

CITY OF MINNEAPOLIS
**BUILT FORM OVERLAY DISTRICT
HANDBOOK**

FEBRUARY 2021

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INTRODUCTION

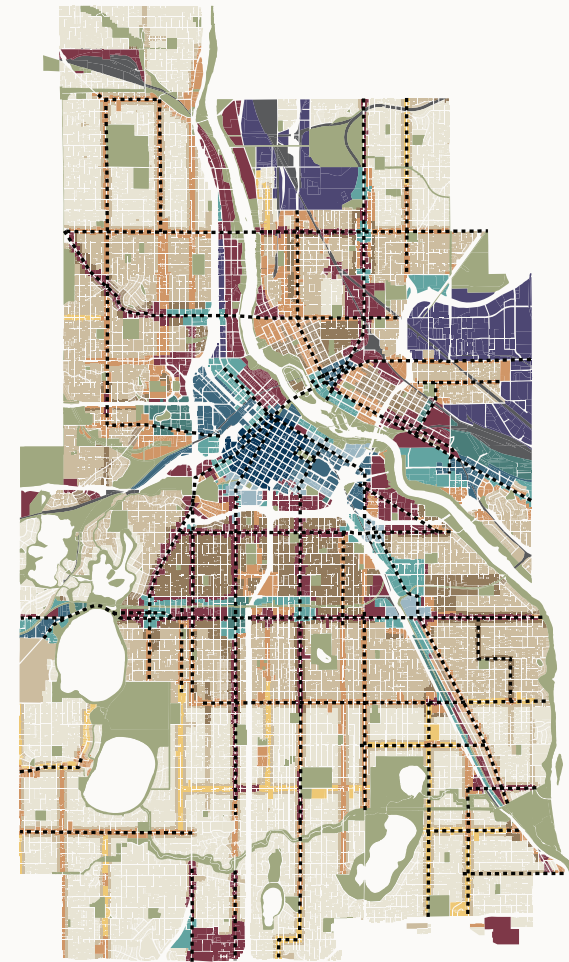
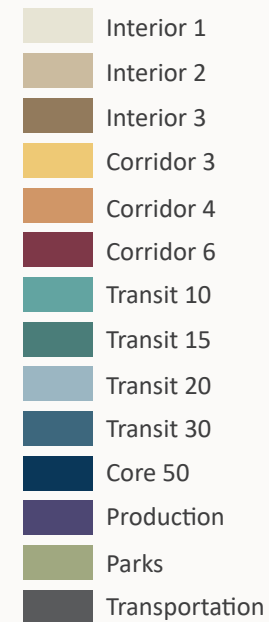
The Built Form Overlay Districts handbook is a quick reference guide, but not necessarily a complete picture of all the City's built form regulations! It is still important to connect with a planner from the City of Minneapolis' Department of Community Planning & Economic Development. These regulations are expected to increase the level of predictability in the development process for all stakeholders. Consistent with this higher level of predictability, fewer variances are expected to be requested and granted.

The City of Minneapolis created 13 built form overlay districts divided into six categories: Interior, Corridor, Transit, Core, Production, and Parks. Citywide built form regulations went into effect on January 1, 2021. Each property in the City was rezoned to add a built form overlay district in accordance with the built form maps adopted in the Minneapolis 2040 comprehensive plan. The built form ordinance includes regulations for floor area ratio, height, lot dimensions, yard setbacks, and impervious surface and lot coverage. Most of the built form regulations are found in a new Chapter 552, Built Form Overlay Districts.

Each property in the City has a primary zoning district classification and a built form overlay district classification. The built form regulations do not change the allowed uses in the primary zoning district. A standard of the built form overlay districts can only be varied if section 552.520 of the zoning code includes an authorized variance for such standard. Note that a property may also be in another overlay district, in addition to a built form overlay district.

City of Minneapolis Zoning Districts can be found at www2.minneapolismn.gov/zoningmaps

BUILT FORM MAP



Note: This map is from the Minneapolis 2040 Comprehensive Plan, it is not a zoning map! Zoning districts applied to the transportation built form district match the adjacent built form zoning.

Key for Acronyms

PUD | Planned Unit Development
CUP | Conditional Use Permit
FAR | Floor Area Ratio
R | Residence Zoning District
OR | Office Residence Zoning District
C | Commercial Zoning District
B | Downtown Zoning District
I | Industrial Zoning District

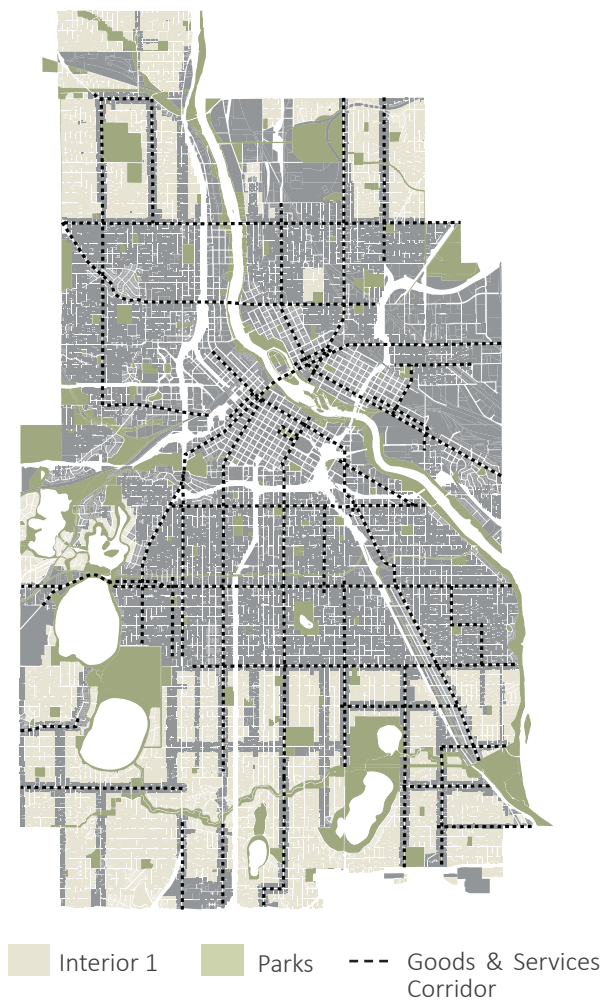
INTERIOR 1

DESCRIPTION

The Interior 1 district is typically applied in parts of the city farthest from downtown, in the areas between transit routes.

Built Form Guidance: New and remodeled buildings in the Interior 1 district should be small-scale residential. Individual lots are permitted to have up to three dwelling units. Combining of lots is generally not permitted. Building heights should be 1 to 2.5 stories.
¹¹ Residential uses with 4+ units are generally not allowed in Interior 1. Minimum lot area is shown here in the event that the primary zoning district allows the use, and to note the minimum lot area for existing, nonconforming residential uses with 4+ units.

BUILT FORM MAP



Interior 1 Parks --- Goods & Services Corridor

FLOOR AREA RATIO (FAR)

Use	1-3 Unit Dwellings	Cluster Developments	Public and Institutional Use	All Other Uses
Maximum FAR	0.5 ¹	0.5	R, OR: 0.8 All other districts: 1.4	R, OR: 0.5 All other districts: 1.4

¹ Administrative increases to maximum FAR for dwellings with 1-3 units may be allowed as authorized by sections 552.120 and 552.230.

MAXIMUM HEIGHT ²

1-3 unit dwellings and cluster developments	Public and institutional uses	All other principal uses
2.5 stories, 28 feet <i>The highest point of a gable, hip, or gambrel roof shall not exceed 33 feet.</i> ³	3 stories, 42 feet	2.5 stories, 35 feet

MINIMUM YARD SETBACKS ⁴

1-3 Unit Dwellings

Lot Width (feet)	Interior Side Yard	Primary Zoning District	Rear Yard
Less than 50	5 feet min.	R1	6 feet min.
50 - 59.99	6 feet min.	All Other districts	5 feet min.
60 - 69.99	7 feet min.	⁴ Minimum setback requirements generally do not apply in the C, B, and I zoning districts except adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties. Permitted obstructions are found in Chapter 535 – Article III “Yard Controls.”	
70 or greater	8 feet min.		

All Other Uses

Interior Side and Rear Yard ^{5,6}	For All Uses Front Yard ⁷	For All Uses Corner Side Yard ⁸
5 feet min.	20 feet min.	8 feet min.

MAXIMUM LOT COVERAGE

Lot Coverage (R, OR)	Lot Coverage (other)
45%	100%

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR) ⁹	Surface (other)
60%	100%

LOT DIMENSIONS

Regulation	District	1-3 Unit Dwellings	Cluster Developments	Public and Institutional Uses	All Other Uses ¹¹
Minimum lot width by primary zoning district	R1, R2	50 feet	100 feet	Refer to the primary district regulations for specific use requirements	50 feet for dwellings with 4 or more units; Refer to the primary district regulations for other specific use requirements
	All other R districts and OR and C districts	40 feet (does not apply in OR districts)	R1A: 80 feet/ Other R Districts: 40 feet (does not apply in OR districts)		
Minimum lot area by primary zoning district ¹¹	R1, R2	6,000 square feet	12,000 or 2,000 sq. ft. per dwelling unit, whichever is greater ¹⁰	Refer to the primary district regulations for specific use requirements	9,000 square feet for dwellings with 4 or more units; Refer to the primary district regulations for other specific use requirements
	R1A, R2B	5,000 square feet	10,000 (R1A)/5,000 (R2B) or 1,666 sq. ft. per dwelling unit, whichever is greater ¹⁰		
	All other R districts and OR and C districts	5,000 square feet	5,000 square feet		
Maximum lot area ¹¹	R1, R2	9,000 square feet	As determined by CUP in the R1, R1A, R2, R2B, R3, R4, and OR1 Districts ¹⁰	Not applicable	14,000 square feet for dwellings with 4 or more units, congregate living uses ¹² , commercial uses and parking facilities; maximum lot size requirements do not apply to other uses
	All other R districts and OR districts	7,500 square feet			

² Allowed height exemptions (except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District) are located in Chapter 552 – Article V. “height of principal buildings” (552.410)

³ The maximum height of 1-3 family dwellings may increase to 35 feet when the established height of a minimum of 50 percent of the 1-3 family dwellings within 100 feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed 40 feet.

⁵ Buildings that are 42 feet in height or greater require a larger setback as found in Table 552-20. For the purpose of calculating building height, authorized height exemptions in Chapter 552 - Article V. “Height of Principal Buildings” (552.410) are not included.

⁶ For institutional and public uses that exceed 28 feet in height, the minimum interior side yard requirement is 7 feet (552.810 (f))

⁷ Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 552 - Article IX. “Yards” (552.810 a, b & c).

⁸ Buildings that are 42 feet in height or greater require a larger setback as found in Table 552-19.

⁹ Impervious surfaces shall not cover more than 65% of any zoning lot with less than 6,000 sq. ft. of lot area and no access to a public alley or a second street frontage.

¹⁰ In R1, R1A and R2B districts, a minimum lot area of 1-3 family zoning lots located in whole or in part within 350 feet, applies where the average lot area exceeds the minimum zoning requirement by 50 percent or more. Where a greater minimum lot area requirement applies, maximum lot area requirement shall be 130 percent.

¹² Board and care home/nursing home/assisted living uses are exempt from maximum lot area requirements

Built Form Vignette from Minneapolis 2040 Comprehensive Plan



KEY PROVISIONS OF INTERIOR 1

- Specific requirements apply for calculating gross floor area of 1-3 unit residential uses (552.120)
- The maximum height requirement for 1-3 unit residential uses is 2.5 stories, 28 feet. Further, the highest point of a gable, hip or gambrel roof cannot exceed 33 feet (Table 552-7)
- The maximum allowed height in stories of all principal structures is 2.5 stories, except institutional and public uses are subject to a maximum height requirement of 3 stories, 42 feet (Table 552-7)
- The maximum height of any principal structure can only be increased by variance (552.510)
- Minimum and maximum lot dimensions for 1-3 unit residential uses are found in the primary zoning districts (552.730)
- Maximum lot size requirements apply to most uses (Chapter 552, Article VIII)
- Minimum interior side yard requirements for 1-3 unit residential uses are based on lot width, not building height (Table 552-21)

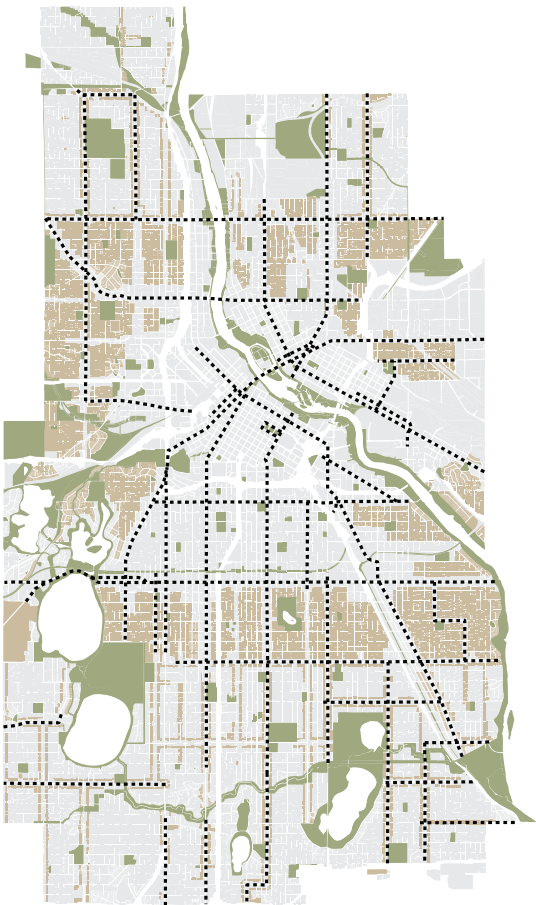
INTERIOR 2

DESCRIPTION

The Interior 2 district is typically applied in parts of the city that developed during the era when streetcars were a primary mode of transportation, in the areas in between transit routes, and on select streets with intermittent local transit service. It is also applied adjacent to the Corridor 4 and Corridor 6 districts, serving as a transition to lower intensity residential areas.

Built Form Guidance: New and remodeled buildings in the Interior 2 district should be small-scale residential. Individual lots are permitted to have up to three dwelling units. Multifamily buildings with more than three units are permitted on larger lots. Limited combining of lots is permitted. Building heights should be 1 to 2.5 stories.

BUILT FORM MAP



Interior 2 Parks --- Goods & Services Corridor

FLOOR AREA RATIO (FAR)

Use	1-3 Unit Dwellings	4+ Unit Dwellings	Cluster Developments	All Other Uses
Maximum FAR	0.5 ¹	R, OR: 0.8 All other districts: 1.4	0.5	R, OR: 0.8 All other districts: 1.4

¹ Administrative increases to maximum FAR for dwellings with 1-3 units may be allowed as authorized by sections 552.120 and 552.230.

MAXIMUM HEIGHT ²

1-3 unit dwellings and cluster developments	Public and institutional uses	All other principal uses
2.5 stories, 28 feet <i>The highest point of a gable, hip, or gambrel roof shall not exceed 33 feet.</i> ³	3 stories, 42 feet	2.5 stories, 35 feet

MINIMUM YARD SETBACKS ⁴

1-3 Unit Dwellings

Lot Width (feet)	Interior Side Yard	Primary Zoning District	Rear Yard
Less than 50	5 feet min.	R1	6 feet min.
50 - 59.99	6 feet min.	All Other districts	5 feet min.
60 - 69.99	7 feet min.	⁴ Minimum setback requirements generally do not apply in the C, B, and I zoning districts except adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties. Permitted obstructions are found in Chapter 535 – Article III “Yard Controls.”	
70 or greater	8 feet min.		

All Other Uses

Interior Side and Rear Yard ^{5,6}
5 feet min.

For All Uses

Front Yard ⁷
20 feet min.

For All Uses

Corner Side Yard ⁸
8 feet min.

MAXIMUM LOT COVERAGE

Lot Coverage (R, OR)	Lot Coverage (other)
45%	100%

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR) ⁹	Surface (other)
60%	100%

LOT DIMENSIONS ¹⁰

Regulation	District	1-3 Unit Dwellings	Cluster Developments	Public and Institutional Uses	All Other Uses ¹¹
Minimum lot width by primary zoning district	R1, R2	50 feet	80 feet	Refer to the primary district regulations for specific use requirements	50 feet for dwellings with 4 or more units; Refer to the primary district regulations for other specific use requirements
	All other R districts and OR and C districts	40 feet (does not apply in OR districts)	R1A: 80 feet/ Other R Districts: 40 feet (does not apply in OR districts)		
Minimum lot area by primary zoning district	R1, R2	6,000 square feet	12,000 or 2,000 sq. ft. per dwelling unit, whichever is greater ¹⁰	Refer to the primary district regulations for specific use requirements	7,500 square feet for dwellings with 4 or more units; Refer to the primary district regulations for other specific use requirements
	R1A, R2B	5,000 square feet	10,000 (R1A)/5,000 (R2B) or 1,666 sq. ft. per dwelling unit, whichever is greater ¹⁰		
	All other R districts and OR and C districts	5,000 square feet	5,000 square feet		
Maximum lot area	R1, R2	9,000 square feet	As determined by CUP in the R1, R1A, R2, R2B, R3, R4, and OR1 Districts ¹⁰	Not applicable	14,000 square feet for dwellings with 4 or more units, congregate living uses ¹² , commercial uses and parking facilities; maximum lot size requirements do not apply to other uses
	All other R districts and OR districts	7,500 square feet			
	C districts	Not applicable	Not applicable		

¹² Board and care home/nursing home/assisted living uses are exempt from maximum lot area requirements.

² Allowed height exemptions (except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District) are located in Chapter 552 – Article V. “height of principal buildings” (552.410)

³ The maximum height of 1-3 family dwellings may increase to 35 feet when the established height of a minimum of 50 percent of the 1-3 family dwellings within 100 feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed 40 feet.

⁵ Buildings that are 42 feet in height or greater require a larger setback as found in Table 552-20. For the purpose of calculating building height, authorized height exemptions in Chapter 552 - Article V. “Height of Principal Buildings” (552.410) are not included.

⁶ For institutional and public uses that exceed 28 feet in height, the minimum interior side yard requirement is 7 feet (552.810(f))

⁷ Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 552 - Article IX. “Yards” (552.810 a, b & c).

⁸ Buildings that are 42 feet in height or greater require a larger setback as found in Table 552-19.

⁹ Impervious surfaces shall not cover more than 65% of any zoning lot with less than 6,000 sq. ft. of lot area and no access to a public alley or a second street frontage.

¹⁰ In R1, R1A and R2B districts, a minimum lot area of 1-3 family zoning lots located in whole or in part within 350 feet, applies where the average lot area exceeds the minimum zoning requirement by 50 percent or more. Where a greater minimum lot area requirement applies, maximum lot area requirement shall be 130 percent.

¹¹ PUD/cluster requirement for a 4+ unit developments that exceeds the maximum lot size requirement (552.770(c)).

Built Form Vignette from Minneapolis 2040 Comprehensive Plan



KEY PROVISIONS OF INTERIOR 2

- Specific requirements apply for calculating gross floor area of 1-3 unit residential uses (552.120)
- The maximum height requirement for 1-3 unit residential uses is 2.5 stories, 28 feet. Further, the highest point of a gable, hip or gambrel roof cannot exceed 33 feet (Table 552-7)
- The maximum allowed height in stories of all principal structures is 2.5 stories, except institutional and public uses are subject to a maximum height requirement of 3 stories, 42 feet (Table 552-7)
- The maximum height of any principal structure can only be increased by variance (552.510)
- Minimum and maximum lot dimensions for 1-3 unit residential uses are found in the primary zoning districts (552.730)
- Maximum lot size requirements apply to most uses (Chapter 552, Article VIII)
- A planned unit development or cluster development is required when the maximum lot size is exceeded (552.770)
- Minimum interior side yard requirements for 1-3 unit residential uses are based on lot width, not building height (Table 552-21)
- Although Interior 2 built form regulations accommodate development of small-scale multiple-family dwellings with 4 or more units on larger residential lots, the primary zoning district must first allow the use.

INTERIOR 3

DESCRIPTION

The Interior 3 district is typically applied in parts of the city closest to downtown, in the areas in between transit routes. It is also applied adjacent to select corridors and near METRO stations, serving as a transition to lower intensity residential areas.

Built Form Guidance: New and remodeled buildings in the Interior 3 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories.

BUILT FORM MAP



Interior 3 Parks --- Goods & Services Corridor

FLOOR AREA RATIO (FAR) ¹

Use	1-3 Unit Dwellings ²	4+ Unit Dwellings	Cluster Developments	All Other Uses
Maximum FAR	Single-family: 0.5 Two-family: 0.6 Three-family: 0.7	R, OR: 1.4 All other districts: 1.6	0.7	R, OR: 1.4 All other districts: 1.6

¹ Premium for enclosed parking is the only option for increasing FAR of uses other than 1-3 unit dwellings. | ² Administrative increases to maximum FAR for dwellings with 1-3 units may be allowed as authorized by sections 552.120 and 552.230.

MAXIMUM HEIGHT ³

1-2 unit dwellings	3 unit dwellings and cluster	Public and institutional uses	All other principal uses
2.5 stories, 28 feet ⁴	3 stories, 42 feet ⁵	3 stories, 42 feet	2.5 stories, 35 feet

⁵ Reference the height table compatibility design standards in Table 552-7 for 3rd story triplex additions.

MINIMUM YARD SETBACKS ⁶

1-3 Unit Dwellings

Lot Width (feet)	Interior Side Yard	Primary Zoning District	Rear Yard
Less than 50	5 feet min.	R1	6 feet min.
50 - 59.99	6 feet min.	All Other districts	5 feet min.
60 - 69.99	7 feet min.	⁶ Minimum setback requirements generally do not apply in the C, B, and I zoning districts except adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties. Permitted obstructions are found in Chapter 535 – Article III “Yard Controls.”	
70 or greater	8 feet min.		

All Other Uses

Interior Side and Rear Yard ⁷
5 feet min.

For All Uses

Front Yard ⁸
20 feet min.

For All Uses

Corner Side Yard ⁹
8 feet min.

⁹ Buildings that are 42 feet in height or greater require a larger setback as found in Table 552-19.

MAXIMUM LOT COVERAGE

Lot Coverage (R, OR)	Lot Coverage (other)
60%	100%

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR)	Surface (other)
75%	100%

LOT DIMENSIONS ¹⁰

Regulation	District	1-3 Unit Dwellings	Cluster Developments	Public and Institutional Uses	All Other Uses
Minimum lot width by primary zoning district	R1, R2	50 feet	80 feet	Refer to the primary district regulations for specific use requirements	50 feet for dwellings with 4 or more units; Refer to the primary district regulations for other specific use requirements
	All other R districts and OR and C districts	40 feet (does not apply in OR districts)	R1A: 80 feet/ Other R Districts: 40 feet (does not apply in OR districts)		
Minimum lot area by primary zoning district	R1, R2	6,000 square feet	12,000 or 2,000 sq. ft. per dwelling unit, whichever is greater ¹⁰	Refer to the primary district regulations for specific use requirements	9,000 square feet for dwellings with 4 or more units; Refer to the primary district regulations for other specific use requirements
	R1A, R2B	5,000 square feet	10,000 (R1A)/5,000 (R2B) or 1,666 sq. ft. per dwelling unit, whichever is greater ¹⁰		
	All other R districts and OR and C districts	5,000 square feet	5,000 square feet		
Maximum lot area	R1, R2	9,000 square feet	As determined by CUP in the R1, R1A, R2, R2B, R3, R4, and OR1 Districts ¹⁰	Not applicable	14,000 square feet for dwellings with 4 or more units ¹¹ , congregate living uses ¹² , commercial uses and parking facilities; maximum lot size requirements do not apply to other uses
	All other R districts and OR districts	7,500 square feet			
	C districts	Not applicable	Not applicable		

¹² Board and care home/nursing home/assisted living uses are exempt from maximum lot area requirements.

Built Form Vignette from Minneapolis 2040 Comprehensive Plan



³ Allowed height exemptions (except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District) are located in Chapter 552 – Article V. “height of principal buildings” (552.410)

⁴ The maximum height of 1-3 family dwellings may increase to 35 feet when the established height of a minimum of 50 percent of the 1-3 family dwellings within 100 feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed 40 feet.

⁷ Buildings that are 42 feet in height or greater require a larger setback as found in Table 552-20. For the purpose of calculating building height, authorized height exemptions in Chapter 552 - Article V. “Height of Principal Buildings” (552.410) are not included.

⁸ Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 552 - Article IX. “Yards” (552.810 a, b & c).

¹⁰ In R1, R1A and R2B districts, a minimum lot area of 1-3 family zoning lots located in whole or in part within 350 feet, applies where the average lot area exceeds the minimum zoning requirement by 50 percent or more. Where a greater minimum lot area requirement applies, maximum lot area requirement shall be 130 percent.

¹¹ PUD/cluster requirement for 4+ unit developments that exceed the maximum lot size requirement (552.770(c))

KEY PROVISIONS OF INTERIOR 3

- Although Interior 3 built form regulations accommodate development of multiple-family dwellings with 4 or more units on most residential lots, the primary zoning district must first allow the use.
- The enclosed parking premium is the only incentive authorized for increasing floor area of principal structures (except dwellings with 1-3 units) in Interior 3 (Table 552-5)
- The Interior 3 built form district is the only Interior district that allows more floor area ratio for 2- and 3-unit dwellings than single-family dwellings as-of-right (Table 552-2)
- Specific requirements apply for calculating gross floor area of 1-3 unit residential uses (552.120)
- The maximum height requirement for 1-2 unit residential uses is 2.5 stories, 28 feet. Further, the highest point of a gable, hip or gambrel roof cannot exceed 33 feet (Table 552-7)
- Third story additions to 3-unit residential uses are subject to compatibility design standards (Table 552-7)
- The maximum height of any principal structure can only be increased by variance (552.510)
- Minimum and maximum lot dimensions for 1-3 unit residential uses are found in the primary zoning districts (552.730)
- Maximum lot size requirements apply to most uses (Chapter 552, Article VIII)
- A planned unit development or cluster development is required when the maximum lot size is exceeded (552.770)
- Minimum interior side yard requirements for residential uses with 4 or more units is based on building height (Table 552-20). Minimum interior side yard requirements for 1-3 unit residential uses are based on lot width, not building height (Table 552-21)

CORRIDOR 3

DESCRIPTION

The Corridor 3 district is typically applied along transit routes farther from downtown that are on narrower rights of way, and serves as a transition between lower intensity residential areas and areas immediately surrounding METRO stations.

Built Form Guidance: New and remodeled buildings in the Corridor 3 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 3 stories. Requests to exceed 3 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

BUILT FORM MAP



Corridor 3 Parks --- Goods & Services Corridor



FLOOR AREA RATIO (FAR)

Primary Zoning District	Minimum FAR	Base FAR Maximum ¹	1 Premium	2 Premiums	3 Premiums	Max. FAR with all premiums
			Max. of 2 Premiums Value = 0.3 per premium			
R, OR	-	1.5	1.8	2.1	-	2.1
All other districts	-	1.9	2.2	2.5	-	2.5

¹ Cluster developments have a maximum FAR of 0.7 (Table 552-3).

LOT DIMENSIONS ^{2, 3, 4}

Minimum Lot Width	Lot Area (Residential 4+ units)	Lot Area (Congregate Living) ⁵	Lot Area (Commercial & Parking)
40 feet	5,000 sf min. / 28,000 sf max.	28,000 sf max.	Most commercial uses and mixed use development in commercial districts do not have minimum lot width or lot area requirements, with a maximum of 28,000 sf.

² Developments that exceed the maximum lot area in Corridor 3 can be accomplished through a planned unit development or cluster development (552.720)

³ Refer to the primary districts for other minimum lot area requirements for uses are not listed in the table. ⁴ The mixed use buildings exemption is in 552.730(c).

HEIGHT

Minimum Height	Maximum Height ⁶
-	42 feet (3 stories)

⁶ Maximum height with authorized increase is 4 stories, 54 feet (Table 552-9). Allowed height exemptions, except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District are located in Chapter 552 - Article V. "Height of Principal Buildings" (552.410).

MAXIMUM LOT COVERAGE

Lot Coverage (R, OR)	Lot Coverage (other)
60%	100%

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR)	Surface (other)
75%	100%

MINIMUM YARD SETBACKS FOR (R, OR) DISTRICTS ^{7, 8, 9}

Building Height in Feet	Interior Side Yards and Rear Yard	Corner Side Yard
Less than 42	5 feet min.	8 feet min.
42 - 52.99	7 feet min.	10 feet min.
53 - 63.99	9 feet min.	12 feet min.
64 - 74.99	11 feet min.	14 feet min.
75 - 85.99	13 feet min.	15 feet min.
86 - 96.99	15 feet min.	"
97 - 107.99	17 feet min.	"
108 - 119.99	19 feet min.	"
120 or greater	20 feet min.	"

Front Yard
15 feet min. ¹⁰

⁷ Table does not reflect setbacks based upon authorized height exemptions in Chapter 552 - Article V. "Height of Principal Buildings" (552.410).

⁸ Reduced or increased setbacks may apply to mixed use buildings and long buildings in (section 552.810(d) and (e)(1)).

1-3 UNIT RESIDENTIAL USES IN CORRIDOR 3

FLOOR AREA RATIO	Base Zoning District	Minimum FAR ¹¹	Base FAR Maximum ¹²
	R, OR	0	1.5
	All other districts	0	1.9

¹¹ Min FAR (552.130) and ¹² Max FAR: (Table 552-2), note GFA calculations in 552.120

HEIGHT	Use	Minimum Height ¹³	Maximum Height ¹⁴
	1-2 Units	0	28 feet (2.5 stories)
	3 Units or Cluster	0	42 feet (3 stories)

¹³ Min. height (552.420) and ¹⁴ Max. height can only be increased by variance or the exception authorized in the Table 552-7 footnote.

KEY PROVISIONS OF CORRIDOR 3

- Height increases are allowed to be administrative for most uses, except 1-3 unit dwellings and cluster developments; subject to maximum allowed height increase, adequate required premiums, and required findings (Article VI)
- Maximum lot size requirements apply to most uses (Chapter 552, Article VIII)
- PUD/cluster development required when maximum lot size is exceeded (552.770)
- Minimum interior side yard requirements increase when the building exceeds 75% of the lot length (552.810(e)(1))

⁵ Minimum lot dimensions for congregate living uses shall be governed by the primary zoning districts. Board and care home/nursing home/assisted living uses are exempt from maximum lot area requirements.

⁹ Minimum setback requirements generally do not apply in the C, B4, and I zoning districts except adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties.

¹⁰ Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 552 - Article IX. "Yards" (552.810 a, b & c).

- Increase to maximum FAR only authorized by sections 552.120 & 552.230.
- Lot dimensions are governed by primary zoning districts
- Yard requirements in R and OR are the same as all other uses in Corridor 3; all other primary districts are noted in (Table 552-24 except triplexes are subject to Table 552-23)
- Lot and impervious coverage are same as all other uses in Corridor 3

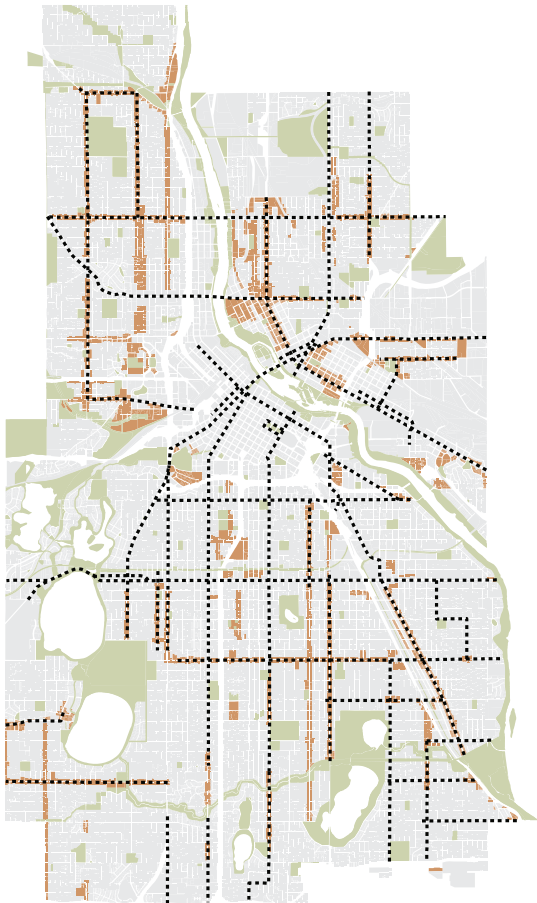
CORRIDOR 4

DESCRIPTION

The Corridor 4 district is typically applied along high frequency transit routes farther from downtown, that are on narrower rights of way, and on select streets with local transit service. It is also applied near downtown in areas between transit routes, and serves as a transition between lower intensity residential areas and areas immediately surrounding METRO stations.

Built Form Guidance: New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

BUILT FORM MAP



Corridor 4 Parks --- Goods & Services Corridor

FLOOR AREA RATIO (FAR)

Primary Zoning District	Minimum FAR	Base FAR Maximum ¹	1 Premium	2 Premiums	3 Premiums	Max. FAR with all premiums
			Max. of 3 Premiums Value = 0.4 per premium			
R, OR	-	2	2.4	2.8	3.2	3.2
All other districts	-	2.4	2.8	3.2	3.6	3.6

¹ Cluster developments have a maximum FAR of 0.7 (Table 552-3).

LOT DIMENSIONS ²

Minimum Lot Width	Lot Area (Residential 4+ units)	Lot Area (Congregate Living) ³	Lot Area (Commercial & Parking)
40 feet	5,000 sf min. / 28,000 sf max.	28,000 sf max.	Most commercial uses and mixed use development in commercial districts do not have minimum lot width or lot area requirements, with a maximum of 28,000 sf.

² Developments that exceed the maximum lot area in Corridor 4 can be accomplished through a planned unit development or cluster development (552.720)

³ Minimum lot dimensions for congregate living uses shall be governed by the primary zoning districts

HEIGHT

Minimum Height	Maximum Height ⁴
-	56 feet (4 stories)

MAXIMUM LOT COVERAGE

Lot Coverage (R, OR)	Lot Coverage (other)
70%	100%

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR)	Surface (other)
85%	100%

⁴ Maximum height with authorized increase is 6 stories, 84 feet (Table 552-9). Allowed height exemptions, except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District are located in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

MINIMUM YARD SETBACKS FOR (R, OR) DISTRICTS ^{5, 6, 7}

Building Height in Feet	Interior Side Yards and Rear Yard ⁸	Corner Side Yard	Front Yard
			15 feet min. ⁹
Less than 42	5 feet min.	8 feet min.	
42 - 52.99	7 feet min.	10 feet min.	
53 - 63.99	9 feet min.	12 feet min.	
64 - 74.99	11 feet min.	14 feet min.	
75 - 85.99	13 feet min.	15 feet min.	
86 - 96.99	15 feet min.	"	
97 - 107.99	17 feet min.	"	
108 - 119.99	19 feet min.	"	
120 or greater	20 feet min.	"	

⁵ Table does not reflect setbacks based upon authorized height exemptions in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

⁶ Reduced or increased setbacks may apply to mixed use buildings and long buildings in (section 552.810(d) and (e)(1)).

1-3 UNIT RESIDENTIAL USES IN CORRIDOR 4

FLOOR AREA RATIO	Base Zoning District	Minimum FAR ¹⁰	Base FAR Maximum ¹¹
	R, OR	0	2.0
	All other districts	0	2.4

¹⁰ Min FAR (552.130) and ¹¹ Max FAR: (Table 552-2), note GFA calculations in 552.120

HEIGHT	Use	Minimum Height ¹²	Maximum Height ¹³
	1-2 Units	0	28 feet (2.5 stories)
	3 Units or Cluster	0	42 feet (3 stories)

¹² Min. height (552.420) and ¹³ Max. height can only be increased by variance or the exception authorized in the Table 552-7 footnote.

KEY PROVISIONS OF CORRIDOR 4

- Height increases are allowed to be administrative for most uses, except 1-3 unit dwellings and cluster developments; subject to maximum allowed height increase, adequate required premiums, and required findings (Article VI)
- Maximum lot size requirements apply to most uses (Chapter 552, Article VIII)
- PUD/cluster development required when maximum lot size is exceeded (552.770)
- Minimum interior side yard requirements increase when the building exceeds 75% of the lot length (552.810(e)(1))
- Most commercial uses and mixed use development in commercial districts do not have a minimum lot width or lot area requirements.

⁷ Minimum setback requirements generally do not apply in the C, B4, and I zoning districts except adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties.

⁸ Allowed exceptions to the maximum building height, such as parapets and rooftop mechanical equipment, are not included in the height that determines side or rear yard requirements.

⁹ Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 552 - Article IX. "Yards" (552.810 a, b & c).

- Increase to maximum FAR only authorized by sections 552.120 & 552.230.
- Lot dimensions are governed by primary zoning districts
- Yard requirements in R and OR are the same as all other uses in Corridor 4; all other primary districts are noted in (Table 552-24 except triplexes are subject to Table 552-23)
- Lot and impervious coverage are same as all other uses in Corridor 4

CORRIDOR 6

DESCRIPTION

The Corridor 6 district is typically applied along high frequency transit routes as well as in areas near METRO stations.

Built Form Guidance: New and remodeled buildings in the Corridor 6 district should reflect a variety of building types on both moderate and large sized lots. Building heights should be 2 to 6 stories. Building heights should be at least 2 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Corridor 6 district. Requests to exceed 6 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

BUILT FORM MAP



Corridor 6 Parks --- Goods & Services Corridor



FLOOR AREA RATIO (FAR)

Primary Zoning District	Minimum FAR	Base FAR Maximum ¹	1 Premium	2 Premiums	3 Premiums	Max. FAR with all premiums
			Max. of 3 Premiums Value = 0.65 per premium			
R, OR	1	3	3.65	4.3	4.95	4.95
All other districts	1	3.4	4.05	4.7	5.35	5.35

¹ Cluster developments have a maximum FAR of 0.7 (Table 552-3).

LOT DIMENSIONS ²

Minimum Lot Width	Lot Area (Residential 4+ units)	Lot Area (Congregate Living) ³	Lot Area (Commercial & Parking)
40 feet	5,000 sf min. / 43,560 sf max.	43,560 sf max. (1 acre)	Most commercial uses and mixed use development in commercial districts do not have minimum lot width or lot area requirements, with a maximum of 1 acre.

² Developments that exceed the maximum lot area in Corridor 6 can be accomplished through a planned unit development or cluster development (552.720)

³ Minimum lot dimensions for congregate living uses shall be governed by the primary zoning districts

HEIGHT

Minimum Height	Maximum Height ⁴
20 feet (2 stories)	84 feet (6 stories)

MAXIMUM LOT COVERAGE

Lot Coverage (R, OR)	Lot Coverage (other)
70%	100%

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR)	Surface (other)
85%	100%

⁴ Maximum height with authorized increase is 150 feet (10 stories). Allowed height exemptions, except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District are located in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

MINIMUM YARD SETBACKS FOR (R, OR) DISTRICTS ^{5, 6, 7}

Building Height in Feet	Interior Side Yards and Rear Yard ⁸	Corner Side Yard
Less than 42	5 feet min.	8 feet min.
42 - 52.99	7 feet min.	10 feet min.
53 - 63.99	9 feet min.	12 feet min.
64 - 74.99	11 feet min.	14 feet min.
75 - 85.99	13 feet min.	15 feet min.
86 - 96.99	15 feet min.	"
97 - 107.99	17 feet min.	"
108 - 119.99	19 feet min.	"
120 or greater	20 feet min.	"

Front Yard
15 feet min. ⁹

⁵ Table does not reflect setbacks based upon authorized height exemptions in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

⁶ There is an increased setback requirement when properties in Corridor 6 and transit districts are adjacent to Interior 1 or 2 (552.810(e)(2))

KEY PROVISIONS OF CORRIDOR 6

- Minimum FAR requirements apply, but not when expanding existing buildings (552.130)
- Minimum height requirements apply to the majority of the building footprint and can also apply when expanding existing buildings (552.420)
- Height increases are allowed to be administrative for most uses, except 1-3 unit dwellings and cluster developments; subject to maximum allowed height increase, adequate required premiums, and required findings (Article VI)
- PUD/cluster development required when maximum lot size is exceeded (552.770)
- Minimum interior side yard requirements increase when the building exceeds 75% of the lot length or when a property is adjacent to Interior 1 or 2 (552.810(e)(1)and(2))

⁷ Minimum setback requirements generally do not apply in the C, B4, and I zoning districts except adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties.

⁸ Allowed exceptions to the maximum building height, such as parapets and rooftop mechanical equipment, are not be included in the height that determines side or rear yard requirements.

⁹ Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 552 - Article IX. "Yards" (552.810 a, b & c).

1-3 UNIT RESIDENTIAL USES IN CORRIDOR 6

FLOOR AREA RATIO	Base Zoning District	Minimum FAR ¹⁰	Base FAR Maximum ¹¹
	R, OR	1	3
	All other districts	1	3.4

¹⁰ Min FAR (552.130) and ¹¹ Max FAR: (Table 552-2), note GFA calculations in 552.120

HEIGHT	Use	Minimum Height	Maximum Height ¹²
	1-2 Units	20 feet (2 stories)	28 feet (2.5 stories)
	3 Units or Cluster	20 feet (2 stories)	42 feet (3 stories)

¹² Max. height can only be increased by variance or the exception authorized in the Table 552-7 footnote.

- Increase to maximum FAR only authorized by sections 552.120 & 552.230.
- Lot dimensions are governed by primary zoning districts
- Yard requirements in R and OR are the same as all other uses in Corridor 6; all other primary districts are noted in (Table 552-24 except triplexes are subject to Table 552-23)
- Lot and impervious coverage are same as all other uses in Corridor 6

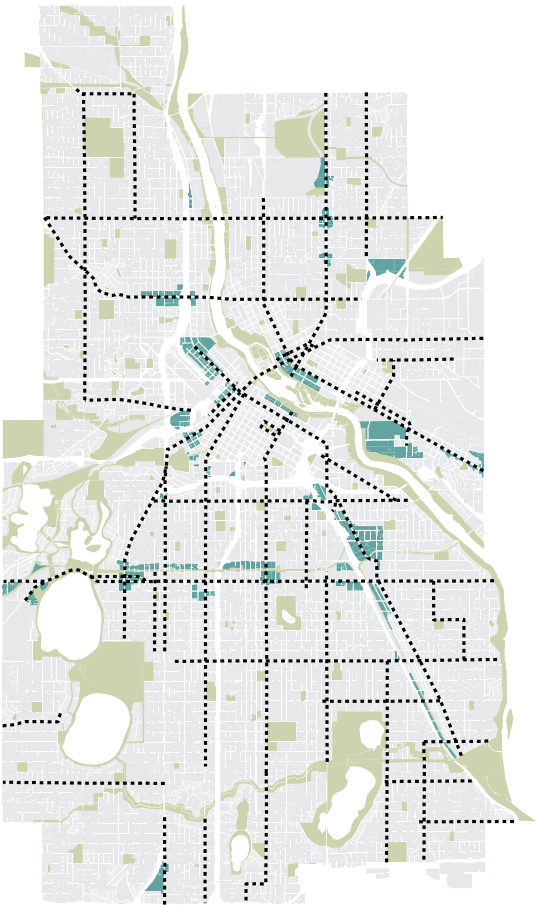
TRANSIT 10

DESCRIPTION

The Transit 10 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.

Built Form Guidance: New and remodeled buildings in the Transit 10 district should reflect a variety of building types on both moderate and large sized lots. Building heights should be 2 to 10 stories. Building heights should be at least 2 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 10 district. Requests to exceed 10 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

BUILT FORM MAP



Transit 10 Parks Goods & Services Corridor

FLOOR AREA RATIO (FAR)

Primary Zoning District	Minimum FAR	Base FAR Maximum	1 Premium	2 Premiums	3 Premiums	Max. FAR with all premiums
			Max. of 3 Premiums Value = 0.8 per premium			
R, OR	1	5	5.8	6.6	7.4	7.4
All other districts	1	5.4	6.2	7.0	7.8	7.8



LOT DIMENSIONS ¹

Minimum Lot Width	Lot Area (Residential 4+ units)	Lot Area (Congregate Living)	Lot Area (Commercial & Parking)
40 feet	5,000 sf min.	Minimum lot dimensions for congregate living uses are governed by the primary zoning districts.	Most commercial uses and mixed use development in commercial districts do not have a minimum lot width or lot area requirements.

¹ All built form overlay districts where the use is established as a legal nonconforming use the minimum lot width is 50 feet, minimum lot area is 9,000 sf and the maximum lot area is 14,000 sf (Table 552-15)

HEIGHT

Minimum Height	Maximum Height ²
20 feet (2 stories)	140 feet (10 stories)

MAXIMUM LOT COVERAGE

Lot Coverage (R, OR)	Lot Coverage (other)
80%	100%

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR)	Surface (other)
90%	100%

² Maximum height with authorized increase is 225 feet (15 stories). Allowed height exemptions, except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District are located in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

MINIMUM YARD SETBACKS FOR (R, OR) DISTRICTS ^{3, 4, 5}

Building Height in Feet	Interior Side Yards and Rear Yard ⁶	Corner Side Yard
Less than 42	5 feet min.	8 feet min.
42 - 52.99	7 feet min.	10 feet min.
53 - 63.99	9 feet min.	12 feet min.
64 - 74.99	11 feet min.	14 feet min.
75 - 85.99	13 feet min.	15 feet min.
86 - 96.99	15 feet min.	"
97 - 107.99	17 feet min.	"
108 - 119.99	19 feet min.	"
120 or greater	20 feet min.	"

Front Yard
15 feet min. ⁷

³ Table does not reflect setbacks based upon authorized height exemptions in Chapter 552 - Article V. "Height of Principal Buildings" (552.410) (552.810(e)(2))

KEY PROVISIONS OF TRANSIT 10

- Minimum FAR requirements apply, but not when expanding existing buildings (552.130)
- Minimum height requirements apply to the majority of the building footprint and can also apply when expanding existing buildings (552.420)
- Height increases are allowed to be administrative for most uses, except 1-3 unit dwellings and cluster developments; subject to maximum allowed height increase, adequate required premiums, and required findings (Article VI)
- Minimum interior side yard requirements increase when the building exceeds 75% of the lot length or when a property is adjacent to Interior 1 or 2 (552.810(e)(1) and (2))

⁴ There is an increased setback requirement when properties in Corridor 6 and transit districts are adjacent to Interior 1 or 2

⁵ Minimum setback requirements generally do not apply in the C, B4, and I zoning districts except adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties.

⁶ Allowed exceptions to the maximum building height, such as parapets and rooftop mechanical equipment, are not be included in the height that determines side or rear yard requirements.

⁷ Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 552 - Article IX. "Yards" (552.810 a, b & c).

1-3 UNIT RESIDENTIAL USES IN TRANSIT 10

FLOOR AREA RATIO	Base Zoning District	Minimum FAR ⁸	Base FAR Maximum ⁹
	R, OR	1	5.0
	All other districts	1	5.4

⁸ Min FAR (552.130) and ⁹ Max FAR: (Table 552-2), note GFA calculations in 552.120

HEIGHT	Use	Minimum Height	Maximum Height ¹⁰
	1-2 Units	20 feet (2 stories)	28 feet (2.5 stories)
	3 Units or Cluster	20 feet (2 stories)	42 feet (3 stories)

¹⁰ Max. height can only be increased by variance or the exception authorized in the Table 552-7 footnote.

- Increase to maximum FAR only authorized by sections 552.120 & 552.230.
- Lot dimensions are governed by primary zoning districts
- Yard requirements in R and OR are the same as all other uses in Transit 10; all other primary districts are noted in (Table 552-24 except triplexes are subject to Table 552-23)
- Lot and impervious coverage are same as all other uses in Transit 10

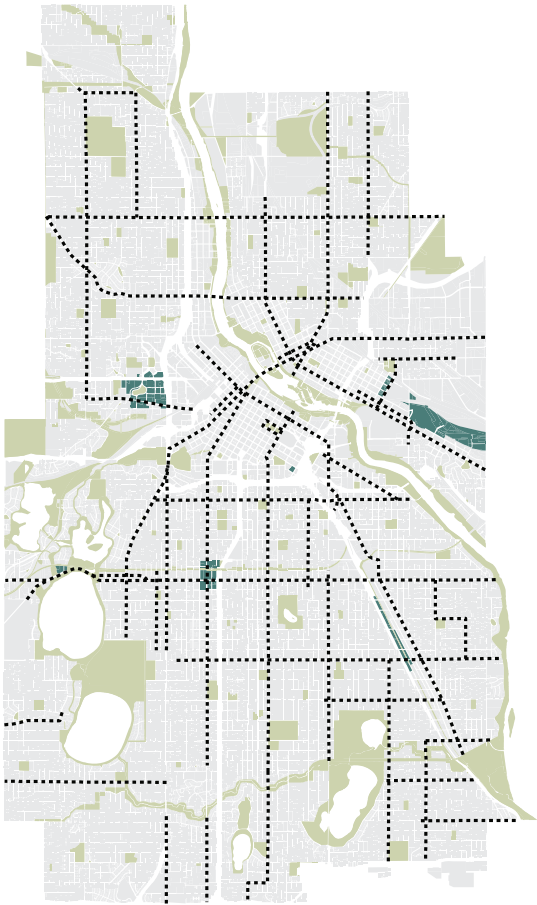
TRANSIT 15

DESCRIPTION

The Transit 15 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.

Built Form Guidance: New and remodeled buildings in the Transit 15 district should reflect a variety of building types on both moderate and large sized lots. Building heights should be 4 to 15 stories. Building heights should be at least 4 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 15 district. Requests to exceed 15 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

BUILT FORM MAP



Transit 15 Parks --- Goods & Services Corridor

FLOOR AREA RATIO (FAR)

Primary Zoning District	Minimum FAR	Base FAR Maximum	1 Premium	2 Premiums	3 Premiums	Max. FAR with all premiums
			Max. of 3 Premiums Value = 0.9 per premium			
R, OR	1.5	6	6.9	7.8	8.7	8.7
All other districts	1.5	6.4	7.3	8.2	9.1	9.1



LOT DIMENSIONS ¹

Minimum Lot Width	Lot Area (Residential 4+ units)	Lot Area (Congregate Living)	Lot Area (Commercial & Parking)
40 feet	5,000 sf min.	Minimum lot dimensions for congregate living uses are governed by the primary zoning districts.	Most commercial uses and mixed use development in commercial districts do not have a minimum lot width or lot area requirements.

¹ All built form overlay districts where the use is established as a legal nonconforming use the minimum lot width is 50 feet, minimum lot area is 9,000 sf and the maximum lot area is 14,000 sf (Table 552-15)

HEIGHT

Minimum Height	Maximum Height ²
4 stories	210 feet (15 stories)

MAXIMUM LOT COVERAGE

Lot Coverage (R, OR)	Lot Coverage (other)
80%	100%

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR)	Surface (other)
90%	100%

² Maximum height with authorized increase is 300 feet (20 stories). Allowed height exemptions, except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District are located in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

MINIMUM YARD SETBACKS FOR (R, OR) DISTRICTS ^{3, 4, 5}

Building Height in Feet	Interior Side Yards and Rear Yard	Corner Side Yard
Less than 42	5 feet min.	8 feet min.
42 - 52.99	7 feet min.	10 feet min.
53 - 63.99	9 feet min.	12 feet min.
64 - 74.99	11 feet min.	14 feet min.
75 - 85.99	13 feet min.	15 feet min.
86 - 96.99	15 feet min.	"
97 - 107.99	17 feet min.	"
108 - 119.99	19 feet min.	"
120 or greater	20 feet min.	"

Front Yard
15 feet min. ⁶

KEY PROVISIONS OF TRANSIT 15

- Minimum FAR requirements apply, but not when expanding existing buildings (552.130)
- Minimum height requirements apply to the majority of the building footprint and can also apply when expanding existing buildings (552.420)
- Height increases are allowed to be administrative for most uses, except 1-3 unit dwellings and cluster developments; subject to maximum allowed height increase, adequate required premiums, and required findings (Article VI)
- Minimum interior side yard requirements increase when the building exceeds 75% of the lot length or when a property is adjacent to Interior 1 or 2 (552.810(e)(1) and (2))

³ Minimum setback requirements generally do not apply in the C, B4, and I zoning districts except adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties.

⁴ Table does not reflect setbacks based upon authorized height exemptions in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

⁵ Increased setback requirement when properties in Corridor 6 and transit districts are adjacent to Interior 1 or 2 (552.810(e)(2)).

⁶ Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 552 - Article IX. "Yards" (552.810 a, b & c).

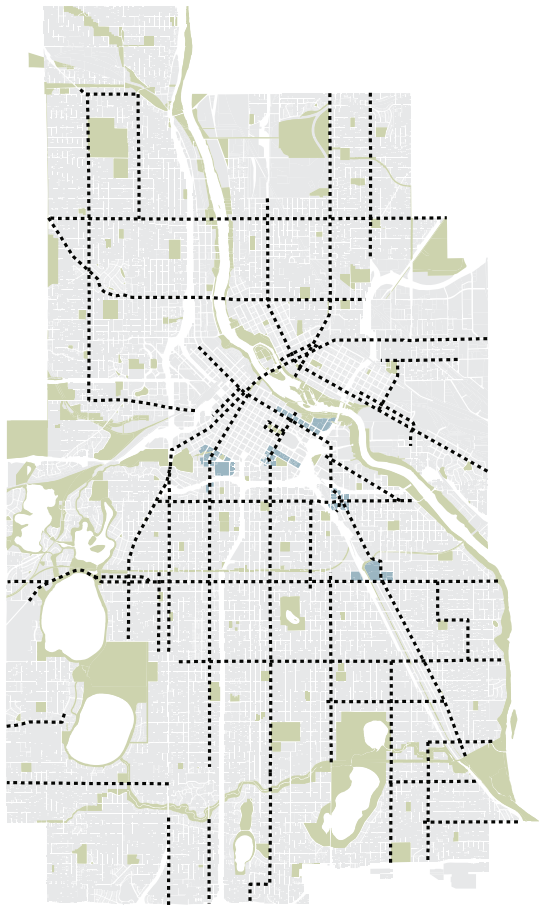
TRANSIT 20

DESCRIPTION

The Transit 20 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.

Built Form Guidance: New and remodeled buildings in the Transit 20 district should reflect a variety of building types on both moderate and large sized lots. Upper floors of taller buildings should be set back to increase access to light and air. Building heights should be 6 to 20 stories. Building heights should be at least 6 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 20 district. Requests to exceed 20 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving

BUILT FORM MAP



Transit 20 Parks --- Goods & Services Corridor

FLOOR AREA RATIO (FAR)

Primary Zoning District	Minimum FAR	Base FAR Maximum	1 Premium	2 Premiums	3 Premiums	Max. FAR with all premiums
			Max. of 3 Premiums Value = 1 per premium			
R, OR	2	7	8	9	10	10
All other districts	2	7.4	8.4	9.4	10.4	10.4



LOT DIMENSIONS ¹

Minimum Lot Width	Lot Area (Residential 4+ units)	Lot Area (Congregate Living)	Lot Area (Commercial & Parking)
40 feet	5,000 sf min.	Minimum lot dimensions for congregate living uses are governed by the primary zoning districts.	Most commercial uses and mixed use development in commercial districts do not have a minimum lot width or lot area requirements.

¹All built form overlay districts where the use is established as a legal nonconforming use the minimum lot width is 50 feet, minimum lot area is 9,000 sf and the maximum lot area is 14,000 sf (Table 552-15)

HEIGHT

Minimum Height	Maximum Height ²
6 stories	280 feet (20 stories)

MAXIMUM LOT COVERAGE

Lot Coverage (R, OR)	Lot Coverage (other)
80%	100%

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR)	Surface (other)
90%	100%

²Maximum height with authorized increase is 450 feet (30 stories). Allowed height exemptions, except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District are located in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

MINIMUM YARD SETBACKS FOR (R, OR) DISTRICTS ^{3, 4, 5}

Building Height in Feet	Interior Side Yards and Rear Yard	Corner Side Yard
Less than 42	5 feet min.	8 feet min.
42 - 52.99	7 feet min.	10 feet min.
53 - 63.99	9 feet min.	12 feet min.
64 - 74.99	11 feet min.	14 feet min.
75 - 85.99	13 feet min.	15 feet min.
86 - 96.99	15 feet min.	"
97 - 107.99	17 feet min.	"
108 - 119.99	19 feet min.	"
120 or greater	20 feet min.	"

Front Yard
15 feet min. ⁶

KEY PROVISIONS OF TRANSIT 20

- Minimum FAR requirements apply, but not when expanding existing buildings (552.130)
- Minimum height requirements apply to the majority of the building footprint and can also apply when expanding existing buildings (552.420)
- Height increases are allowed to be administrative for most uses, except 1-3 unit dwellings and cluster developments; subject to maximum allowed height increase, adequate required premiums, and required findings (Article VI)
- Minimum interior side yard requirements increase when the building exceeds 75% of the lot length or when a property is adjacent to Interior 1 or 2 (552.810(e)(1) and (2))

³Minimum setback requirements generally do not apply in the C, B4, and I zoning districts except adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties.

⁴Table does not reflect setbacks based upon authorized height exemptions in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

⁵Increased setback requirement when properties in Corridor 6 and transit districts are adjacent to Interior 1 or 2 (552.810(e)(2)).

⁶Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 552 - Article IX. "Yards" (552.810 a, b & c).

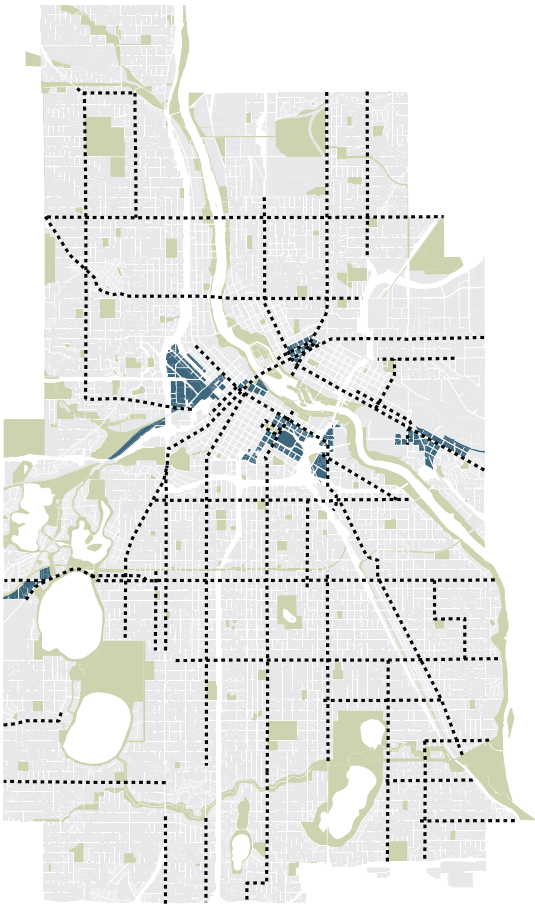
TRANSIT 30

DESCRIPTION

The Transit 30 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and adjacent to the downtown office core.

Built Form Guidance: New and remodeled buildings in the Transit 30 district should reflect a variety of building types on both moderate and large sized lots. Upper floors of taller buildings should be set back to increase access to light and air. Building heights should be 10 to 30 stories. Building heights should be at least 10 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 30 district. Requests to exceed 30 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

BUILT FORM MAP



Transit 30 Parks Goods & Services Corridor



FLOOR AREA RATIO (FAR)

Primary Zoning District	Minimum FAR	Base FAR Maximum	1 Premium	2 Premiums	3 Premiums	Max. FAR with all premiums
			Downtown premiums			
R, OR	3	10	Numerous options for premiums in Transit 30 and Core 50. No limit on the number that may be awarded.			Only limited by awarded bonuses
All other districts	3	10.4				



LOT DIMENSIONS ¹

Minimum Lot Width	Lot Area (Residential 4+ units)	Lot Area (Congregate Living)	Lot Area (Commercial & Parking)
40 feet	5,000 sf min.	Minimum lot dimensions for congregate living uses are governed by the primary zoning districts.	Most commercial uses and mixed use development in commercial districts do not have a minimum lot width or lot area requirements.

¹All built form overlay districts where the use is established as a legal nonconforming use the minimum lot width is 50 feet, minimum lot area is 9,000 sf and the maximum lot area is 14,000 sf (Table 552-15)

HEIGHT

Minimum Height	Maximum Height ²
10 stories	420 feet (30 stories)

MAXIMUM LOT COVERAGE

Lot Coverage (R, OR)	Lot Coverage (other)
80%	100%

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR)	Surface (other)
90%	100%

²Maximum height with authorized increase is 750 feet (50 stories). Allowed height exemptions, except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District are located in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

MINIMUM YARD SETBACKS FOR (R, OR) DISTRICTS ^{3, 4, 5}

Building Height in Feet	Interior Side Yards and Rear Yard	Corner Side Yard
Less than 42	5 feet min.	8 feet min.
42 - 52.99	7 feet min.	10 feet min.
53 - 63.99	9 feet min.	12 feet min.
64 - 74.99	11 feet min.	14 feet min.
75 - 85.99	13 feet min.	15 feet min.
86 - 96.99	15 feet min.	"
97 - 107.99	17 feet min.	"
108 - 119.99	19 feet min.	"
120 or greater	20 feet min.	"

Front Yard
15 feet min. ⁶

KEY PROVISIONS OF TRANSIT 30

- Minimum FAR requirements apply, but not when expanding existing buildings (552.130)
- No limit applies to the number of allowed FAR premiums (Table 552-5)
- More FAR premiums and greater values are available to properties in Transit 30 than other Transit districts (Table 552-13)
- Minimum height requirements apply to the majority of the building footprint and can also apply when expanding existing buildings (552.420)
- Height increases are allowed to be administrative for most uses, except 1-3 unit dwellings and cluster developments; subject to maximum allowed height increase, adequate required premiums, and required findings (Article VI)
- Minimum interior side yard requirements increase when the building exceeds 75% of the lot length or when a property is adjacent to Interior 1 or 2 (552.810(e)(1) and (2))

³Minimum setback requirements generally do not apply in the C, B4, and I zoning districts except adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties.

⁴Table does not reflect setbacks based upon authorized height exemptions in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

⁵Increased setback requirement when properties in Corridor 6 and transit districts are adjacent to Interior 1 or 2 (552.810(e)(2)).

⁶Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 552 - Article IX. "Yards" (552.810 a, b & c).

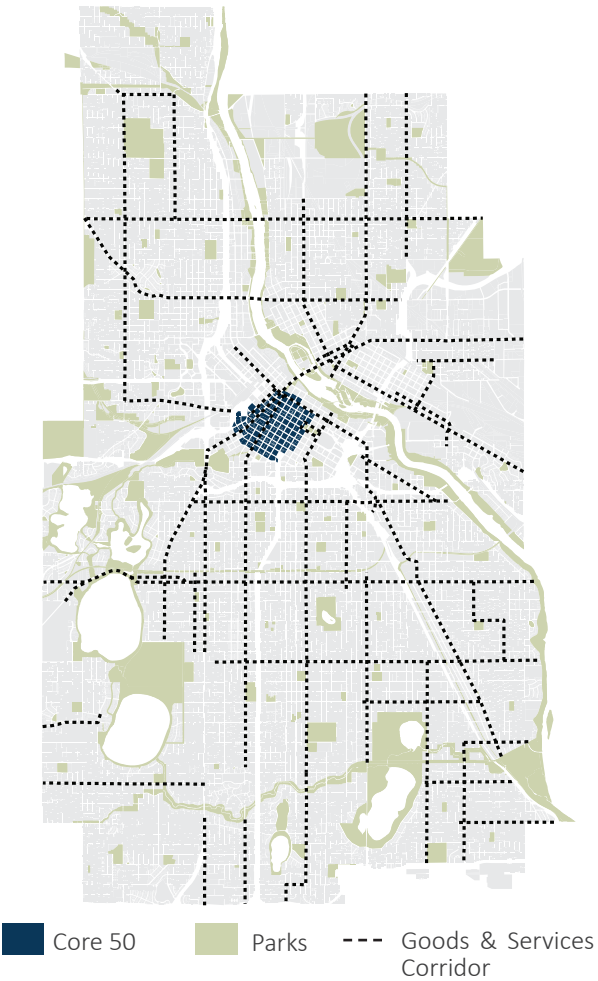
CORE 50

DESCRIPTION

The Core 50 district is applied in the downtown central business district. The district supports the office core as the center of the region’s economy by allowing the largest building types in the city.

Built Form Guidance: New and remodeled buildings in the Core 50 district should reflect a variety of building types on both moderate and large sized lots, with multiple buildings per block. The Core 50 district supports the office core as the center of the region’s economy, with the largest building types in the city. Building heights should be at least 10 stories, with no maximum.

BUILT FORM MAP



FLOOR AREA RATIO (FAR)

Primary Zoning District	Minimum FAR	Base FAR Maximum	1 Premium	2 Premiums	3 Premiums	Max. FAR with all premiums
			Downtown premiums			
All primary districts	4	16	Numerous options for premiums in Transit 30 and Core 50. No limit on the number that may be awarded.			Only limited by awarded bonuses

LOT DIMENSIONS ¹

Minimum Lot Width	Lot Area (Residential 4+ units)	Lot Area (Congregate Living)	Lot Area (Commercial & Parking)
40 feet	5,000 sf min.	-	Most commercial uses and mixed use development in commercial districts do not have a minimum lot width or lot area requirements.

¹All built form overlay districts where the use is established as a legal nonconforming use the minimum lot width is 50 feet, minimum lot area is 9,000 sf and the maximum lot area is 14,000 sf (Table 552-15)

HEIGHT

Minimum Height	Maximum Height
10 stories	-

MAXIMUM LOT COVERAGE

Lot Coverage (R, OR)	Lot Coverage (other)
100%	100%

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR)	Surface (other)
100%	100%

Built Form Vignette from Minneapolis 2040 Comprehensive Plan



KEY PROVISIONS OF CORE 50

- Minimum FAR requirements apply, but not when expanding existing buildings (552.130)
- No limit applies to the number of allowed FAR premiums (Table 552-5)
- More FAR premiums and greater values are available to properties in Core 50 than other districts (Table 552-13)
- Sites in downtown districts with a historic structure(s) may be eligible to transfer development rights (Chapter 552, Article IV)
- No maximum height requirements apply, except for 1-3 unit dwellings (Table 552-6)
- Minimum height requirements apply to the majority of the building footprint and can also apply when expanding existing buildings (552.420)
- No lot coverage or impervious surface requirements apply regardless of the primary zoning district (Table 552-25 and Table 552-26)
- Minimum setback requirements generally do not apply in the C, B4, and I districts except adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties.

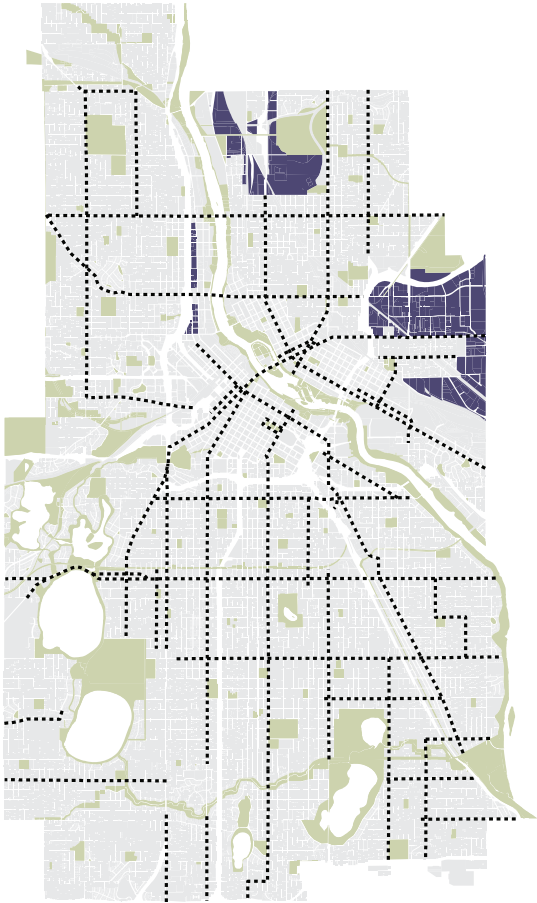
PRODUCTION

DESCRIPTION

The Production district is typically applied in areas of the city that are intended for the long term preservation of production, transportation, and job generating uses.

Built Form Guidance: New and remodeled buildings in the Production built form district should reflect a variety of building types, usually on large sized lots. Building heights should be 1 to 10 stories. Requests to exceed 10 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan Goals

BUILT FORM MAP



Production Parks --- Goods & Services Corridor

FLOOR AREA RATIO (FAR)

Primary Zoning District	Minimum FAR	Base FAR Maximum	1 Premium	2 Premiums	3 Premiums	Max. FAR with all premiums
			Max. of 3 Premiums Value = 0.75 per premium			
All primary districts	-	3	3.75	4.5	5.25	5.25

LOT DIMENSIONS ¹

Minimum Lot Width	Lot Area (Residential 4+ units)	Lot Area (Congregate Living)	Lot Area (Commercial & Parking)
40 feet	5,000 sf min.	-	Most commercial uses and mixed use development in commercial districts do not have a minimum lot width or lot area requirements.

¹ All built form overlay districts where the use is established as a legal nonconforming use the minimum lot width is 50 feet, minimum lot area is 9,000 sf and the maximum lot area is 14,000 sf (Table 552-15)

HEIGHT

Minimum Height	Maximum Height ²
-	140 feet (10 stories)

MAXIMUM LOT COVERAGE

Lot Coverage (R, OR)	Lot Coverage (other)
100%	100%

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR)	Surface (other)
100%	100%

² Maximum height with authorized increase is 280 feet (20 stories). Allowed height exemptions, except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District are located in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

Built Form Vignette from Minneapolis 2040 Comprehensive Plan



KEY PROVISIONS OF PRODUCTION

- For specific use premiums to increase FAR or height, the use must be allowed by the zoning district or districts in which the property is located for a development to be eligible for the premium (552.240 and 552.540)
- Yard requirements do not generally apply unless adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties.

PREMIUMS

DESCRIPTION

Premiums are established to promote development of exceptional quality by allowing the maximum height and floor area ratio of structures on a zoning lot to be increased where it is determined that the development on such zoning lot includes features that further advance policies of the City’s comprehensive plan and that contribute positively to the design and function of the applicable built form overlay districts.

The range of height premiums are additions to the bonuses for FAR increases that are currently offered, but the cumulative increase allowed through premiums in most districts would be capped to ensure that increases remain consistent with the intent of each built form district (see Table 552.9).

KEY PROVISIONS OF PREMIUMS

There is not a limit to the number of FAR premiums a development could qualify for in Transit 30 or Core 50, whereas the other districts would all be subject to a limit (see tables 552 to the right).

Although there are similar types of incentives for the FAR and height increase premiums, similarly titled premiums do not typically have all of the same requirements when it comes to FAR vs height premiums. The height increase premiums are generally intended to be a little more difficult to achieve than the FAR premiums, so additional standards or a higher threshold usually apply to the height increase premiums.

- 1) For specific use premiums, the use must be allowed by the zoning district or districts in which the property is located for a development to be eligible for the premium.
- 2) Premiums do not apply to dwellings with 1-3 units
- 3) All premium standards must be met to qualify for the premium.
- 4) For small additions to existing buildings, refer also to section 552.540(b) for height increases.

TABLE 552-5
NUMBER OF ALLOWED FAR PREMIUMS AND VALUE OF EACH PREMIUM

Built Form Overlay Districts	Maxmium Number of Premiums	Value of Each Premium
Interior 1	None	N/A
Interior 2	None	N/A
Interior 3	1*	0.3
Corridor 3	2	0.3
Corridor 4	3	0.4
Corridor 6	3	0.65
Transit 10	3	0.8
Transit 15	3	0.9
Transit 20	3	1
Transit 30	No Limit	See Table 552-13
Core 50	No Limit	See Table 552-13
Production	3	0.75
Parks	None	N/A

* The BFI3 Interior 3 Built Form Overlay District shall only be eligible for the Enclosed Parking premium and no others.

TABLE 552-9
MAXIMUM ALLOWED HEIGHT INCREASE

Built Form Overlay Districts	Height May Be Increased Up To, but Not Exceed a Total of
Corridor 3	4 stories, 56 feet
Corridor 4	6 stories, 84 feet
Corridor 6	10 stories, 140 feet
Transit 10	15 stories, 210 feet
Transit 15	20 stories, 280 feet
Transit 20	30 stories, 420 feet
Transit 30	50 stories, 700 feet
Production	20 stories, 280 feet
Parks	6 stories, 84 feet

TABLE 552-10 & TABLE 552-11
ALLOWED HEIGHT INCREASE PER PREMIUM

Premium	Built Form Overlay District and Premium Value								
	Corridor 3	Corridor 4	Corridor 6	Transit 10	Transit 15	Transit 20	Transit 30	Production	Parks
Affordable housing	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	2 stories, 28 feet	2 stories, 28 feet	3 stories, 42 feet	3 stories, 42 feet	2 stories, 28 feet	1 story, 14 feet
Child care center	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	2 stories, 28 feet	2 stories, 28 feet	3 stories, 42 feet	3 stories, 42 feet	2 stories, 28 feet	1 story, 14 feet
Environmental sustainability	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	2 stories, 28 feet	2 stories, 28 feet	3 stories, 42 feet	3 stories, 42 feet	2 stories, 28 feet	1 story, 14 feet
Grocery store	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	2 stories, 28 feet	2 stories, 28 feet	3 stories, 42 feet	3 stories, 42 feet	2 stories, 28 feet	1 story, 14 feet
Historic preservation	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	2 stories, 28 feet	2 stories, 28 feet	3 stories, 42 feet	3 stories, 42 feet	2 stories, 28 feet	1 story, 14 feet
Mixed use building	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	2 stories, 28 feet	2 stories, 28 feet	3 stories, 42 feet	3 stories, 42 feet	2 stories, 28 feet	1 story, 14 feet
Outdoor open space	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	2 stories, 28 feet	2 stories, 28 feet	3 stories, 42 feet	3 stories, 42 feet	2 stories, 28 feet	1 story, 14 feet
Through-block connections	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	2 stories, 28 feet	2 stories, 28 feet	3 stories, 42 feet	3 stories, 42 feet	2 stories, 28 feet	1 story, 14 feet

TABLE 552-12
AUTHORIZED FLOOR AREA RATIO PREMIUMS

Premium	Standards
	<i>Interior 3*, Corridor 3, Corridor 4, Corridor 6, Transit 10, Transit 15, Transit 20, and Production</i>
Affordable housing	a. The development shall comply with the City's inclusionary housing requirements by providing affordable units on-site rather than utilizing one of the compliance alternatives. b. The development must include at least twenty (20) dwelling units to qualify for the affordable housing bonus. In developments with fewer than fifty (50) units, all inclusionary housing standards that apply to developments with fifty (50) or more units shall apply to the development. c. The premium value shall be double when the affordable units are on-site and affordable at or below thirty (30) percent of the area median income, without income averaging.
Child care center	The development includes a child care center that meets the following standards: 1) Not less than two thousand (2,000) square feet of enclosed space. 2) The use shall comply with the specific development standards for child care centers in Chapter 536, Specific Development standards.
Construction type	a. Not less than sixty (60) percent of the floor area of the development on the zoning lot is within a structure or structures classified by the building code as one the following construction types: Type IA, Type IB, Type IIA, or Type IV.
Enclosed Parking	a. All off-street parking on the zoning lot, other than temporary drop-off and pick-up spaces, shall be located within the building, entirely below grade, or in a parking garage of at least two (2) levels. b. All drive aisles that facilitate maneuvering into and out of parking spaces shall be located within the structure. Exception: In the Interior 3 District, drive aisles and vehicle maneuvering areas may be located outdoors.
Environmental sustainability - climate resiliency	The project shall achieve at least one (1) of the following standards: a. Any performance standard (LEED, PHIUS, EGC, etc.) that achieves the Minnesota Sustainable Building 2030 (SB 2030) 2010-2014 Energy Standard, a sixty (60) percent energy/carbon reduction from the 2003 Average Building Baseline. The evaluation shall be submitted by a certified architect. Building utility energy and water information shall be submitted annually as part of the Minneapolis Energy Benchmarking program. b. Not less than forty (40) percent of electricity usage shall be derived from renewable energy sources through on-site generation and/or renewable energy credits (RECs).

Premium	Standards
	<i>Interior 3*, Corridor 3, Corridor 4, Corridor 6, Transit 10, Transit 15, Transit 20, and Production</i>
Environmental sustainability - ecological function	The development shall include a green roof and landscaping elements that meet the following standards: a. Installation of an extensive, intensive, semi-intensive, modular or integrated green roof system that covers a minimum of fifty (50) percent of the total roof area proposed for the development. b. Not less than fifty (50) percent of the site not occupied by buildings including all required landscaped yards shall be landscaped per the standards in Chapter 530, Site Plan Review. c. Native species, climate resilient species, and edible plantings shall be prioritized on the landscaping plan, including plantings that support pollinators.
Grocery store	The development includes a grocery store that meets the following standards: 1) Not less than five thousand (5,000) square feet of public space. 2) The store shall include fresh produce in compliance with the staple food requirements of Chapter 203, Grocery Stores, of the Minneapolis Code of Ordinances.
Mixed use commercial and residential	a. The commercial space within the development must comply with at least two (2) of the of the following three (3) standards: 1) The commercial space shall occupy at least sixty (60) percent of the building's ground-floor street frontage and a minimum interior depth of twenty (20) feet. 2) The commercial spaces shall occupy at least twenty (20) percent of the floor area of the building footprint or one thousand (1,000) square feet, whichever is greater. 3) The commercial space shall occupy at least five (5) percent of the gross floor area of the building or one thousand (1,000) square feet, whichever is greater. b. The development shall include no fewer than four (4) residential units above the commercial space. c. For properties located in the Destination Mixed Use land use category in the comprehensive plan, the qualifying commercial space(s) shall be occupied by retail sales and services uses or food and beverages uses.

PREMIUMS

TABLE 552-13
AUTHORIZED FLOOR AREA RATIO PREMIUMS

Premium	Standards	
	Transit 30 and Core 50	District and Premium Value
Affordable housing	a. The development shall comply with the City's inclusionary housing requirements by providing affordable units on-site rather than utilizing one of the compliance alternatives. b. The development must include at least twenty (20) dwelling units to qualify for the affordable housing bonus. In developments with fewer than fifty (50) units, all inclusionary housing standards that apply to developments with fifty (50) or more units shall apply to the development. c. The premium value shall be double when the affordable units are on-site and affordable at or below thirty (30) percent of the area median income, without income averaging.	Core 50: 4.0 Transit 30: 2.0
Child care center	The development includes a child care center that meets the following standards: 1) Not less than two thousand (2,000) square feet of enclosed space. 2) The use shall comply with the specific development standards for child care centers in Chapter 536, Specific Development standards.	Core 50: 2.0 Transit 30: 1.0
Enclosed Parking	a. All off-street parking on the zoning lot, other than temporary drop-off and pick-up spaces, shall be located within the building, entirely below grade, or in a parking garage of at least two (2) levels. b. All drive aisles that facilitate maneuvering into and out of parking spaces shall be located within the structure.	Core 50: 4.0 Transit 30: 2.0
Environmental sustainability - climate resiliency	The project shall achieve at least one (1) of the following standards: a. Any performance standard (LEED, PHIUS, EGC, etc.) that achieves the Minnesota Sustainable Building 2030 (SB 2030) 2010-2014 Energy Standard, a sixty (60) percent energy/carbon reduction from the 2003 Average Building Baseline. The evaluation shall be submitted by a certified architect. Building utility energy and water information shall be submitted annually as part of the Minneapolis Energy Benchmarking program. b. Not less than forty (40) percent of electricity usage shall be derived from renewable energy sources through on-site generation and/or renewable energy credits (RECs).	Core 50: 4.0 Transit 30: 2.0
Frieght loading terminal	a. All freight loading facilities shall be located entirely below grade or entirely enclosed within the principal structure served. b. The freight loading facilities shall be designed to meet the needs and requirements of all uses on the zoning lot.	Core 50: 2.0 Transit 30: 2.0
Grocery store	The development includes a grocery store that meets the following standards: 1) Not less than five thousand (5,000) square feet of public space. 2) The store shall include fresh produce in compliance with the staple food requirements of Chapter 203, Grocery Stores, of the Minneapolis Code of Ordinances.	Core 50: 2.0 Transit 30: 1.0
Historic preservation	a. The structure shall be a locally designated historic structure or shall be determined to be eligible to be locally designated as a historic structure, as provided in Chapter 599 of the Minneapolis Code of Ordinances, Heritage Preservation. b. The historic structure, if undesignated, shall be subject to the same restrictions that are applicable to locally designated historic structures and the recommendations contained in The Secretary of the Interior's Standards for Rehabilitation. c. The historic structure shall be rehabilitated pursuant to the applicable guidelines of the heritage preservation ordinance and the recommendations contained in The Secretary of the Interior's Standards for Rehabilitation, if necessary. d. A zoning lot may qualify for a historic preservation premium or as a sending site for transfer of development rights pursuant to Article IV, Transfer of Development Rights, but not both.	Core 50: 4.0 Transit 30: 2.0
Mixed use commercial and residential	a. The commercial space within the development must comply with at least two (2) of the following three (3) standards: 1) The commercial space shall occupy at least sixty (60) percent of the building's ground-floor street frontage and a minimum interior depth of twenty (20) feet, 2) The commercial spaces shall occupy at least twenty (20) percent of the floor area of the building footprint or one thousand (1,000) square feet, whichever is greater, 3) The commercial space shall occupy at least five (5) percent of the gross floor area of the building or one thousand (1,000) square feet, whichever is greater. b. The development shall include no fewer than four (4) residential units above the commercial space. c. For properties located in the Destination Mixed Use land use category in the comprehensive plan, the qualifying commercial space(s) shall be occupied by retail sales and services uses or food and beverages uses.	Core 50: 4.0 Transit 30: 2.0
Public Art	a. The art shall be valued at not less than one-fourth (1/4) of one (1) percent of the capital cost of the principal structure. b. The art shall be located where it is highly visible to the public. If the art is located indoors, such space shall meet the minimum requirements for an indoor open space, interior through-block connection, or skyway connecting corridor, as specified in this article.	Core 50: 2.0 Transit 30: 1.0

TABLE 552-13
AUTHORIZED FLOOR AREA RATIO PREMIUMS

Premium	Standards	
	Transit 30 and Core 50	District and Premium Value
Through-block connections	a. The connection shall connect two (2) public streets on opposite sides of the block, or shall connect a public street to an urban open space on the opposite side of the block, or shall connect two (2) urban open spaces on opposite sides of the block, or shall connect to another interior through-block connection. The through-block connection shall not require walking across or through driveways, parking areas, or other areas with vehicle maneuvering. In addition, on developments involving less than one-half (1/2) block, the interior through-block connection may connect two (2) public streets on opposite sides of the block in combination with corridors in one (1) or more buildings. b. The connection shall be located not more than three (3) feet above or below the level of the sidewalk, shall have a minimum interior clear width of twelve (12) feet and a minimum height of twelve (12) feet. The maximum interior through-block connection premium shall be increased by one (1) where the interior through-block connection has a minimum interior clear width of sixteen (16) feet. c. The connection may be outdoors or enclosed but shall be accessible year-round and open to the general public at least during the normal business hours of the surrounding area. d. Not less than forty (40) percent of the first floor facing an outdoor through-block connection shall include windows of clear or lightly tinted glass that allow views into and out of the building at eye level. e. The connection entrances shall be clearly visible from adjacent sidewalks or streets.	Core 50: 2.0 Transit 30: 1.0 Multiple through-block connections on a zoning lot may be awarded multiple premiums but shall result in a maximum premium of 4.0 in Core 50 and 2.0 in Transit 30.
Transit facility	a. The transit facility shall be located at a transit stop location approved by the planning director in consultation with the city engineer and Metro Transit. The maximum transit facility premium shall be increased by one (1) where the transit facility is located at an approved light rail transit stop. b. The transit facility shall be open to the general public at least during the normal hours of transit service. c. The transit facility shall be weather protected, heated and lighted, and shall contain at least two (2) entries. d. The transit facility shall be clearly visible from the street and sidewalk, and transit users shall be able to see oncoming transit vehicles from the facility. For bus transit facilities, the facility shall be located within fifty (50) feet of the sign identifying the bus stop.	Core 50: 2.0 Transit 30: 2.0
Urban open space, indoor	a. Indoor open space shall be located at street level and shall be not more than three (3) feet above or below the level of the sidewalk. Small indoor open space shall contain not less than five thousand (5,000) contiguous square feet. Large indoor open space shall contain not less than seven thousand five hundred (7,500) contiguous square feet. b. Indoor open space shall easily accessible from adjacent sidewalks or streets. Walls of an indoor open space area facing sidewalks or an outdoor open space area shall provide a clear view between interior and exterior space. c. Indoor open space shall include an average height not less than thirty-five (35) feet and a minimum height of twenty (20) feet, and shall include natural light through a glazed roof or windows at a level sufficient to sustain a variety of plants and trees. d. Indoor open space shall be designed to encourage use by the general public through the provision of facilities and features including convenient and comfortable seating at a rate of not less than one (1) seat per two hundred (200) square feet of open space, tables, trash receptacles, plants and trees, water features, drinking fountains and toilet facilities, and areas for public entertainment or public display of art or cultural exhibits. e. Indoor open space may contain tables and facilities for food service, but a majority of the space shall be available for general public use without charge. Food preparation areas shall not qualify as required space. f. The indoor open space shall be open to the general public at least during the normal business hours of the surrounding area.	Large urban open space, indoor Core 50: 8.0 Transit 30: 4.0 Small urban open space Core 50: 4.0 Transit 30: 2.0
Urban open space, outdoor	a. Outdoor open space shall comprise at least fifty (50) feet of the street frontage of the zoning lot. Small outdoor open space shall contain not less than five thousand (5,000) contiguous square feet. Large outdoor open space shall contain not less than seven thousand five hundred (7,500) contiguous square feet. b. An outdoor open space that meets the definition of a plaza under Chapter 535, Article XI, Plazas, shall be subject to the requirements of that article. Variances granted from the development standards for plazas do not disqualify the plaza from being awarded the premium provided the standards of this Article are met. c. Not less than forty (40) percent of the first floor façade facing the outdoor open space shall include windows of clear or lightly tinted glass that allow views into and out of the building at eye level. d. Outdoor open space may contain tables and facilities for food service, but a majority of the space shall be available for general public use without charge. e. The outdoor open space shall be open to the general public at least during the normal business hours of the surrounding area.	Large urban open space, indoor Core 50: 8.0 Transit 30: 4.0 Small urban open space Core 50: 4.0 Transit 30: 2.0

PREMIUMS

TABLE 552-14
HEIGHT INCREASE PREMIUMS

Premium	Standards
Affordable housing	a. The development shall comply with the City’s inclusionary housing requirements by providing affordable units on-site rather than utilizing one of the compliance alternatives. b. The development must include at least twenty (20) dwelling units to qualify for the affordable housing bonus. In developments with fewer than fifty (50) units, all inclusionary housing standards that apply to developments with fifty (50) or more units shall apply to the development. c. The premium value shall be double when the affordable units are on-site and affordable at or below thirty (30) percent of the area median income, without income averaging.
Child care center	The development includes a child care center that meets the following standards: 1) Not less than two thousand (2,000) square feet of enclosed space. 2) The use shall comply with the specific development standards for child care centers in Chapter 536, Specific Development standards. 3) The development shall include on-site, dedicated outdoor space with at least one thousand five hundred (1,500) square feet total and at least seventy-five (75) square feet per child.
Environmental sustainability - climate resiliency	The project shall achieve at least one of the following standards: a. Any performance standard (LEED, PHIUS, EGC, etc.) that achieves the Minnesota Sustainable Building 2030 (SB 2030) 2010-2014 Energy Standard, a sixty (60) percent energy/carbon reduction from the 2003 Average Building Baseline. The evaluation shall be submitted by a certified architect. Building utility energy and water information shall be submitted annually as part of the Minneapolis Energy Benchmarking program. b. Not less than forty (40) percent of electricity usage shall be derived from renewable energy sources through on-site generation and/or renewable energy credits (RECs).
Grocery store	The development includes a grocery store that meets the following standards: 1) Not less than ten thousand (10,000) square feet of public space. 2) The store shall include fresh produce in compliance with the staple food requirements of Chapter 203, Grocery Stores, of the Minneapolis Code of Ordinances.
Historic preservation	a. The structure shall be a locally designated historic structure or shall be determined to be eligible to be locally designated as a historic structure, as provided in Chapter 599 of the Minneapolis Code of Ordinances, Heritage Preservation. b. The historic structure, if undesignated, shall be subject to the same restrictions that are applicable to locally designated historic structures and the recommendations contained in The Secretary of the Interior's Standards for Rehabilitation. c. The historic structure shall be rehabilitated pursuant to the applicable guidelines of the heritage preservation ordinance and the recommendations contained in The Secretary of the Interior's Standards for Rehabilitation, if necessary.

Premium	Standards
Mixed use commercial and residential	a. The commercial space within the development must comply with at least two (2) of the of the following three (3) standards: 1) The commercial space shall occupy at least sixty-five (65) percent of the building’s ground-floor street frontage and a minimum interior depth of thirty (30) feet, 2) The commercial spaces shall occupy at least twenty-five (25) percent of the floor area of the building footprint, 3) The commercial space shall occupy at least five (5) percent of the gross floor area of the building. b. The development shall include no fewer than four (4) residential units above the commercial space. c. For properties located in the Destination Mixed Use land use category in the comprehensive plan, the qualifying commercial space(s) shall be occupied by retail sales and services uses or food and beverages uses.
Outdoor open space	a. Outdoor open space shall comprise at least fifty (50) feet of the street frontage of the zoning lot and shall contain not less than five thousand (5,000) contiguous square feet. The outdoor open space shall be a plaza, pocket park, or community garden. b. An outdoor open space that meets the definition of a plaza under Chapter 535, Article XI, Plazas, shall be subject to the requirements of that article. Variances granted from the development standards for plazas do not disqualify the plaza from being awarded the premium provided the standards of this Article are met. c. An outdoor open space designed as a pocket park shall also be subject to the plaza standards under Chapter 535, Article XI, Plazas. d. An outdoor open space designed as a community garden shall have permanent and viable growing space, which provide fencing, watering systems, soil, secured storage space for tools, solar access, and pedestrian access as applicable. The facility shall be designed to be architecturally compatible with the development and to minimize the visibility of mechanical equipment. e. Not less than forty (40) percent of the first-floor façade facing the outdoor open space shall include windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level. The first floor or ground level of buildings shall be designed to accommodate active functions by ensuring that parking, loading, storage, or mechanical equipment rooms are limited to no more than fifty (50) percent of the linear building frontage along each wall facing the outdoor open space. f. Outdoor open space may contain tables and facilities for food service, but a majority of the space shall be available for general public use without charge. g. The outdoor open space shall be open to the general public at least during the normal business hours of the surrounding area. h. At least one (1) short-term bicycle space shall be provided for each one thousand five hundred (1,500) square feet of the outdoor open space area, or fraction thereof. Bicycle parking provided to meet this requirement shall not count toward the minimum requirement of the development.

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