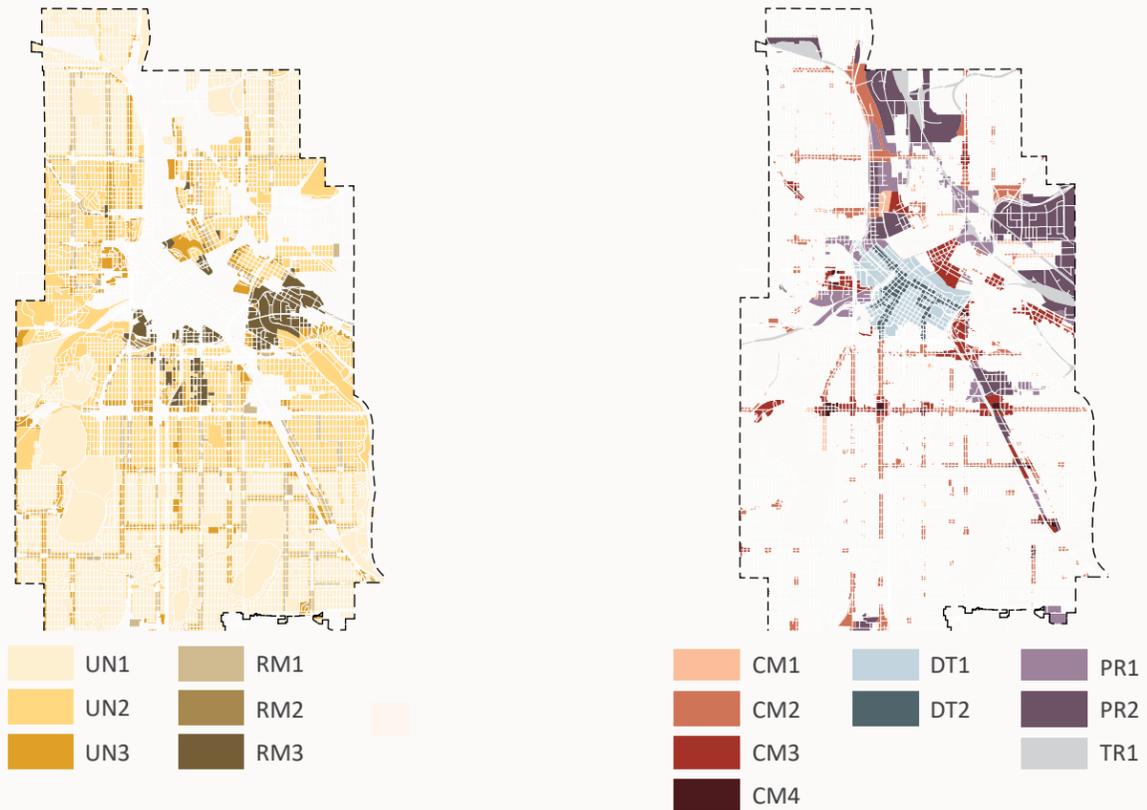
There are exceptions to this rule. The specific development types that are allowed to have more than one principal residential structure are covered in this technical handout. Rules for each type are included as well.

Even though this handout contains detailed information, it is still important to [connect with a city planner](#) from Minneapolis' Community Planning and Economic Development Department, Planning Division and review all applicable rules of the zoning code.

Zoning Districts that...

Limit the number of principal residential structures:

Do not limit the number of principal residential structures:*



550.230. Limit of one (1) principal residential structure per zoning lot.

(a) *Urban neighborhood and residential mixed-use districts.* In the urban neighborhood and residential mixed-use districts, a principal residential structure shall not be located on the same zoning lot with any other principal structure, except in the case of cluster developments, common lot developments, and planned unit developments. An accessory dwelling unit shall not be considered a separate principal residential structure.

*(b) *All other primary zoning districts.* In all other primary zoning districts, a principal residential structure with a single-, two-, or three-family dwelling shall not be located on the same zoning lot with any other principal structure, except in the case of cluster developments, common lot developments, and planned unit developments. An accessory dwelling unit shall not be considered a separate principal residential structure.



Some zoning districts limit the number of residential structures on a zoning lot. Exceptions are allowed for certain development types. Because city development patterns vary, the zoning code rules have become more flexible than they have been in the past to allow more structures, particularly in commercial zoning districts.



Developments with multiple structures can be different sizes. They can be large with hundreds of residential units and a mix of uses, like the development on the left. They can also be small with just a few residential units or anything in between. The project on the right is an infill project where a new residential building (left) was built on a property with an existing apartment building (right). This size of housing is also known as [the missing middle](#). You can learn more about building missing middle housing at [TBD](#).

Why build more than one residential structure on a property?

Reasons for designing a site with multiple structures can vary and include, but are not limited to:

- » Adding more living space or units on a property with an existing building,
- » Creating shared common space,
- » Increasing access to light and air for each residential unit,
- » Building to a scale that complements the surrounding neighborhood, or
- » Preserving a historic structure or other element.

Read on to learn more about each type of development that allows multiple residential structures on a zoning lot.



Cluster Developments, Common Lot Developments, and Planned Unit Developments

Cluster developments, common lot developments, and planned unit developments are specific uses in the zoning code that are authorized to allow more than one principal residential structure on a zoning lot.

To identify all applicable rules, you will need to know the primary zoning and built form overlay district zoning of a property. You will also need to know if a property is located in any other overlay district, which could include rules that are more or less restrictive than the primary or built form zoning. To find the zoning of a property, visit [Zoning Maps](#).

The abbreviated use table below identifies where each use is allowed.

“C” means the use is a conditional use which, because of its unique characteristics, cannot be properly classified as a permitted use in a district but which may be allowed in such zoning district upon demonstrating that such use will comply with all of the conditions and standards of this zoning ordinance. A conditional use requires a public hearing.

“P” means the use is a permitted use and can be approved administratively, provided no other applications are needed that require a public hearing.

Cluster developments and planned unit developments need a conditional use permit because the zoning code allows some flexibility for certain rules (meaning alternatives can be approved without a variance). However, the zoning code does not allow this flexibility for common lot developments, so all the rules must be followed exactly.

Even if a zoning district does not limit the number of principal structures, a cluster development or planned unit development may be pursued for additional flexibility for certain code rules.

Use the table on page 40 to quickly compare rules to determine if a development type may work for your proposal. The regulations included in the table highlight their main differences. For additional analysis, compare the sections for each development type on the following pages.

Zoning Code Land Use Allowances

Use	Primary Zoning Districts														
	UN1	UN2	UN3	RM1	RM2	RM3	CM1	CM2	CM3	CM4	DT1	DT2	PR1	PR2	TR1
Planned unit development		C	C	C	C	C	C	C	C	C	C	C	C	C	C
RESIDENTIAL															
Cluster development*	C	C	C	C	C	C	C	C	C	C					
Common lot development	P	P	P	P	P	P	P	P							

*While cluster developments are allowed in the primary zoning districts above, it's important to note that they are **prohibited** in the following built form overlay districts due to conflicts with minimum and maximum FAR and height rules: BFC6 Corridor 6, BFT10 Transit 10, BFT15 Transit 15, BFT20 Transit 20, and BFT30 Transit 30.



A detached accessory dwelling unit (right) contains living space above a garage for this new single-family dwelling (left).

Detached Accessory Dwelling Units

Detached accessory dwelling units (also known as carriage houses, granny flats, mother-in-law apartments or ADU for short) provide an option to add one dwelling unit to a site with a single or two-family dwelling.

Adaptive Reuse

Adaptive reuse is reusing a building in a different way than what it was originally built for. The zoning code includes additional reuse options for some existing buildings that were originally built for nonresidential purposes (e.g. churches, schools, or storefront buildings that were converted to residential uses), including some added flexibility for multiple principal structures on a zoning lot.



In this adaptive reuse and new construction project, part of a building that was first built as a church (in the background) was turned into apartments. The church still uses some of the space, but a new apartment building (in the front) was built where its big parking lot used to be.

Cluster Developments



Definition

A cluster development is a unified development of not less than two dwelling units or rooming units, either attached or detached, in which one or more principal buildings are grouped together in order to preserve common space for the benefit of the residents of the development.

- » Cluster development allows flexibility in the location of residential structures and the size of individual lots in order to encourage a variety of housing types and the efficient use of land.
- » Rooming units shall only be allowed as generally allowed for congregate living uses.
- » Nonresidential uses shall only be allowed as allowed by this ordinance.

Key Features

- Key features of a cluster development include the following:
1. Common space for the benefit of residents is required.
 2. Maximum FAR and height rules that may differ from the general built form overlay district rules.
 3. Individual building size limits apply.
 4. Maximum lot area is determined through the CUP.
 5. Intentional community development are allowed.

Purpose

- » Encourage innovation in housing design in order to meet the housing needs of the city's diverse population;
- » Allow flexibility in the location of structures and the size of individual lots to promote the efficient use of land, innovation in site design, and sustainable development and to preserve common space for the benefit of the residents of the development;
- » Limit the scale of development in a manner that aligns with the small to medium-scale planned development patterns of each built form overlay district.

Uses Allowed in a Cluster Development

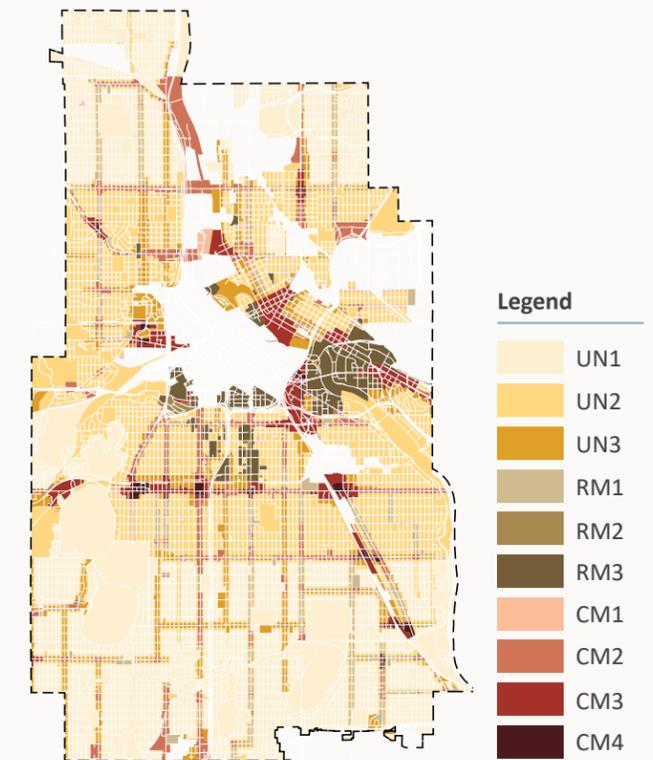
Dwellings

Dwellings are allowed in a cluster development although the total number of units may be limited when a property is located in a UN1 or UN2 District or the UA University Area Overlay District.

1. Not more than 3 dwelling units are allowed in each principal structure when the development is in the UN1 District.*
2. Not more than 3 dwelling units are allowed in the cluster development in the UN1 and UN2 Districts on lots that are less than 7,500 sq. ft.*
3. In the UA Overlay District, cluster developments are

Cluster Developments are Allowed...

A cluster development is allowed as a conditional use in the primary zoning districts listed below, *except when the site is located in one of the following built form overlay districts: BFC6, BFT10, BFT15, BFT20 or BFT30*. A CUP requires a public hearing before the CPC.



limited to no more than 9 total bedrooms in any principal structure in the BFI1 Interior 1 and BFI2 Interior 2 Built Form Overlay Districts.

**For existing principal structures, the CPC can approve exceptions to these limits.*

Congregate Living Uses

Congregate living uses, including intentional communities, are allowed in a cluster development when allowed by the primary zoning district.

Nonresidential Uses

Nonresidential uses may be allowed in the residential mixed-use districts and commercial mixed-use districts provided the following requirements are met:

1. The use is allowed by the zoning district.
2. The use does not have a minimum lot size requirement that exceeds 5,000 sq. ft. (see [Table 540-15](#))
3. GFA occupied by nonresidential uses does not exceed the GFA occupied by residential uses, excluding enclosed parking.

Built Form Regulations

The following regulations are included to help identify the differences between cluster, common lot, and planned unit developments. Please refer to [Chapter 540, Built Form Overlay Districts](#), for all applicable built form rules.

Floor Area Ratio (FAR)

Proposed FAR is determined by the gross floor area (GFA) of all buildings in the development.

Maximum FAR

Built Form Overlay District	Maximum FAR
Interior 1 and Interior 2	0.5
All other districts	0.7

The above rules do not include detached structures accessory to a residential use when the total number of units is 3 or less.

Administrative FAR Increases

A cluster development may be eligible to administratively increase FAR by providing premiums (see [Chapter 540, Article III](#) for more information).

Minimum FAR

Not applicable since the use is prohibited in the built form overlay districts subject to minimum FAR rules.

Height

Maximum Height

Built Form Overlay District	Maximum Height
Interior 1 and Interior 2	2.5 stories, 28 feet The highest point of a gable, hip, or gambrel roof shall not exceed 33 feet.
Interior 3, all Corridor districts, all Transit districts, Core 50, and Production	3 stories, 42 feet Third story additions are subject to design standards (see Table 540-7)
Parks	2.5 stories, 35 feet

The above maximums include all parapets and other rooftop features.

Administrative Height Increases

- » Cluster developments are not eligible for administrative height increases.

Minimum Height

Not applicable since the use is prohibited in the built form overlay districts subject to minimum height rules.

Lot Dimensions

Minimum Lot Dimensions

Zoning District	Lot Width	Lot Area
UN1, UN2, UN3	40 feet	5,000 square feet*
All other districts	40 feet	5,000 square feet

* Or in Interior 1 and Interior 2 built form overlay districts, a minimum lot area per principal structure of the average of the single-, two-, and three-family zoning lots located in whole or in part within 350 feet, where the average lot area is 9,000 square feet or more.

Maximum Lot Area

Maximum permitted lot area is determined through the CUP.

Yards and Setbacks

Interior yards between individual lots within the cluster development are not required. However, a minimum 10-foot setback is required between principal buildings. The CPC may approve alternatives to this requirement provided the following is met:

1. The cluster development is not located in the UN1 or UN2 Districts.
2. The applicant has demonstrated that the reduced separation will not impede access to each principal entrance from a public street and will not impede the ability to perform building maintenance.



The maximum height and/or FAR for a cluster development may be more restrictive than generally allowed in the built form overlay district.

General Development Standards

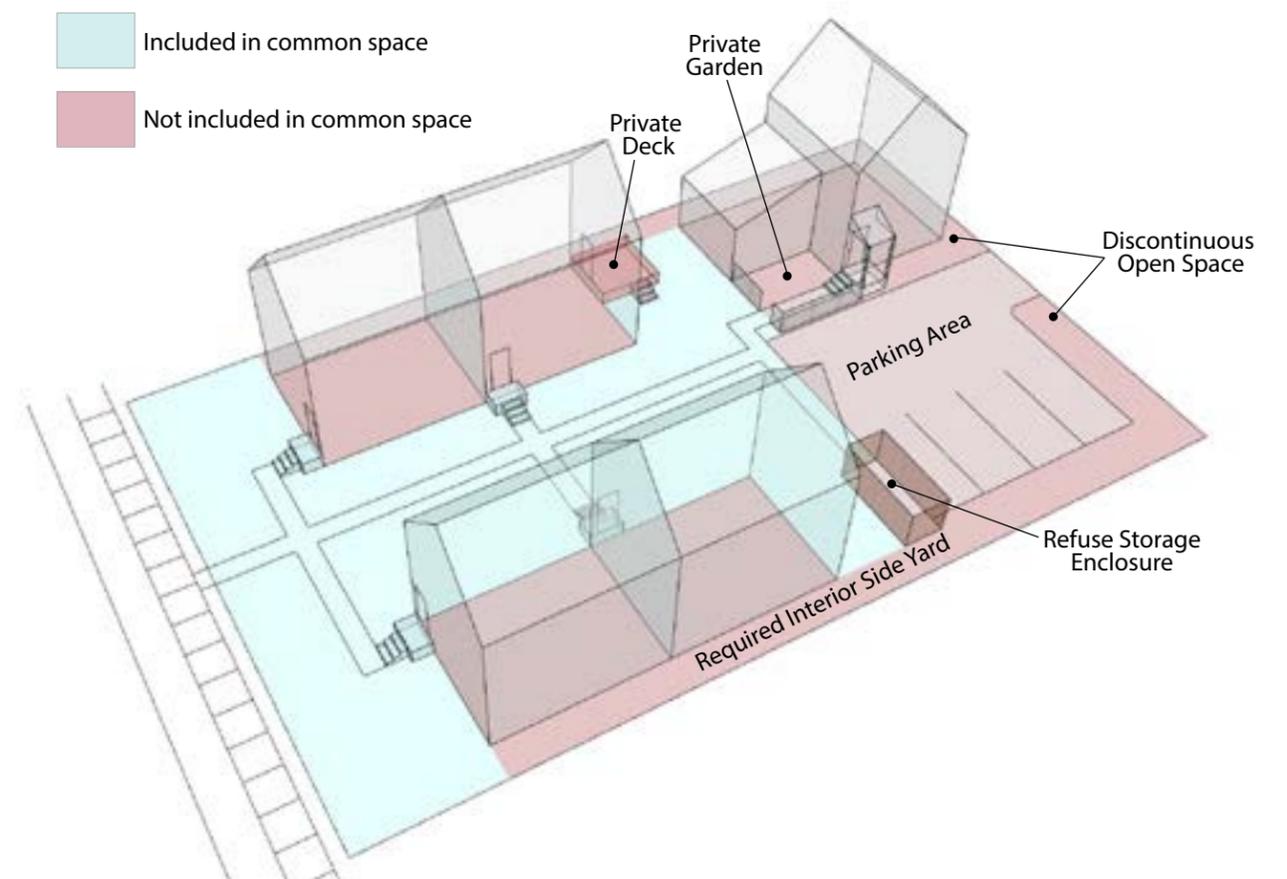
The following development standards apply to all cluster developments. For a complete reading of the cluster development rules, refer to [Chapter 550 Development Standards, Article VIII](#).

Common Space

Not less than 20 percent of the land in a cluster development must be designated as common space for the benefit of all of the residents of the development, subject to the following standards:

1. Such common space shall be a contiguous area under common ownership or control and shall be located so that it is directly accessible to the largest practical number of dwellings within the development.
2. Safe and convenient pedestrian access shall be provided to such common space for dwellings not adjoining such space.
3. Common space shall not include areas used for parking facilities, driveways, and required interior side yards.

The city planning commission may approve alternatives to the common space rule where strict adherence is impractical because of site location or conditions and the proposed alternative meets the intent.



Design Standards

New construction shall comply with the applicable requirements of [Article V, Site Plan Review Standards in Chapter 550](#).

Principal structures with one, 2 or 3 dwelling units must comply with the site plan design standards for single-, two-, and three-family dwellings and are subject to the applicable general standards for residential uses in [Chapter 550, Article III](#).

In addition to the site plan review and general design standards, walls facing the designated common space are subject to the minimum window rules for walls facing a public street, public sidewalk, public pathway, or on-site parking lot.

The CPC may approve alternatives to any requirement referenced in this development standard where strict adherence is impractical because of site location or conditions and the proposed alternative meets the intent of this section.

Building Size Limits

The following size limits apply to principal structures in addition to the built form regulations in Chapter 540, Built Form Overlay Districts:

1. The GFA of each principal structure containing 1 to 3 dwelling units must not exceed four 4,000 square feet. The CPC may approve an exception to this standard for existing principal structures.
2. The maximum GFA of all other individual buildings within a cluster development are limited in the built form overlay districts as required in the table below. The CPC may approve alternatives upon finding that the development's layout, amenities, and building scale are consistent with the intent of the built form policies of the comprehensive plan.

Built Form Overlay District	Structure Type	Maximum Floor Area of Individual Buildings
Interior 1 and Interior 2	Residential buildings with 3 or fewer units	4,000 square feet
	Residential buildings with 4 or more units	7,000 square feet
Interior 3	Residential buildings with 3 or fewer units	4,000 square feet
	Residential buildings with 4 or more units	12,600 square feet
	Nonresidential and mixed-use buildings	12,600 square feet
Corridor 3 and Corridor 4	Residential buildings with 3 or fewer units	4,000 square feet
	Residential buildings with 4 or more units	19,600 square feet
	Nonresidential and mixed-use buildings	19,600 square feet

Additional Development Standards for Intentional Community Cluster Developments

Notwithstanding any provision to the contrary, intentional community cluster developments are subject to additional development standards found in [section 550.1320](#). Where these standards conflict with other cluster development standards, the more specific standards from [section 550.1320](#) apply to intentional community cluster developments.

Specific Application Rules

Development Plan

As part of any application for cluster development approval, the applicant must submit a development plan which shall consist of a statement of the proposed use of all portions of the land to be included in the cluster development and a site plan showing all existing and proposed development, including but not limited to the location of structures, parking areas, vehicular and pedestrian access, open space, drainage, sewerage, fire protection, building elevations, landscaping, screening and bufferyards, and similar matters, as well as the location of existing public facilities and services.

Plat

As part of any application for cluster development approval, all land proposed for cluster development must be platted or replatted into one or more lots suitable for cluster development, and as such must comply with all of the applicable rules contained in [Chapter 598, Land Subdivision Regulations](#).

Where only one lot is proposed, a tax parcel combination may be completed in lieu of a plat.



Building size limits ensure buildings within the cluster development are consistent with the intended scale of each built form overlay district.

Cluster Development Case Study #1

Street view



Project Description... 6 detached single-family homes

Housing structures 6

Unit sizes Each 1,280 sq. ft. (not including basement area) with 2 bedrooms

Parking 6 garage spaces

Lot area 13,728 sq. ft. (0.32 acres)

Lot area per dwelling unit 2,288 sq. ft.

Lot width 89 ft.

FAR 0.69 (9,440 sq. ft. GFA)

Structure height 2 stories

Lot area not occupied by buildings 61%

Districts where this project is allowed

Primary

UN2, UN3, RM1, RM2, RM3, CM1, CM2, CM3, CM4

Built Form Overlay

Interior 3, Corridor 3, Corridor 4, Parks

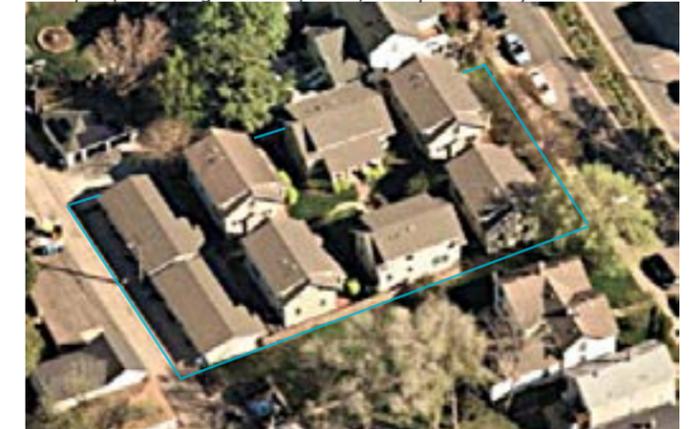
Key takeaways and project highlights

- » In a cluster development, each unit can be platted and built on a separate lot allowing for separate ownership of each unit.
- » Detached single-family units can match the scale of housing in a single-family neighborhood while adding more housing units.

Axon



Oblique (Source: gis.hennepin.us/ObliqueViewer)¹



Cluster Development Case Study #2

Street view



Project Description... 16 dwelling units total in 4 side-by-side townhouse buildings, 4-units each building

Housing structures 4

Unit sizes Unit sizes range from 1,224 to 1,426 sq. ft. per unit with 2 to 3 bedrooms

Parking 16 surface spaces

Lot area 47,380 sq. ft. (1.1 acres)

Lot area per dwelling unit 2,961 sq. ft.

FAR 0.49 (23,056 sq. ft. GFA)

Structure height 2 stories

Lot area not occupied by buildings 72%

Districts where this project is allowed

Primary

UN2, UN3, RM1, RM2, RM3, CM1, CM2, CM3, CM4

Built Form Overlay

Interior 3, Corridor 3, Corridor 4, Parks

Key takeaways and project highlights

- » Side-by-side townhomes are single-family homes that share a wall. In a cluster development, each home can be built on its own lot, so each one can have separate ownership.
- » Shared building walls can result in reduced construction costs making them more affordable than detached homes.
- » The shared parking area allows a larger area of the site to be used as common area with amenities, including a playground and terrace.

Oblique (Source: gis.hennepin.us/ObliqueViewer)²



- » Even though these homes look like side-by-side units, two of them are actually up-and-down units. This design makes it possible for the lower unit to be accessible for someone who uses a wheelchair. Adding features like one-level layouts, wider hallways and doors, and entryways



One-level accessible unit.

without steps can create more housing choices for people with disabilities and for seniors who want to stay in their homes as they age.

Cluster Development Case Study #3

Street view



Project Description... Reuse of an existing building for a congregate living use (11 rooming units) and a new 3-story building with 8 dwelling units

Housing structures 2

Unit sizes Dwelling unit sizes range from 480 to 1,250 sq. ft. per unit with 1 to 4 bedrooms

Parking 15 surface spaces

Lot area 25,960 sq. ft. (0.6 acres)

Lot area per rooming/dwelling unit 1,366 sq. ft.

FAR 0.76 (19,849 sq. ft. GFA)

Structure height 2.5 and 3 stories

Lot area not occupied by buildings 66%

Districts where this project is allowed

Primary

UN3, RM1, RM2, RM3, CM1, CM2, CM3, CM4

Built Form Overlay

Interior 3, Corridor 3, Corridor 4

Key takeaways

- » Cluster developments can include congregate living uses. (Tip: Verify the type of congregate living use is allowed in the district.)
- » To achieve the FAR of this project, an increase of the maximum FAR requirement is needed. In certain built form overlay districts, increases may be authorized administratively by providing premiums.

Oblique (Source: gis.hennepin.us/ObliqueViewer)³



Common Lot Developments



Definition

A common lot development is a development of two or more dwelling units with two principal residential structures on a shared zoning lot that is not a cluster development or a planned unit development.

Key Features

Key features of a common lot development include the following:

1. No more than 2 principal structures are allowed.
2. The use is permitted.
3. Allowed uses are limited to dwellings.

Purpose

Encourage innovation in housing design in order to meet the housing needs of the city's diverse population.

Uses Allowed in a Common Lot Development

Uses allowed within a common lot development are limited to dwellings.

Not more than 3 dwelling units are allowed in a common lot development when either of the following applies:

1. The development is in the UN1 District
2. The development is in the UN2 District on a lot that is less than 7,500 sq. ft.

In the UA Overlay District, common lot developments are limited to no more than 9 total bedrooms in any principal structure in the BFI1 Interior 1 and BFI2 Interior 2 Built Form Overlay Districts.

If a mixed-use project is proposed, it can only be a cluster development or planned unit development.

Built Form Regulations

The following regulations are included to help identify the differences between cluster, common lot, and planned unit developments. Please refer to [Chapter 540, Built Form Overlay Districts](#), for all applicable built form rules.

Floor Area Ratio (FAR)

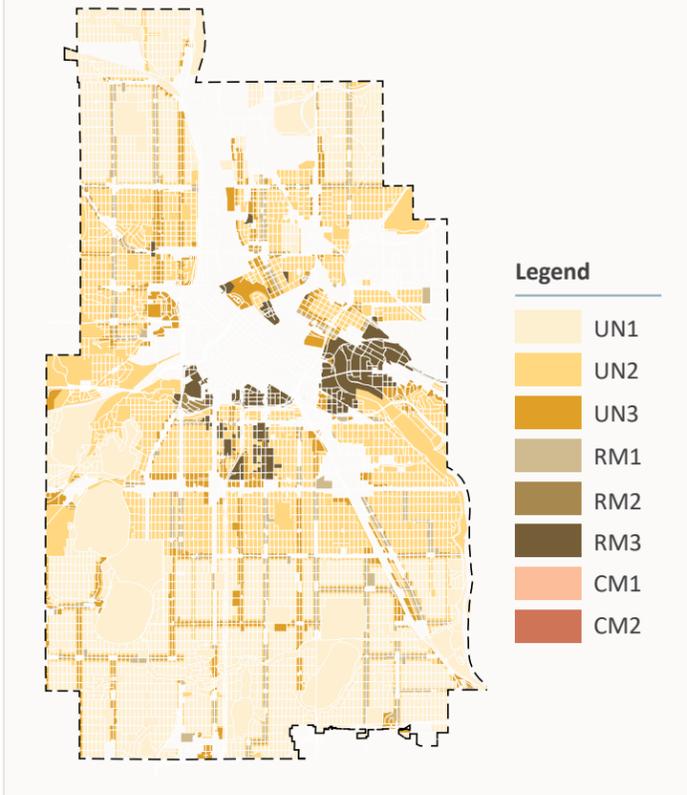
Proposed FAR is determined by the GFA of all buildings in the development.

Minimum and Maximum FAR

FAR rules, both minimum and maximum, are determined by the built form overlay district (see [Table 540-2](#) and [Table 540-4](#)), except the maximum FAR is 0.5 for developments with 1 to 3 dwelling units in both principal structure in the BFI1 Interior 1 and BFI2 Interior 2 built form overlay districts.

Common Lot Developments Are Allowed...

A common lot development is allowed as a permitted use in the primary zoning districts listed below.



The maximum FAR rules do not include detached accessory structures when the total number of units is 3 or less.

For developments that are subject to floor area rules for 1 to 3 dwelling units, the GFA is calculated as required by [section 540.120](#). However, existing structures do not qualify for the one-time floor area increase when part of a common lot development.

Administrative FAR Increases

A common lot development may be eligible to administratively increase FAR by providing premiums, except developments subject to FAR rules for 1 to 3 dwelling units may only qualify for premiums specific to two- and three-family dwellings in [section 540.230](#) (the development qualifies for the premium when the premium standards are met in at least one building that contains 2 or 3 dwellings. See [Chapter 540, Article III](#) for more information.

Height

Minimum and Maximum Height

Height rules, both minimum and maximum, are determined by the built form overlay district (see [Table 540-6](#), [Table 540-7](#) and [Table 540-8](#)).

Administrative Height Increases

A common lot development may be eligible to administratively increase height by providing premiums. See [Chapter 540, Article VI](#) for more information.

Lot Dimensions

Minimum lot dimensions

Zoning District	Lot Width	Lot Area
UN1, UN2, UN3	40 feet	5,000 square feet*
All other districts	40 feet	5,000 square feet

* Or in Interior 1 and Interior 2 built form overlay districts, a minimum lot area per principal structure of the average of the single-, two-, and three-family zoning lots located in whole or in part within 350 feet, where the average lot area is 9,000 square feet or more. Where a greater minimum lot area requirement applies, the maximum lot area requirement per principal structure shall be 130% of said average minimum lot area.

Maximum Lot Area

Maximum lot area is determined by the built form overlay district (see [Table 540-17](#)), except the maximum is 8,999 sq. ft. when no more than 3 dwelling units are proposed.

Yards and Setbacks

Common lot developments are subject to all applicable yard rules of the applicable built form overlay district (see [Chapter 540, Article IX](#)).

A minimum 10-foot setback is also required between the principal buildings.

General Development Standards

For a complete reading of the use standards refer to [section 545.250\(e\)\(1\)](#).

Unified Site

As part of any common lot development approval, all parcels within the development must be combined under one tax parcel identification number.

Design Standards

New construction is subject to the following:

1. Developments with 4 or more dwelling units in at least one of the principal structures shall be subject to the [site plan review standards in Chapter 550, Development Standards](#), not including section 550.790, Site plan review for single-, two-, and three-family dwellings.
2. Development with 1 to 3 dwelling units in both principal structures shall be subject to the standards for single-, two-, and three-family dwellings in [section 550.790, Site plan review for single-, two-, and three-family dwellings](#) and shall be subject to the [applicable general standards for residential uses in Chapter 550, Development Standards](#).

Each new principal structure shall obtain the minimum number of required site plan review points.

Notwithstanding [section 550.330\(a\)](#), the minimum wall area required to be windows where facing a street may be reduced to 10% when the principal structure is located in the rear 40 feet or 20% of the lot, whichever is greater, and is located at least 40 feet from any adjacent street.

Common Lot Development Case Study #1

Street view



Project Description... 2 existing structures (5 units total) with 4 units in the larger structure and a single-family dwelling in the smaller building with the garage

Housing structures 2

Unit sizes Unit sizes range from 500 to 1,650 sq. ft. per unit with the smallest being a studio and the largest a 3-bedroom

Parking 2 garage and 2 surface (0.8 per unit)

Lot area 13,237 sq. ft. (0.3 acres)

Lot area per dwelling unit 2,647 sq. ft.

FAR 0.5 (6,534 sq. ft. GFA)

Structure height 3 and 1.5 stories

Lot area not occupied by buildings 81%

Districts where this project is allowed

Primary

UN2, UN3, RM1, RM2, RM3, CM1, CM2

Built Form Overlay

Interior 2*, Interior 3, Corridor 3, Corridor 4, Corridor 6, Parks* (*With a height limit of 2.5 stories)

Oblique (Source: gis.hennepin.us/ObliqueViewer/)⁴



Key takeaways

- » A common lot development may be an option for converting a detached accessory structure to a dwelling when the principal structure is not a single-family dwelling or duplex (required principal use for a detached ADU).
- » Typically, yard rules for accessory structures are less restrictive than yard rules for a principal structure. Converting an accessory structure to a principal structure may trigger yard variances if the yard rules for a principal structure cannot be met.

Common Lot Development Case Study #2

Street view



Project Description... 3-unit, 2-building project consisting of an historic duplex and a newly constructed single-family dwelling

Housing structures 2

Unit sizes 3 bedrooms in each unit

Parking 4 garage spaces and 2 surface spaces (2 spaces per unit)

Lot area 11,945 sq. ft. (0.27 acres)

Lot area per dwelling unit 3,982 sq. ft.

Lot width 100 ft.

FAR 0.37 (4,473 sq. ft. GFA)

Structure height 2 to 2.5 stories

Lot area not occupied by buildings 68%

Districts where this project is allowed

Primary

UN1, UN2, UN3, RM1, RM2, RM3, CM1, CM2

Built Form Overlay

Interior 1, Interior 2, Interior 3, Corridor 3, Corridor 4, Parks

Key takeaways

- » Common lot developments can be a way to build another housing structure on a site when dividing a property into two or more lots is undesirable or not possible.

Oblique (Source: gis.hennepin.us/ObliqueViewer/)⁵



- » This project has a lot size that exceeds the maximum lot area requirement for a common lot development with 3 units. However, the lot existed before the maximum lot area rules were in effect. Legal nonconforming rights to the size allow the site to be developed with all the rights of a conforming lot.

Common Lot Development Case Study #3

Street view



Project Description... 12 dwelling units (6 units each 3-story building); each building contains 3 side-by-side townhome units with 3 bedrooms and a 2-car garage and 3 stacked 1- and 2-bedroom apartments

Housing structures 2

Unit sizes Unit sizes range from 740 to 1,330 sq. ft. per unit with 1 to 3 bedrooms

Parking 12 garage spaces

Lot area 11,245 sq. ft. (0.26 acres)

Lot area per dwelling unit 937 sq. ft.

Lot width 90 ft.

FAR 1.42 (15,934 sq. ft. GFA)

Structure height 3 stories

Lot area not occupied by buildings 45%

Districts where this project is allowed

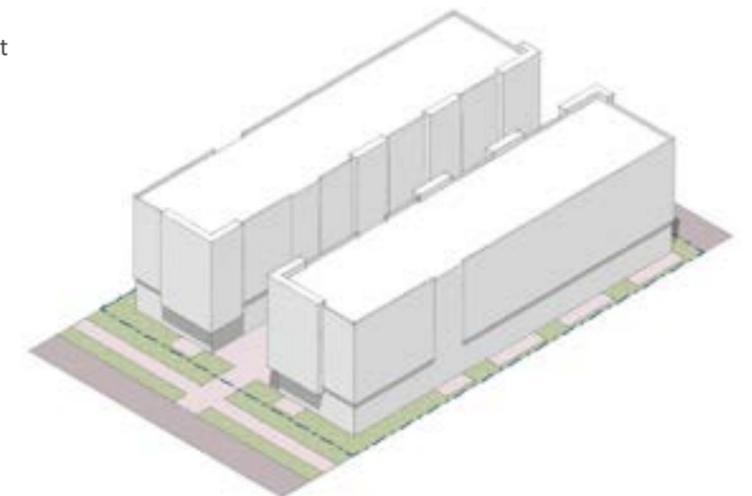
Primary

UN3, RM1, RM2, RM3, CM1, CM2

Built Form Overlay

Interior 3, Corridor 3, Corridor 4, Corridor 6, Transit 10

Axon



Key takeaways

- » Common lot developments can contain a variety of unit types, including townhomes and stacked units.
- » Parking is not required and therefore can be distributed differently between units (provided maximum requirements are not exceeded).

Planned Unit Developments



Definition

A planned unit development (PUD) is a large-scale integrated development, often including two or more uses, planned and developed under unified ownership or control.

Key Features

Key features of a planned unit development include the following:

1. The minimum lot area requirement is ½ acre.
2. Additional uses not otherwise allowed by in the UN zoning districts may be authorized through the PUD.
3. Alternatives to select yard setback, parking, loading, signage, lot area and individual building size rules are authorized in return for providing site amenities. Some amenities are always required even if no alternatives are requested.

Purpose

- » Provide for flexibility in the use of land and the placement and size of buildings in order to better utilize the special features of sites and to obtain a higher quality of development that incorporates high levels of amenities than might otherwise occur under the strict application of zoning regulations for the users of the site, the neighborhood, or the city as a whole, and which meets public objectives for protection and preservation of natural and historic features;
- » Encourage innovation in housing design in order to meet the housing needs of the city's diverse population;
- » Encourage a compatible mixture of commercial, institutional, and residential development that is both attractive and highly functional;
- » Encourage the reuse of underutilized industrial land through development which is responsive to surrounding development;
- » Promote the efficient use of land, innovation in site design, and sustainable development;
- » Protect the natural environment.

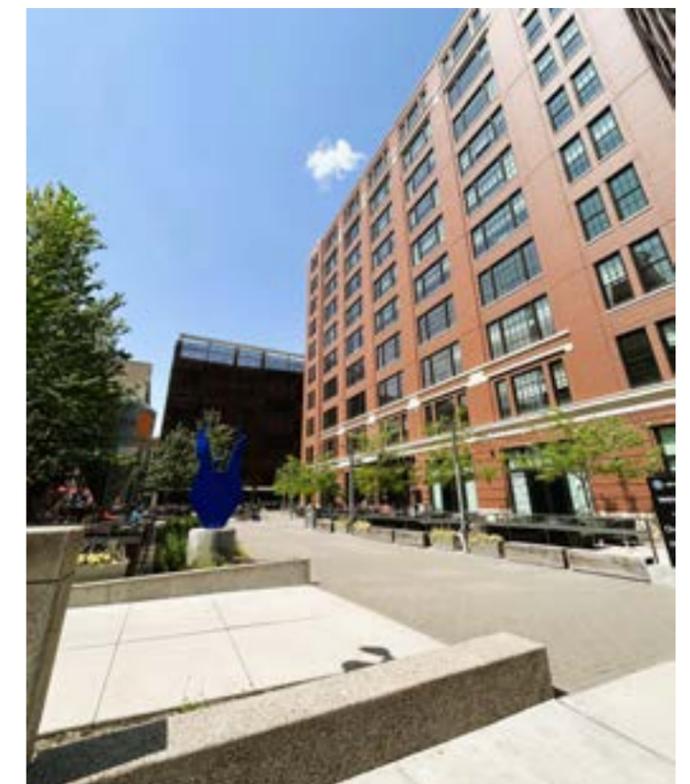
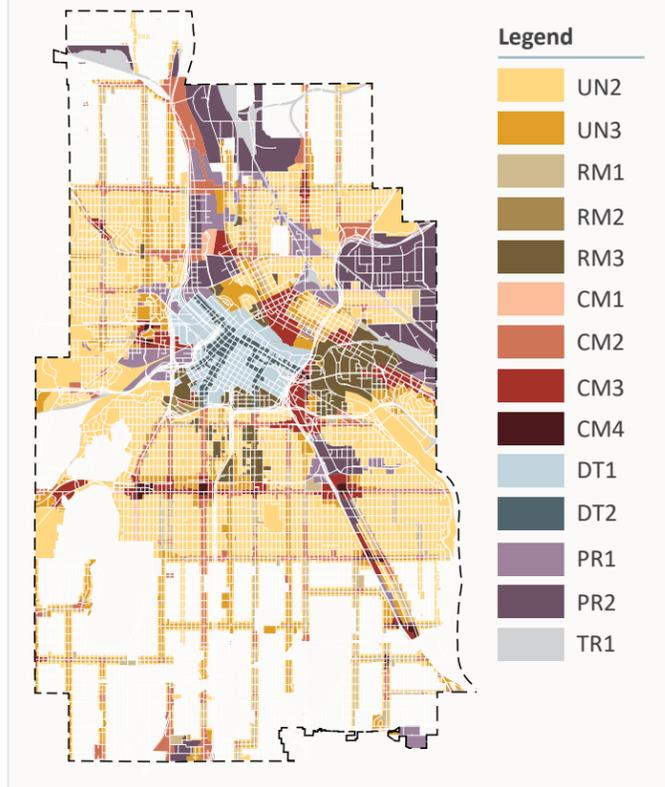
Uses Allowed in a Planned Unit Development

Any use allowed in the zoning district in which the PUD is located is allowed. Dwellings that require a CUP are not required to submit a separate CUP application when part of a PUD (see [section 550.1100](#)).

In the UN zoning districts, additional residential uses, general retail sales and services uses and food and beverage uses as allowed in the RM2 and RM3 Districts, child care centers, offices, and clinics within a PUD may be authorized (see [section 550.1080](#)).

Planned Unit Developments are Allowed...

A PUD is allowed as a conditional use in all primary zoning districts, except the UN1 District. A CUP requires a public hearing before the CPC.



This mixed-use PUD contains housing, offices, commercial business, and a parking ramp.

Built Form Regulations

The following regulations are included to help identify the differences between cluster, common lot, and planned unit developments. Please refer to Chapter 540, Built Form Overlay Districts, for all applicable built form rules.

Floor Area Ratio (FAR)

Proposed FAR is determined by the GFA of all buildings in the development.

Minimum and Maximum FAR

FAR rules, both minimum and maximum, are determined by the built form overlay district (see [Table 540-2](#) and [Table 540-4](#)).

Administrative FAR Increases

A PUD may be eligible to administratively increase FAR by providing premiums. See [Chapter 540, Article III](#) for more information.

Height

Minimum and Maximum Height

Height rules, both minimum and maximum, are determined by the built form overlay district (see [Table 540-6](#) and [Table 540-8](#)).

Administrative Height Increases

A PUD may be eligible to administratively increase height by providing premiums. See [Chapter 540, Article VI](#) for more information.

Lot Dimensions

Minimum Lot Dimensions

The minimum lot area requirement is ½ acre of contiguous area (see [section 550.960](#) for what is considered contiguous).

Minimum lot area rules of individual uses must also be met, unless otherwise allowed.

Maximum Lot Area

Maximum permitted lot area is determined through the CUP.

Yard Setbacks

PUDs are subject to all applicable yard rules of the applicable built form overlay district (see [Chapter 540, Article IX](#)), unless otherwise allowed.

General Development Standards

The following development standards apply to all PUDs. For a complete reading of the PUD rules refer to [Chapter 550 Development Standards, Article VII](#).

Building Size Limits

The following size limits apply to principal structures in addition to the built form regulations in [Chapter 540, Built Form Overlay Districts](#):

Built Form Overlay District	Structure Type	Maximum Floor Area of Individual Buildings
Interior 1 and Interior 2	Residential buildings with 3 or fewer units	4,000 square feet
	Residential buildings with 4 or more units	11,200 square feet
	Nonresidential and mixed-use buildings	19,600 square feet
Interior 3	Residential buildings with 3 or fewer units	5,600 square feet
	Residential buildings with 4 or more units	25,200 square feet
	Nonresidential and mixed-use buildings	28,800 square feet
Corridor 3	All structures	58,800 square feet
Corridor 4	All structures	89,600 square feet
Corridor 6	All structures	215,622 square feet



In this Transit 30 built form overlay district location, there are no individual building size limits for this PUD.

Required Site Amenities for All PUDs

All PUDs must provide at least one amenity or a combination of amenities that total at least 10 points, beyond those required for any alternative(s), and even if no alternative(s) is requested (see [section 550.1050](#) for a list of qualifying amenities and other rules).

Alternatives to Zoning Ordinance Standards

Alternatives to the following zoning ordinances may be authorized by the CPC in return for providing site amenities and meeting certain conditions and criteria (see [section 550.1060](#) for conditions and criteria for each authorized alternatives and see [section 550.1050](#) for site amenity rules):

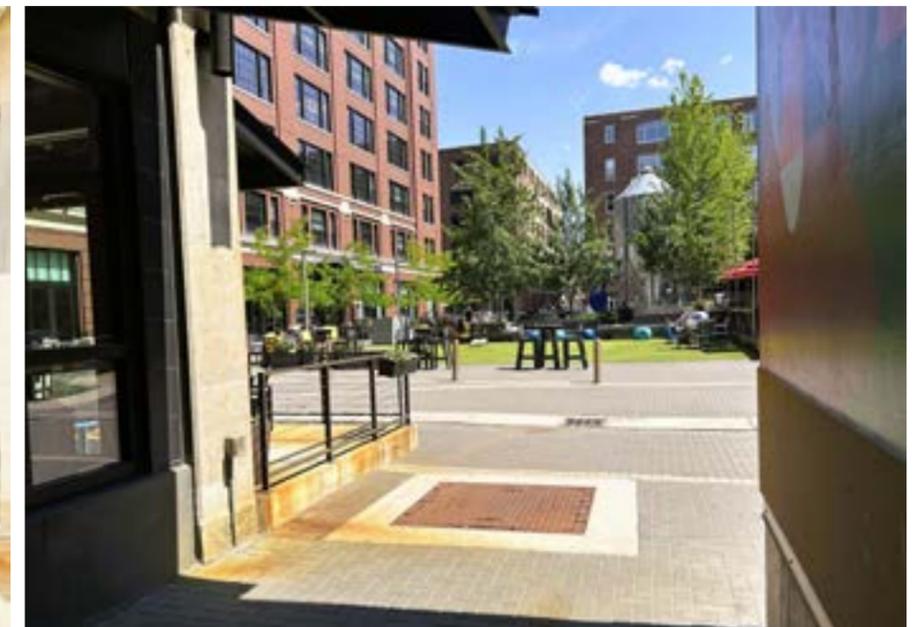
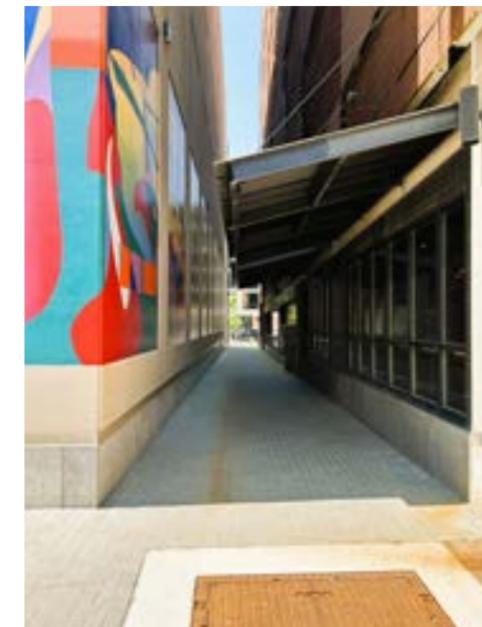
- » *Number of principal residential structures.*
- » *Maximum floor area of individual buildings.* Increases to the size limits as defined in the next section. (Increases to FAR are not authorized through the CUP).
- » *Lot area rules.* Reductions in the area of individual lots within a PUD from the required lot area for the zoning district, provided any such reductions are compensated for by an equivalent amount of lot area elsewhere in the PUD, excluding areas designated as public or private streets.
- » *Yards.* Reductions in or elimination of required yards provided landscaped yards of at least such minimum width as required by the zoning district in which the PUD is

located shall be maintained along property lines abutting a side or rear lot line of an UN or RM zoning district or property lines abutting a side or rear lot line of a structure used for permitted or conditional residential purposes.

- » *Signs, on-premises.* Alternatives to the on-premises sign standards in [Chapter 560](#).
- » *Off-street parking and loading.* Alternatives to the off-street bicycle and loading rules and the parking aisle and driveway width rules.



A pet exercise area is provided as an amenity for this PUD.



A through-block connection, a plaza, and pedestrian improvements are provided as amenities in the above PUD. For the amenities provided, alternatives were granted for signage and side yard rules.

Specific Application Rules

Development Plan

As part of any application for PUD approval, the applicant must submit a development plan which shall consist of a statement of the proposed use of all portions of the land to be included in the planned unit development, a master sign plan, and a site plan showing all existing and proposed development including the location of structures, parking areas, vehicular and pedestrian access, open space, drainage, sewerage, fire protection, building elevations, landscaping, screening and bufferyards and similar matters, as well as the location of existing public facilities and services.

Phasing of development is allowed (see [section 550.1020](#)).

Ownership or Control

All parcels proposed for PUD must be under the ownership or control of the applicant at the time of application (see [section 550.970](#)).

Plat

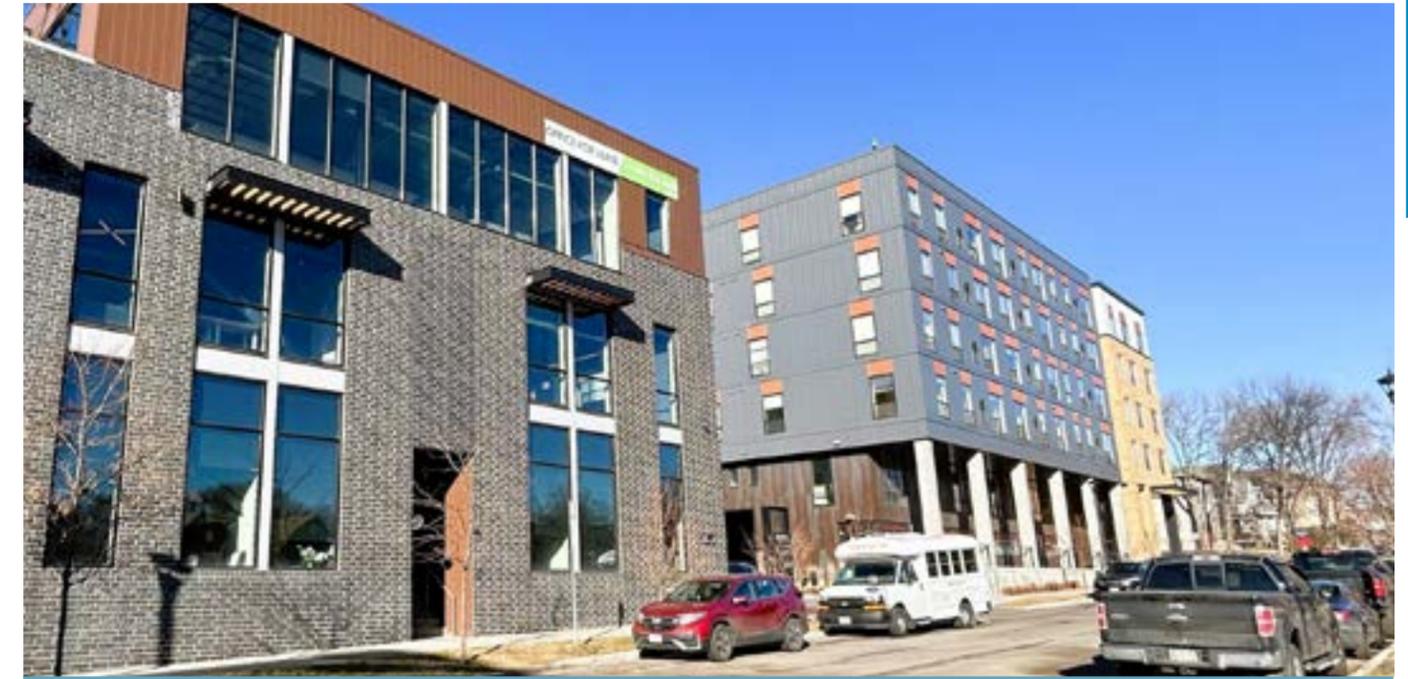
As part of any application for PUD approval, all land proposed for PUD must be platted or replatted into one or more lots suitable for the PUD, and as such shall comply with all of the applicable requirements contained in [Chapter 598, Land Subdivision Regulations](#), except as otherwise allowed.



This aerial shows two planned unit developments with replatted lots on the south end of each block. Photo credit: Hennepin County Property Information <https://gis.hennepin.us/property/>.⁶

Planned Unit Development Case Study #1

Street view



Project Description... A mixed-use development with a 5-story, U-shaped residential building with 100 dwelling units and an educational arts center on half of the site and a 3-story, 66,000 square foot office building on the other half of the site.

Housing structures 1

Unit sizes Unit sizes range from studios to 3-bedrooms

Parking 239 (enclosed and on- and off-site surface)

Lot area 80,228 sq. ft. (1.85 acres/1 block)

FAR 2.33 (186,500 sq. ft. GFA all uses)

Structure height 5 and 3 stories

Districts where this project is allowed

Primary

RM2, RM3, CM1, CM2, CM3, CM4, DT1, DT2, PR1

Built Form Overlay

Corridor 6, Transit 10, Transit 15, Production

Key takeaways

- » PUDs tend to be located on larger sites. The buildings may be under common or separate ownership. This project has separate ownership, but shared use of the driveways and parking areas between the buildings.
- » When a PUD has a mix of uses, site design solutions can control how commercial uses interact with residential uses. In this project, the grade changes of the site are used to distinguish the designated residential areas (above right), such as the playground, from the spaces used by the commercial building (above left).

Oblique (Source: gis.hennepin.us/ObliqueViewer/)⁷



Planned Unit Development Case Study #2

Street view



Project Description... A mixed-use development with 4 new buildings, including (from right to left) a 306-unit residential 17-story building, an 8-story, 161-room hotel, a 12,000 square-foot brewery and 13,000 square-foot event center, and a 5-story, 103,000 square-foot office building.

Housing structures 1

Unit sizes Unit sizes range from studios to 3 bedrooms

Parking 520 underground garage spaces

Lot area 109,771 sq. ft. (2.52 acres/1 block)

FAR 5.1 (554,500 sq. ft. GFA all uses)

Structure height 5 to 17 stories

Districts where this project is allowed

Primary

DT1, DT2, PR1

Built Form Overlay

Transit 15 (with bonuses), Transit 20, Transit 30, Core 50, Production (with bonuses)

Key takeaways

- » In a PUD, there can be more opportunities to design the site to function more efficiently and to control relationships between buildings. In this project, efficiencies were gained with shared parking and coordinated pedestrian and vehicle access and circulation in the middle of the site. The placement of the buildings also allowed each building improved access to light, air and views.

Oblique (Source: gis.hennepin.us/ObliqueViewer)⁸



- » Certain uses may limit where a project can be built. For example, a large event center is only allowed in certain districts. A smaller event center would allow this project to be built in the CM3 and CM4 primary districts as well.

Planned Unit Development Case Study #3

Street view



Project Description... 2 new residential buildings with 151 dwelling units, reuse of a 5,000 sq. ft. historic office building and new plaza to preserve historic ruins

Housing structures 2

Unit sizes 3 bedrooms in each unit

Parking 189 (enclosed and surface)

Lot area 132,195 sq. ft. (3 acres)

FAR 1.35 (178,047 sq. ft. GFA)

Structure height 4 stories

Districts where this project is allowed

Primary

UN3, RM1, RM2, RM3, CM1, CM2, CM3, CM4, DT1, DT2, PR1

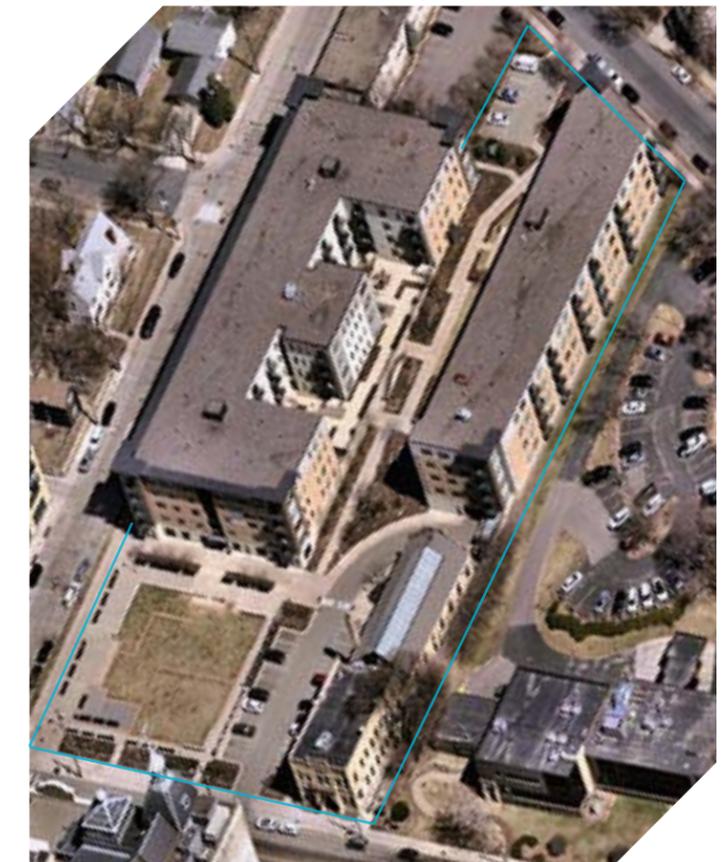
Built Form Overlay

Corridor 6, Transit 10, Production

Key takeaways

- » A PUD can incorporate existing structures for adaptive reuse. In this project, the reuse of the historic building includes amenity spaces for residents in the new buildings.
- » In certain built form overlay districts, limitations apply to individual building sizes to ensure new buildings are consistent with the intended scale of the district. If the new buildings in this project were split into smaller buildings, the project could also be built in the Corridor 3 and Corridor 4 built form overlay districts.

Oblique (Source: gis.hennepin.us/ObliqueViewer)⁹



Detached Accessory Dwelling Units (ADU)



Definition

An accessory dwelling unit (ADU) is a dwelling unit that is located on the same lot as a principal residential structure to which it is accessory, and that is subordinate in area to the principal dwelling.

Key Features

Key features of an ADU include the following:

1. An ADU is only allowed as an accessory use to a single-family or two-family dwelling.
2. The ADU must be smaller than the main dwelling.
3. The maximum allowed height of a detached ADU is different than for the principal dwelling.
4. The GFA of a detached ADU includes any areas of the structure designed or intended to be used for the parking of vehicles and habitable floor area on all levels.
5. The floor area of a detached ADU is not included in the total allowed FAR for the zoning lot of a single-family or two-family dwelling.

Purpose

Encourage innovation in housing design in order to meet the housing needs of the city's diverse population.

Built Form Regulations

The following regulations are included to help identify the built form rules specific to detached ADUs. Please refer to Chapter 540, Built Form Overlay Districts, for all applicable built form rules.

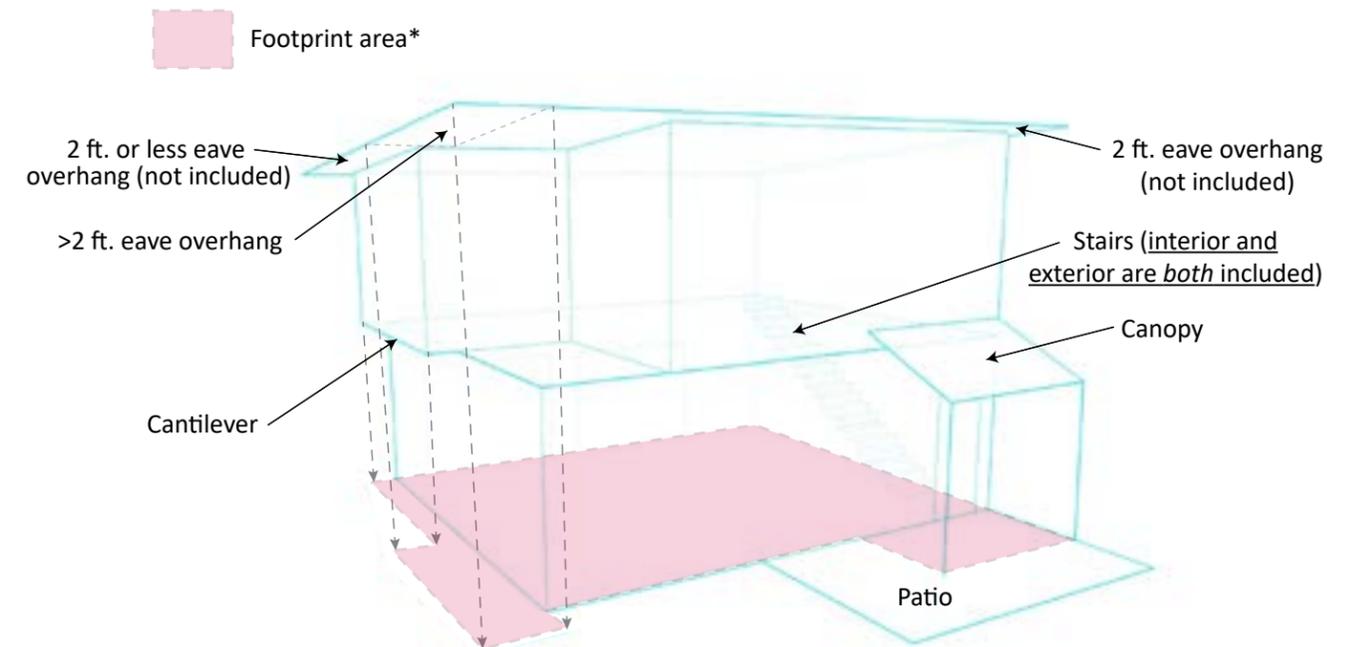
Height

The height of a detached ADU shall not exceed 21 feet.

Footprint, maximum

A combined footprint of 800 square feet or 10% of the lot area, whichever is greater, of the following:

- » The detached ADU, including all other structures connected to or abutting the detached ADU such as:
 - › Decks, stairs, landings
 - › Awnings, canopies, cantilevers
 - › Eave overhangs extending more than two feet from the building wall
 - › Roofs covering any other connected structure or adjacent impervious surface
- » All other detached accessory structures, and
- » Any uses designed or intended to be used for the parking of vehicles attached to the principal dwelling



*Not shown, but also included in the footprint area:

- Connected or abutting stairs, decks, landings, awnings, and roofs covering any other connected structure or adjacent impervious surface, such as a parking area
- All other detached accessory structures, such as a shed
- Garages attached to the principal dwelling that can accommodate a vehicle

Gross Floor Area (GFA)

- » **Maximum GFA:** 1,300 square feet or 16% of the lot area, whichever is greater, provided the GFA does not exceed 1,600 square feet or exceed the GFA of the principal residential structure, whichever is less.
- » The GFA of a detached ADU includes any areas designed or intended to be used for the parking of vehicles and habitable floor area on all levels.

Note: The floor area of a detached ADU is not included in the total allowed FAR of the zoning lot for the single-family or two-family dwelling.

Yards and Setbacks

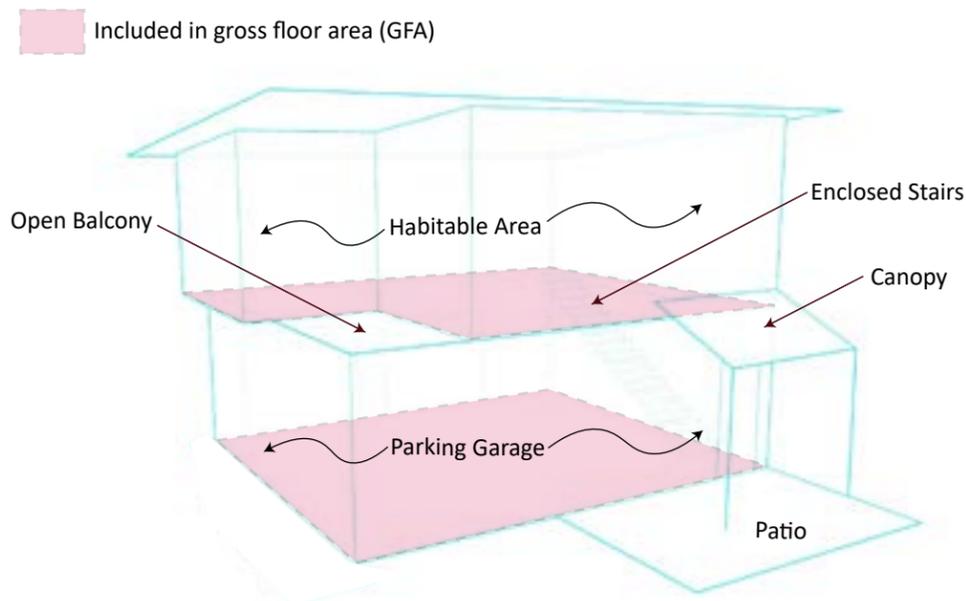
Detached ADUs are subject to all applicable yard rules of the applicable built form overlay district (see Chapter 540, Article IX), except as noted below.

- » **Minimum setback between buildings:** A minimum 10-foot setback is also required between the detached ADU and the habitable portion of the principal residential structure.
- » **Minimum interior side yard:** 3 feet, except no reduction is allowed in the following cases:
 - › Where vehicle access doors face the interior side lot line,
 - › For decks, including rooftop decks, and
 - › On a reverse corner lot where a rear lot line that coincides with the side lot line of a property in an UN or RM zoning district.
- » **Minimum rear yard:** 3 feet, except where vehicle access doors face the rear lot line, in which case no reduction of the required yard is permitted on the side with the vehicle access doors.

- » **Minimum corner side yard on a reverse corner lot:** A detached ADU on a reverse corner lot shall be no closer to the corner side lot line than a distance equal to $\frac{1}{3}$ of the depth of the required front yard specified in the yard requirements table of the district of the adjacent property to the rear.
- » **Minimum setback from an open parking space:** 0 feet



Although the zoning code only requires a garage door to be setback 5 feet from a side or rear lot line, more space may be needed for vehicle maneuvering. Most vehicles should have at least 17 to 20 feet of clear space to minimize turning movements from a garage to a public alley.



Use and Development Standards

The following use and development standards apply to all detached ADUs. For a complete reading of the ADU rules refer to [Chapter 550 Development Standards, Article IX](#).

In General

- » An ADU is only allowed as an accessory use to a single-family or two-family dwelling. ADUs are prohibited accessory to all other uses.
- » No more than one ADU is allowed on a zoning lot.
- » The creation of an ADU cannot create a separate tax parcel.

Location

A detached ADU must be located entirely to the rear of the principal residential structure.

Design Standards

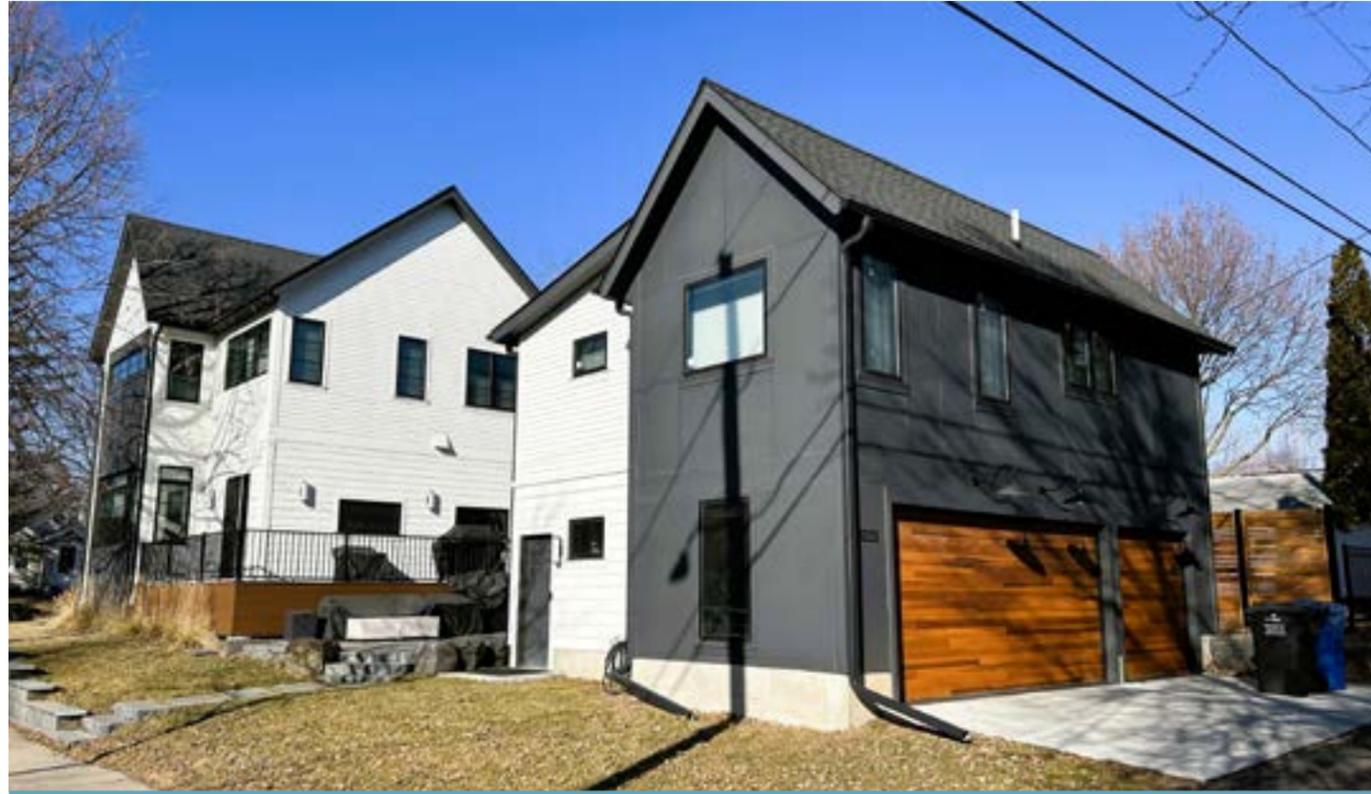
- » The primary exterior materials of the detached accessory structure must be durable, including but not limited to masonry, brick, stone, wood, cement-based siding, or glass.
- » Not less than 5% of the total area of the façade of a detached ADU facing an alley or public street must be windows.
- » Exterior stairways are allowed, provided that the finish of the railing matches the finish or trim of the detached ADU. Raw or unfinished lumber is not permitted on an exterior stairway.
- » Balconies cannot face an interior side yard.



Windows are required on walls that face a public alley or street. This detached ADU has walls facing both a public alley and a street.

Accessory Dwelling Unit Case Study #1

Street view



Project Description... New construction ADU/garage and single-family dwelling.

Habitable area 573 sq. ft.

Number of bedrooms 1

Number of enclosed parking spaces 3

Footprint area 673 sq. ft.

GFA 1,300 sq. ft.

Structure height 20 ft.

Key takeaways

- » Building a new house can be an opportunity to construct a detached ADU.
- » This ADU has a separate, side entrance to an enclosed staircase to provide secure access.



Accessory Dwelling Unit Case Study #2

Street view



Project Description... New construction ADU/garage designed in a similar style as the existing remodeled house.

Habitable area 526 sq. ft.

Number of bedrooms 1

Number of enclosed parking spaces 2

Footprint area 604 sq. ft.

GFA 1,146 sq. ft.

Structure height 21 ft.

Key takeaways

- » Covering open staircases and landings with an awning or extended eave provides shelter from rain and snow and helps prevent slippery conditions.
- » Although this ADU was designed to match the style of the primary house structure, matching the designs is not required. An ADU can have different exterior siding materials, roof pitch, and roof type, such as gable or shed. It can also be of a different architectural style, such as traditional, modern, or contemporary.



Accessory Dwelling Unit Case Study #3

Street view



Project Description... New modular unit ADU and an existing house.

Habitable area 495 sq. ft.

Number of bedrooms 1

Number of enclosed parking spaces 0

Footprint area 495 sq. ft.

GFA 495 sq. ft.

Structure height 13 ft.

Key takeaways

- » A one-story ADU can provide options for accessible living and/or aging in place.
- » Parking is no longer required to be provided for any use, which may allow more options for incorporating a detached ADU on a site. If a garage is not proposed as part of a detached ADU, consider adding a storage shed for yard maintenance tools and recreational gear, such as bikes.
- » This modular unit received state building permit approval. Modular or prefabricated construction may allow for some cost savings. However, a building permit and zoning approval is still required from the City: the foundation plans must be approved and all plans must comply with all applicable zoning rules, including yard setbacks and design standards.

Accessory Dwelling Unit Case Study #4

Street view



Project Description... New construction ADU/garage and an existing house.

Habitable area 602 sq. ft.

Number of bedrooms 1

Number of enclosed parking spaces 2

Footprint area 572 sq. ft.

GFA 1,085 sq. ft.

Structure height 21 ft.

Key takeaways

- » A flat or shed roof design can maximize ceiling height and habitable space on an upper level of an ADU.
- » When a detached ADU contains a garage, at least a 20-foot wide maneuvering area behind the garage doors is recommended. Alley-facing garages, like this ADU, can utilize the alley for maneuvering.
- » An ADU is required to be set back 3 feet from a shared property line with a neighbor. The building code does not allow windows on walls that are closer than 3 feet from a property line.



The ADU is set back 3 feet from the shared property line with the neighbor.

Adaptive Reuse

Purpose

The adaptive reuse provision (see [section 545.40](#)) allows additional reuse options for existing principal structures, originally constructed for nonresidential use before July 1, 2023, than would otherwise be allowed in the urban neighborhood districts and the RM1 Residence Goods and Services District.

Additional Uses Allowed

The adaptive reuse provision allows additional residential and nonresidential uses in such existing buildings. The allowed nonresidential uses are typically subject to a size restriction.

Multiple Residential Structures

The adaptive reuse provision also extends this additional flexibility to development types with multiple residential structures on a zoning lot.

Cluster Developments

Existing buildings utilizing the adaptive reuse provision may be incorporated into a cluster development provided:

1. Additional authorized uses are only allowed in the existing principal structure, originally constructed for nonresidential purposes.
2. The cluster development shall comply with the FAR requirement of the built form overlay district in

Table 540-3, Maximum Floor Area Ratio for Cluster Developments.

3. The cluster development shall comply with the requirements of [Chapter 550, Article VIII, Cluster Development Standards](#), except the CPC may authorize exceptions to [section 550.1310\(3\), Development Standards for All Cluster Developments](#), for the existing principal structure, originally constructed for nonresidential purposes, through the CUP.
4. Where required, a separate conditional use permit application and findings shall be submitted for the additional authorized uses as a part of the cluster development review.

Common Lot Developments

Existing buildings utilizing the adaptive reuse provision may be incorporated into a common lot development provided all uses within the development are residential.

Planned Unit Developments

Notwithstanding [Table 545-1](#) (see page 5), reuse of existing multiple structures can be accomplished through a PUD in the UN1 District. The PUD requires a CUP and is subject to the requirements of [Chapter 550, Article VII, Planned Unit Development](#). Where required, a separate CUP application and findings must be submitted for additional authorized uses as a part of the PUD review.



The above site was formerly used for a maternity hospital. The three historic hospital buildings were converted into residential uses. Three new residential buildings were constructed on the site as well. (Oblique source: [gis.hennepin.us/ObliqueViewer](#))¹⁰

Adaptive Reuse Case Study

Street view



Project Description... This planned unit development includes two principal residential structures. The structure on the left was originally built as a religious place of assembly. It was converted into 21 dwelling units and common amenity space for the residents. The structure on the right is new construction with 7 dwelling units.

Housing structures 2

Unit sizes Units range in size from studios to 3 bedrooms

Parking 5 surface spaces

Lot area 40,705 sq. ft. (0.93 acres)

FAR 0.79 (32,377 sq. ft. GFA)

Structure height 2 stories each

Property zoning

Primary UN2

Built Form Overlay Interior 2

Key takeaways

- » Where space and built form rules allow, new construction may share a site with an adaptive reuse building.
- » To make it easier to repurpose properties like this one, the adaptive reuse provision allows a PUD to be pursued in the UN1 District where a PUD is not usually allowed.

Oblique (Source: [gis.hennepin.us/ObliqueViewer](#))¹¹



The original sanctuary (left) was converted into walk-up units with loft units above.

Quick Comparison Tables

Snapshot of the Rules for Cluster Developments, Common Lot Developments & Planned Unit Developments



(Source: gis.hennepin.us/ObliqueViewer)⁹



Rule Type	Cluster Development	Common Lot Development	Planned Unit Development
Approval process	Requires CUP and public hearing	Permitted use, reviewed administratively	Requires CUP and public hearing
Where allowed	All UN, RM & CM districts (except where the built form overlay district is Corridor 6 or Transit)	All UN & RM Districts + CM1 and CM2	All districts (except UN1 when adaptive reuse is not an option)
Maximum number of principal structures	No limit (subject to FAR & lot area)	2	No limit (subject to FAR & lot area)
Uses allowed	Residential + limited commercial (if allowed)	Dwellings only	Mix of uses
Minimum lot area	5,000 sq. ft. (or average of nearby lots--per building--if average is over 9,000 sq. ft. in Interior 1 & Interior 2)	Same as cluster development	21,780 sq. ft. (½ acre)
Maximum floor area ratio (FAR)	<i>Interior 1 & Interior 2: 0.5</i> <i>All other districts: 0.7</i>	As allowed by the built form district (or 0.5 where 1-3 units are in each principal structure in Interior 1, Interior 2 & Parks)	As allowed by the built form overlay district
Maximum height, generally	<i>Interior 1, Interior 2, & Parks: 2.5 Stories</i> <i>All other districts: 3 Stories</i>	As allowed by the built form overlay district	As allowed by the built form overlay district
Amenities required	Yes--minimum 20% of site must be common space	No	Yes (see Chapter 550 – Article VII)
Design flexibility	Some--CPC may approve alternatives for max. lot area, individual building size, interior yard setbacks, common space & design standards	Limited to exception for window rules--must meet all other zoning standards	Some--CPC may approve alternatives for individual building size, min. lot area, yard setbacks, signage, parking & loading

Common Lot Development vs ADU: Compare Rules for Projects with 3 or Fewer Units

Rule Type	Common Lot Development with 2 or 3 DUs	Single/Two-Family Dwelling with a Detached ADU
Maximum number of principal structures	2	1
ADU allowed as an accessory use	No	Yes, when the principal structure is occupied by either a single- or two-family dwelling
Maximum FAR for the principal structure(s) (Detached structures accessory to residential uses with 3 units or less do not count toward the GFA for the purpose of calculating the maximum floor area allowed on a lot.)	<i>Interior 1, Interior 2 & Parks: 0.5</i> <i>Interior 3: 0.6 for 2 units & 7 for 3 units</i> <i>All other districts: As allowed by the built form district</i>	<i>Interior 1, Interior 2 & Parks: 0.5</i> <i>Interior 3: 0.5 for 1 unit & 0.6 for 2 units</i> <i>All other districts: As allowed by the built form district</i>
GFA calculation of principal structure(s)	GFA shall be calculated as required by section 540.120 , but existing structures shall not qualify for the one-time floor area increase when part of a common lot development	As required by section 540.120
Maximum GFA for the detached accessory structure	800 sq ft or 10% of the lot area, whichever is greater Detached accessory structures greater than 800 square feet in area shall utilize primary exterior materials that match the primary exterior materials of the principal structure.	The GFA of a detached ADU, including any areas designed or intended to be used for the parking of vehicles and habitable floor area on all levels, shall not exceed 1,300 square feet or 16% of the lot area, whichever is greater. In no case shall the GFA exceed 1,600 square feet or exceed the GFA of the principal residential structure, whichever is less.
Maximum combined footprint for detached accessory structures	800 sq ft or 10% of the lot area, whichever is greater	800 sq ft or 10% of the lot area, whichever is greater All other structures connected to or abutting the ADU shall count toward the maximum combined footprint including, but not limited to, decks, stairs, landings, awnings, canopies, cantilevers, eave overhangs extending more than two feet from the building wall, and roofs covering any other connected structure or adjacent impervious surface.
Maximum height for the principal structure(s)	As required by Table 540-7	2.5 stories, 28 feet The highest point of a gable, hip, or gambrel roof shall not exceed 33 feet.
Maximum height for the ADU	Not applicable	21 feet
Maximum lot area requirement	8,999 sq. ft.	8,999 sq. ft.

Image References

1. Hennepin County. Hennepin Oblique Imagery Viewer, 2024-05-03 survey. Scale undetermined, view north. <<https://gis.hennepin.us/ObliqueViewer/?center=-93.26608467393447,44.99600463766586&zoom=19>>
2. Hennepin County. Hennepin Oblique Imagery Viewer, 2024-05-03 survey. Scale undetermined, view west. <<https://gis.hennepin.us/ObliqueViewer/?center=-93.20021672789946,44.905713970305335&zoom=19>>
3. Hennepin County. Hennepin Oblique Imagery Viewer, 2024-05-03 survey. Scale undetermined, view west. <<https://gis.hennepin.us/ObliqueViewer/?center=-93.23981532617753,44.98514346513194&zoom=19>>
4. Hennepin County. Hennepin Oblique Imagery Viewer, 2025-04-05 survey. Scale undetermined, view south. <<https://gis.hennepin.us/ObliqueViewer/?center=-93.2807727570683,44.95890839196313&zoom=19>>
5. Hennepin County. Hennepin Oblique Imagery Viewer, 2024-05-03 survey. Scale undetermined, view north. <<https://gis.hennepin.us/ObliqueViewer/?center=-93.24562859425474,44.98601330125611&zoom=19>>
6. Hennepin County Property Map. Scale undetermined. <<https://gis.hennepin.us/property/?pid=1202924440164>> (accessed February 27, 2024).
7. Hennepin County. Hennepin Oblique Imagery Viewer, 2023-04-14 survey. Scale undetermined, view west. <<https://gis.hennepin.us/ObliqueViewer/?center=-93.30012157047497,44.9785375042487&zoom=19>>
8. Hennepin County. Hennepin Oblique Imagery Viewer, 2021-04-01 survey. Scale undetermined, view east. <<https://gis.hennepin.us/ObliqueViewer/?center=-93.2658606274921,44.972240006090324&zoom=19>>
9. Hennepin County. Hennepin Oblique Imagery Viewer, 2025-04-05 survey. Scale undetermined, view north. <<https://gis.hennepin.us/ObliqueViewer/?center=-93.26864101769195,45.00005852356499&zoom=19>>
10. Hennepin County. Hennepin Oblique Imagery Viewer, 2024-05-03 survey. Scale undetermined, view west. <<https://gis.hennepin.us/ObliqueViewer/?center=-93.30897098375478,44.980260286049685&zoom=19>>
11. Hennepin County. Hennepin Oblique Imagery Viewer, 2025-04-05 survey. Scale undetermined, view south. <<https://gis.hennepin.us/ObliqueViewer/?center=-93.22474074241046,44.9155796206718&zoom=19>>