

# 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) <sup>1</sup>

Use	1-3 Unit Dwellings <sup>2</sup>	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

<sup>1</sup> Premium for enclosed parking is the only option for increasing FAR of uses other than 1-3 unit dwellings. | <sup>2</sup> 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 <sup>3</sup>

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

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

## MINIMUM YARD SETBACKS <sup>6</sup>

### 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.	<sup>6</sup> 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 <sup>7</sup>
5 feet min.

### For All Uses

Front Yard <sup>8</sup>
20 feet min.

### For All Uses

Corner Side Yard <sup>9</sup>
8 feet min.

<sup>9</sup> 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 <sup>10</sup>

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	40 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 <sup>10</sup>	Refer to the primary district regulations for specific use requirements	5,000 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 <sup>10</sup>		
	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 <sup>10</sup>	Not applicable	18,000 square feet for dwellings with 4 or more units <sup>11</sup> , congregate living uses <sup>12</sup> , 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			

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

Built Form Vignette from Minneapolis 2040 Comprehensive Plan



<sup>3</sup> 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)

<sup>4</sup> 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.

<sup>7</sup> 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.

<sup>8</sup> 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).

<sup>10</sup> 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.

<sup>11</sup> 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)