

Updates to zoning rules for housing with one, two, or three units

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For reasonable accommodations or alternative formats please contact the Department of Community Planning and Economic Development at 612-673-3156 or via email at Janelle.widmeier@minneapolismn.gov. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. Para ayuda, llame al 311. Rau kev pab, hu 311. Hadii aad caawimaad u baahantahay, wac 311.



You will learn

1. What the amendment is
2. Next steps
3. How to comment



Housing with one, two, or three units

- Single-family homes
- Duplexes
- Twin-homes
- Triplexes





Purpose of the rules

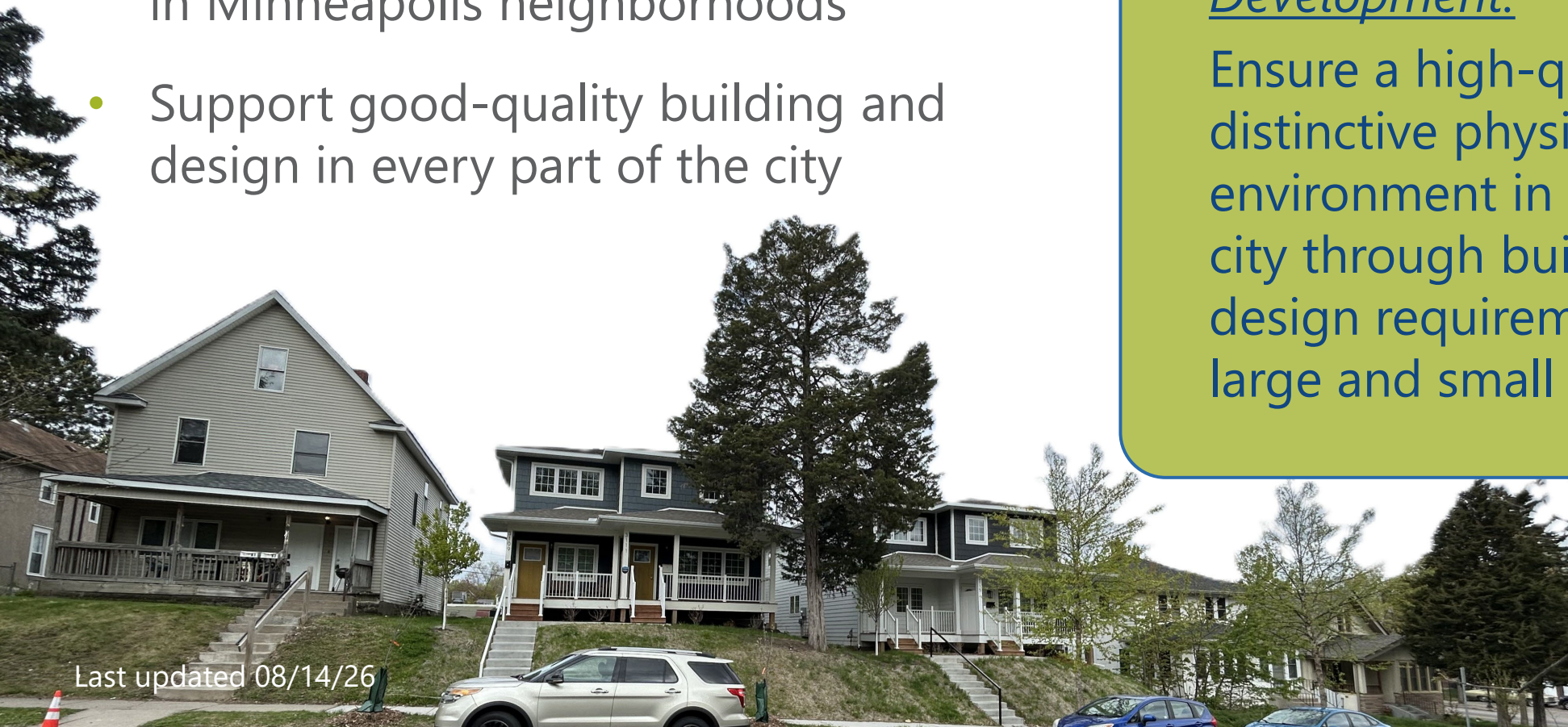
- Make sure any changes to properties fit established building patterns found in Minneapolis neighborhoods
- Support good-quality building and design in every part of the city

Comprehensive Plan

Minneapolis 2040

Policy 5. Visual Quality of New Development:

Ensure a high-quality and distinctive physical environment in all parts of the city through building and site design requirements for both large and small projects.



Recent code updates

- ✓ Duplexes and triplexes allowed citywide
- ✓ Built form rules
 - ✓ Total floor area
 - ✓ Height
 - ✓ Setbacks from property lines
- ✓ Minimum parking rules removed

Comprehensive Plan

Minneapolis 2040

<https://minneapolis2040.com/>

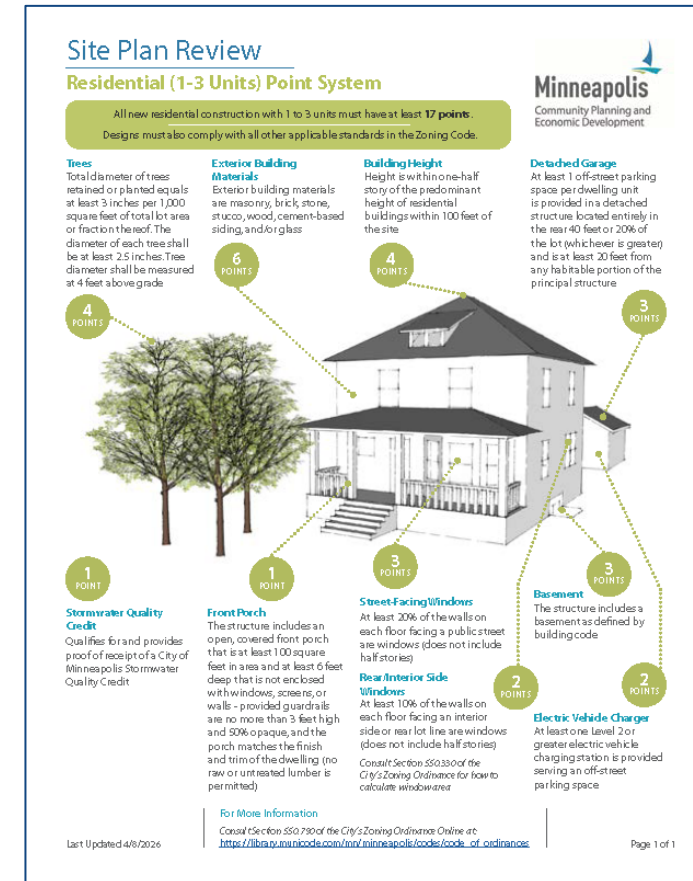
"Regulate the height and bulk of buildings as represented on the built form map."

"Eliminate the requirement for off-street parking minimums throughout the city..."



Main focus: site plan review

- “Design standards”
 - For new houses
 - Tools to support high-quality design and development
 - Includes options
- Updates are needed to make sure the rules:
 - Match the City’s current plans
 - Are easier to use
 - Are easier to enforce



Site plan review--Residential point system



What are site plan review design standards?

Design standards are meant to be:

- Fair/possible to do
- Applied the same way every time
- Not based on opinion

Design standards are not:

- A “design review”
 - No architecture review
 - Homes can be of any style
- The only rules new homes must follow

Rules that apply to all new homes:

- Must have a front entrance, at least one tree, and outdoor storage space
- Minimums for windows and how far the building must be from property lines
- Limits on building height, total floor area, and how much of the property can be covered by buildings and paving

Background

- Site plan review rules were made in 2005.
- Before 2005, the quality of home designs was very different in different neighborhoods.
- Low-quality development hurt neighborhoods by:
 - Discouraging homeownership
 - Making people less likely to maintain or improve nearby properties

Examples of low-quality development features on homes:

- Walls with no windows
- No storage (basement, garage, shed, etc)
- Lowest-quality exterior building materials



How site plan review works

01

Design standards

Menu of options that promote high-quality physical development.

02

Point values

Each design standard has a point value.

03

Builder's choice

Builders choose which standards to add to the new home design.

04

Minimum points

A new home must earn a minimum number of points to get approved.

Exterior building materials 6

Building height 4

trees 4

Street-facing windows 3

Detached garage 3

Basement 3

Rear/interior side windows 2

Electric vehicle charger 1

Stormwater quality credit 1

Front porch 1

Accessibility 9

Total minimum points 17



Example project

Exterior building materials	6	✓
Building height	4	
Trees	4	
Street-facing windows	3	✓
Detached garage	3	✓
Basement	3	✓
Rear/interior side windows	2	✓
Electric vehicle charger	1	
Stormwater quality credit	1	
Front porch	1	✓
Accessibility	9	
Total points	18	✓



Results expected

Current design standards support:

- High-quality physical environment
- Practical use/functionality
- Fits well with nearby properties
- Environmental sustainability
- Public safety





Results accomplished

environmental sustainability

public safety

functionality

high-quality environment

fits well with nearby properties



Goals of the updates

Improve the rules to support well-designed housing throughout the city by:

- Matching current comprehensive plan policies
- Reflecting what the community cares about
- Fixing what is not working well
- Thinking about how the rule changes affect housing costs and fairness
- Thinking about design changes in the housing market.

Other rule updates

Clarify — Remove conflicts — Simplify

- Clarify what is considered a porch
- Update allowed height of stair railings in required yards to remove conflicts with building code
- Make the process for splitting a side-by-side duplex along a shared party wall administrative



Next steps

August Summary of draft amendment online for review

Early September Full amendment recommendations online

September 28 City Planning Commission (public hearing)

October City Council (final decision)

Visit the amendment webpage for more information

- View this video, the slides and more photos
- Track meeting dates
- Learn how the adoption process works

[Housing with 1 to 3 units](#)

Public comments

Questions or comments? You can:

- Send staff a message

Janelle.Widmeier@minneapolismn.gov

- Attend the public hearing at the City Planning Commission





Photo gallery of new homes

In addition to the previous slides, this gallery shows recent examples of new homes in Minneapolis. It includes homes:

- In all parts of the City
- With one, two, and three units
- With different architectural styles
- Some designed by architects
- With and without alley access













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