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CHAPTER 540. BUILT FORM OVERLAY DISTRICTS

ARTICLE I. GENERAL PROVISIONS

540.10. Purpose.

The BF Built Form Overlay Districts are established to guide the scale of development in a manner that aligns with the planned development patterns of each district by regulating features such as building height, floor area, yards, lot coverage, impervious surfaces, and lot sizes.

540.20. District names and descriptions.

The built form overlay district names and descriptions are set forth in Table 540-1 Built Form Overlay District Names and Descriptions.

Table 540-1 Built Form Overlay District Names and Descriptions

<i>District Name</i>	<i>Description</i>
BF11 Interior 1 Built Form Overlay District	The Interior 1 district is typically applied in parts of the city farthest from downtown, in the areas between transit routes.
BF12 Interior 2 Built Form Overlay District	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.
BF13 Interior 3 Built Form Overlay District	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.
BFC3 Corridor 3 Built Form Overlay District	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.
BFC4 Corridor 4 Built Form Overlay District	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.
BFC6 Corridor 6 Built Form Overlay District	The Corridor 6 district is typically applied along high frequency transit routes as well as in areas near METRO stations.
BFT10 Transit 10 Built Form Overlay District	The Transit 10 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.
BFT15 Transit 15 Built Form Overlay District	The Transit 15 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.
BFT20 Transit 20 Built Form Overlay District	The Transit 20 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.
BFT30 Transit 30 Built Form Overlay District	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.
BFC50 Core 50 Built Form Overlay District	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.
BFPA Parks Built Form Overlay District	The Parks district is typically applied in areas with the Parks and Open Space future land use designation.
BFPR Production Built Form Overlay District	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.

540.30. Relationship to other applicable regulations.

Property shall be subject to the provisions of the primary zoning district, the built form overlay district, and any other overlay district from Chapter 535, Overlay Districts, in which the property is located. Because overlay district regulations may be more or less restrictive than the primary zoning district or built form overlay district, where the provisions of the overlay, built form overlay, or primary zoning districts are in conflict, the provisions of the overlay district from Chapter 535, Overlay Districts, shall govern.

540.40. Established boundaries.

The built form overlay district designation shall be shown on the zoning map in addition to the primary zoning district designation.

ARTICLE II. FLOOR AREA RATIO

540.100. Purpose.

Maximum floor area ratio (F.A.R.) regulations are established to govern the overall bulk of buildings to align with the planned scale of development in each built form overlay district. These regulations work in conjunction with other built form regulations to govern the bulk and placement of buildings as well as requiring open spaces in some contexts. Maximum floor area ratio may not be achievable in districts with lot coverage and impervious surface regulations. Minimum floor area ratio regulations are established to prevent the underutilization of property, particularly in areas near substantial public transit investments.

540.110. Maximum floor area ratio.

- (a) *In general.* The maximum floor area ratio requirements of principal structures, except cluster developments, shall be as set forth within Table 540-2 Maximum Floor Area Ratio.
- (b) *Cluster developments.* The maximum floor area ratio requirements of cluster developments shall be as set forth within Table 540-3 Maximum Floor Area Ratio for Cluster Developments.

Table 540-2 Maximum Floor Area Ratio

Built Form Overlay District	Primary Zoning District Category	Maximum Floor Area Ratio (Multiplier)
Interior 1	UN, RM	All uses except Institutional and Civic Uses: 0.5 Institutional and Civic Uses: 0.8
	All other districts	Residential buildings with 1—3 units: 0.5 All other buildings: 1.4
Interior 2	UN, RM	Residential buildings with 1—3 units 0.5 All other buildings: 0.8
	All other districts	Residential buildings with 1—3 units: 0.5 All other buildings: 1.4
Interior 3	UN, RM	Single-family dwellings and state credentialed care facilities serving 6 or fewer persons: 0.5 Two-family dwellings: 0.6 Three-family dwellings : 0.7 All other uses: 1.4
	All other districts	Single-family dwellings and state credentialed care facilities serving 6 or fewer persons: 0.5 Two-family dwellings: 0.6 Three-family dwellings : 0.7 Other uses: 1.6
Corridor 3	UN, RM	1.5
	All other districts	1.9
Corridor 4	UN, RM	2.0
	All other districts	2.4
Corridor 6	UN, RM	3.0
	All other districts	3.4
Transit 10	UN, RM	5.0
	All other districts	5.4
Transit 15	UN, RM	6.0

	All other districts	6.4
Transit 20	UN, RM	7.0
	All other districts	7.4
Transit 30	UN, RM	10.0
	All other districts	10.4
Core 50	All primary districts	16.0
Production	All primary districts	3.0
Parks	All primary districts	0.5

Table 540-3 Maximum Floor Area Ratio for Cluster Developments

<i>Built Form Overlay District</i>	<i>Maximum Floor Area Ratio (Multiplier)</i>
Interior 1	0.5
Interior 2	
All other districts	0.7

540.120. Gross floor area computation for single-, two-, or three-family dwellings.

(a) *In general.* In single-, two-, or three-family dwellings, floor area shall be counted twice for each story with a ceiling height greater than fourteen (14) feet. Gross floor area for single-, two-, or three-family dwellings shall not include the following:

- (1) Detached accessory structures.
- (2) Open porches.
- (3) Basement floor area if the finished floor of the first story is forty-two (42) inches or less from natural grade for more than fifty (50) percent of the total perimeter.
- (4) Half story floor area.

(b) *Gross floor area on small lots.* Where the lot area is such that the maximum floor area ratio of a single, two-, or three-family dwelling would normally result in allowed gross floor area of less than two thousand five hundred fifty (2,500) square feet, the allowed floor area shall be two thousand five hundred (2,500) square feet, notwithstanding Table 540-2 Maximum Floor Area Ratio. All other requirements for the district in which the lot is located shall be met.

(c) *One-time increase for buildings that are near or exceed maximum floor area.* In the BFI1 Interior 1 and BFI2 Interior 2 Built Form Overlay Districts, single-, two-, and three-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one (1) time by no more than five hundred (500) square feet. In the BFI3 Interior 3 Built Form Overlay District, single-family dwellings existing on January 1, 2008, that exceed the maximum floor area ratio, or building additions that would cause the building to exceed the maximum floor area ratio, may increase the gross floor area one (1) time by no more than five hundred (500) square feet.

540.130. Minimum floor area ratio.

(a) *In general.* The minimum floor area ratio requirements of principal structures located in the built form overlay districts shall be as set forth within Table 540-4 Minimum Floor Area Ratio. Floor area devoted to parking or loading shall not be counted toward compliance with the minimum floor area ratio. Minimum floor area ratio regulations shall not apply to the expansion of buildings existing on the effective date of this ordinance.

(b) *Exception.* Minimum floor area ratio requirements shall not apply on lots existing on the effective date of this ordinance with less than 5,000 square feet of area.

Table 540-4 Minimum Floor Area Ratio

<i>Built Form Overlay District</i>	<i>Minimum Floor Area Ratio (Multiplier)</i>
Interior 1	None
Interior 2	None
Interior 3	None
Corridor 3	None
Corridor 4	None
Corridor 6	1
Transit 10	1
Transit 15	1.5
Transit 20	2
Transit 30	3
Core 50	4
Production	None
Parks	None

ARTICLE III. INCREASING MAXIMUM FLOOR AREA

540.200. Purpose.

These regulations are established to allow an increase in allowed floor area ratio in conjunction with providing specified features that advance the goals of the comprehensive plan.

540.210. Administrative review of applications.

The zoning administrator shall conduct the administrative review of all applications for floor area ratio premiums. All findings and decisions of the zoning administrator shall be final, subject to appeal to the city planning commission, as specified in Chapter 525, Administration and Procedures.

540.220. Floor area ratio premiums.

Floor area ratio premiums, as specified in Chapter 540, Article VI. Premiums, shall be available, subject to the provisions of this article and provided all other requirements of this zoning ordinance are met. When a development qualifies for a premium, the value of the premium shall be added to the allowed maximum floor area ratio, resulting in an increase in the allowed maximum.

540.230. Single-, two-, and three-family dwellings and congregate living uses.

(a) *In general.* Except as authorized in this section, floor area ratio premiums shall not be applicable to single-, two-, and three-family dwellings or congregate living uses with three (3) or fewer dwelling or rooming units.

(b) *Affordable housing floor area premium.* A floor area ratio premium of one-tenth (0.1) per unit, not counting the first unit, shall be authorized for two- and three-family dwellings or congregate living uses with two (2) or three (3) dwelling or rooming units when at least one (1) of the units are affordable to and occupied by a household(s) with an income at or below sixty (60) percent of the area median income, adjusted for bedroom and family size, and where the owner is participating in a federal housing subsidy program and/or participating in a state or local housing program where

the rent or sale price and income restrictions of the affordable unit(s) are evidenced by a declaration or ground lease that will be recorded against the property, or where the owner is the Minneapolis Public Housing Authority or an affiliated entity.

- (c) *Environmental sustainability floor area premium.* In the Interior 2 and Interior 3 Districts, a floor area ratio premium of one-tenth (0.1) shall be authorized for two- and three-family dwellings or congregate living uses with two (2) or three (3) dwelling or rooming units when the building is certified as environmentally sustainable through a green building program authorized for this purpose by the zoning administrator.

540.240. Number of allowed premiums and value of each premium.

The maximum number of eligible premiums in each built form overlay district, and the value of each premium, shall be as specified in Table 540-5 Number of Allowed Premiums and Value of Each Premium. 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.

Table 540-5 Number of Allowed Premiums and Value of Each Premium

<i>Built Form Overlay District</i>	<i>Maximum Number of Premiums</i>	<i>Value of Each Premium</i>
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 540-13	See Table 540-13
Core 50	No limit See Table 540-13	See Table 540-13
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.

ARTICLE IV. TRANSFER OF DEVELOPMENT RIGHTS

540.300. Purpose.

These regulations are established to promote the preservation and rehabilitation of historic resources by allowing the transfer of undeveloped floor area from zoning lots containing locally designated historic structures, or structures that have been determined to be eligible to be locally designated as historic structures, to other zoning lots.

540.310. Definitions.

As used in this article, the following words shall mean:

Heritage preservation commission. The heritage preservation commission of the City of Minneapolis.

Receiving site. The zoning lot on which transferred floor area is to be developed.

Sending site. The zoning lot containing a locally designated historic structure or a structure 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, and from which undeveloped floor area is to be transferred.

540.320. Eligible areas.

The transfer of development rights shall be limited to sending sites and receiving sites located within the downtown districts.

540.330. Application for transfer of development rights.

Any person having a legal or equitable interest in land that qualifies as a sending site may file an application for transfer of development rights on a form approved by the zoning administrator, as provided in Chapter 525, Administration and Procedures.

540.340. Administrative review of applications.

The planning director shall conduct the administrative review of all applications for transfer of development rights. All findings and decisions of the planning director shall be final, subject to appeal to the city planning commission, as specified in Chapter 525, Administration and Procedures.

540.350. Transfer of development rights conditions and guarantees.

Any approval of an application for transfer of development rights shall be subject to the following conditions:

- (1) The maximum amount of undeveloped floor area that may be transferred from the sending site shall be the difference between the gross floor area of development on the sending site and the maximum gross floor area permitted by the zoning district regulations.
- (2) The floor area of the receiving site may be increased by up to thirty (30) percent of the maximum gross floor area permitted by the zoning district regulations, except where the receiving site is adjacent to the sending site, provided all other requirements of this zoning ordinance are met. For the purposes of this section, where a sending site is adjacent to a receiving site, they may be considered a single zoning lot.
- (3) The transfer of development rights shall be limited to four (4) such transfers from any sending site.
- (4) The development potential of the sending site shall be reduced by the amount of undeveloped floor area transferred for the life of the principal structure on the receiving site whose construction is made possible by the transfer.
- (5) Following the transfer of development rights, the historic structure on the sending site, 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.
- (6) The transfer of development rights shall not result in the destruction of a locally designated historic structure or structure determined to be eligible to be locally designated as historic on the receiving site.
- (7) The approval of the transfer of development rights shall be filed by the applicant with the Office of the Hennepin County Recorder or Registrar of Titles in the form of a conservation easement or similar restriction acceptable to the city which shall specify the amount of

- undeveloped floor area transferred to the receiving site and the reduction in the development rights of the sending site.
- (8) No building permit or other approval for the construction or establishment of transferred development rights on the receiving site shall be granted by the city until the historic structure on the sending site has been rehabilitated pursuant to the applicable guidelines of the heritage preservation commission and the recommendations contained in the Secretary of the Interior's Standards for Rehabilitation, if necessary, or until a plan for such rehabilitation has been submitted to and approved by the heritage preservation commission.
 - (9) Such additional conditions and guarantees as the planning director deems reasonable and necessary to protect the public interest and to ensure compliance with the standards and purposes of this zoning ordinance and policies of the comprehensive plan.

ARTICLE V. HEIGHT OF PRINCIPAL BUILDINGS

540.400. Purpose.

Maximum height regulations are established to govern the overall height of principal buildings to align with the planned building height of each built form overlay district. These regulations work in conjunction with other built form regulations to govern the scale of buildings. Minimum height regulations are established to prevent the underutilization of property, particularly in areas near substantial public transit investments.

540.410. Maximum height for principal structures.

(a) *In general.* The maximum height requirements of principal buildings located in the built form overlay districts shall be as set forth within Table 540-6 Maximum Height by District and Table 540-7 Other Maximum Height Requirements by Use.

- (b) *Exemptions.* Except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District, the following may be exempt from the maximum height requirements of principal structures as set forth within each built form overlay district:
- (1) Communication antennas, wind energy conversion systems, and solar energy systems otherwise allowed by administrative review in Chapter 550, Development Standards.
 - (2) Parapets not exceeding three (3) feet, except where located on single-, two-, or three-family dwellings or cluster developments.
 - (3) Railings up to four (4) feet in height as measured from the roof, and not more than sixty (60) percent opaque.
 - (4) Rooftop features used exclusively for mechanical equipment, elevators, or stairways, provided all of the following conditions are met:
 - (A) Such building features are not located on single-, two-, or three-family dwellings.
 - (B) The combined coverage of such building features shall not occupy more than thirty (30) percent of the roof area of the floor below.
 - (C) Such building features may extend up to sixteen (16) feet above the roof of the floor below.
 - (D) Where located within fifteen (15) feet of the wall of the floor below, such building features shall not exceed twenty (20) feet in width as measured parallel to the adjacent wall.

- (5) Rooftop features used exclusively for mechanical equipment, elevators, or stairways on single-, two-, or three-family dwellings, provided all of the following conditions are met:
- (A) Such building features may extend up to ten (10) feet above the roof of the floor below.
 - (B) The combined coverage of such building features shall not occupy more than one hundred fifty (150) square feet of the roof area.
- (c) *Existing buildings.* Principal buildings existing on the effective date of this ordinance that exceed the maximum height requirements shall be considered legally conforming, except that additions to such buildings or other redevelopment shall be subject to the standards of this chapter.

Table 540-6 Maximum Height by District

<i>Built Form Overlay District</i>	<i>Maximum Height, except as otherwise required in Table 540-7</i>
Interior 1	2.5 stories, 35 feet
Interior 2	2.5 stories, 35 feet
Interior 3	3 stories, 42 feet
Corridor 3	3 stories, 42 feet
Corridor 4	4 stories, 56 feet
Corridor 6	6 stories, 84 feet
Transit 10	10 stories, 140 feet
Transit 15	15 stories, 210 feet
Transit 20	20 stories, 280 feet
Transit 30	30 stories, 420 feet
Core 50	No limit
Parks	2.5 stories, 35 feet
Production	10 stories, 140 feet

Table 540-7 Other Maximum Height Requirements by Use

<i>Use</i>	<i>Built Form Overlay District</i>	<i>Maximum Height</i>
Single- and two-family dwellings	All districts	2.5 stories, 28 feet The highest point of a gable, hip, or gambrel roof shall not exceed 33 feet.*
Three-family dwellings and cluster developments	Interior 1 and Interior 2	2.5 stories, 28 feet The highest point of a gable, hip, or gambrel roof shall not exceed 33 feet.*
Three-family dwellings and cluster developments	Interior 3, all Corridor districts, all Transit districts, Core 50, and Production	3 stories, 42 feet For 3 rd story additions, the following compatibility design standards shall apply: a. The roof pitch of a partial 3 rd story addition shall match an existing roof pitch if more than one roof pitch is present on the structure. b. The primary roof pitch shall be at least 6/12 for full 3 rd story additions, unless designed as a flat roof. c. Dormers shall meet the following conditions. Dormers that meet these conditions shall be

		<p>exempt from conditions a and b.</p> <ol style="list-style-type: none"> 1. The dormers are located no closer than three (3) feet from any end-of-house corner of the floor below and any gable end wall. 2. The dormers will not extend beyond the wall below and will not interrupt the eave edge of the hip or gable roof. 3. The roof of the dormer shall not extend above the primary roofline.
Institutional and civic uses	Interior 1 and Interior 2	3 stories, 42 feet

*Notwithstanding the height limitations of this chapter, the maximum height of single-, two-, and three-family dwellings may be increased to thirty-five (35) feet when the established height of a minimum of fifty (50) percent of the single-, two-, and three-family dwellings within one hundred (100) feet of the subject site exceed the maximum height. The highest point of a gable, hip, or gambrel roof shall not exceed forty (40) feet.

540.420. Minimum height for principal structures.

(a) *In general.* The minimum height requirements of principal structures located in the built form overlay districts shall be as set forth within Table 540-8 Minimum Height. The minimum height requirement shall apply to at least fifty (50) percent of the building footprint in Corridor 6 and Transit 10. In all other districts, the minimum height requirement is satisfied if any portion of a building on the zoning lot complies with the minimum.

(b) *Existing buildings.* Buildings existing on the effective date of this ordinance that do not comply with the minimum height requirements shall be considered legally conforming, except that additions to such buildings or other redevelopment shall be subject to the minimum height standards of this chapter when the resulting floor area of the building is equal to or greater than double the existing gross floor area.

(c) *Exceptions.* Minimum height requirements shall not apply on lots existing on the effective date of this ordinance with less than 5,000 square feet of area.

Table 540-8 Minimum Height

<i>Built Form Overlay District</i>	<i>Minimum Height</i>
Corridor 6	2 stories, 20 feet
Transit 10	2 stories, 20 feet
Transit 15	4 stories
Transit 20	6 stories
Transit 30	10 stories
Core 50	10 stories

ARTICLE VI. INCREASING MAXIMUM HEIGHT

540.500. Purpose.

These regulations are established to identify where an increase of the maximum height requirements of a principal structure may be considered administratively. In order to be approved, the proposal must be consistent with the spirit and intent of the comprehensive plan and must further achieve the goals of the comprehensive plan.

540.510. Application for increasing maximum height.

(a) *In general.* Any person having a legal or equitable interest in land, subject to the requirements of this section, may file an application to increase the height of a principal structure on a form approved by the zoning administrator, as specified in Chapter 525, Administration and Procedures.

(b) *Ineligible uses and locations.* The following uses and property locations shall not be eligible for an application to administratively increase the height of a principal structure:

- (1) Any property located in an Interior Built Form Overlay District.
- (2) A single-, two-, or three-family dwelling or cluster development located in any built form overlay district.

540.520. Administrative review of applications.

(a) *In general.* The zoning administrator, in consultation with the planning director, shall approve or deny such application. The zoning administrator may impose such conditions and require such guarantees deemed reasonable and necessary to protect the public interest and to ensure compliance with the standards and purposes of this zoning ordinance and policies of the comprehensive plan. If proposed as part of a project that includes a separate land use application, the height increase shall be reviewed concurrently with said application. Unless a site plan review application is not required, the decision date shall coincide with the city planning commission action on the site plan review application.

(b) *Appeals.* Notwithstanding the provisions of Chapter 525, Administration and Procedures, decisions of the zoning administrator regarding the administrative review of height increases shall be subject to appeal to the city council.

540.530. Maximum allowed height increase.

Where allowed, the maximum height requirements of principal structures may be increased up to the limits identified in Table 540-9 Maximum Allowed Height Increase, provided all applicable sections of this article are met.

Table 540-9 Maximum Allowed Height Increase

<i>Built Form Overlay District</i>	<i>Height May Be Increased Up To, but Not Exceed a Total of</i>
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
Parks	6 stories, 84 feet
Production	20 stories, 280 feet

540.540. Required premiums.

(a) *In general.* Adequate premiums shall be provided as identified in Table 540-10 Allowed Height Increase per Premium in the Corridor and Parks Built Form Districts or Table 540-11 Allowed Height Increase per Premium in the Transit and Production Built Form Districts, as applicable, in order to be eligible to achieve the intended height increase. Premiums provided shall comply with the standards of section 540.640, Height Increase Premiums. 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.

(b) *Existing buildings.* Where projects within these districts already exceed the applicable height limits or an addition is too small to trigger site plan review, one (1) of the following may be provided in lieu of the premiums in Table 540-10 Allowed Height Increase per Premium in the Corridor and Parks Built Form Districts or Table 540-11 Allowed Height Increase per Premium in the Transit and Production Built Form Districts, provided the additional floor area does not exceed two thousand five hundred (2,500) square feet and such exception occurs only one (1) time in any five-year period:

- (1) *Green roof, subject to the following standards:* Installation of an extensive, intensive, semi-intensive, modular, or integrated green roof system that covers the roof area of the addition or an equivalent area elsewhere on the building.
- (2) *Living wall system, subject to the following standards:* Provide a living wall system on at least one (1) building elevation. The living wall shall be composed of panels that total a minimum of sixty (60) percent of the wall area on the building elevation, or five hundred (500) square feet, whichever is greater. Window area is included in the calculation of the wall area, but in no case shall the living wall cover windows. Not less than twenty (20) percent of the plantings shall provide greenery year-round.
- (3) *Enhanced stormwater management and native landscaping, subject to the following standards:* 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. Provide capacity for infiltrating stormwater generated onsite with artful rain garden design, or subterranean stormwater collection and filtration system, that serves as a visible and/or visually appealing amenity. Rain garden designs shall be visually compatible with the form and function of the space and shall include for long-term maintenance of the design. Native species plantings shall be prioritized on the landscaping plan, including plantings that support pollinators.
- (4) *Art feature, subject to the following standards:* Provision of art that shall strive to promote quality design, enhance a sense of place, contribute to a sense of vitality, show value for artist and artistic processes, and use resources wisely. The art shall be maintained in good order for the life of the principal structure. The art shall be located where it is highly visible to the public. If located indoors, such space shall be clearly visible and easily accessible from adjacent sidewalks or streets. The art shall be valued at not less than one-fourth ($\frac{1}{4}$) of one (1) percent of the capital cost of the principal structure.
- (5) *Shared bicycles and e-vehicle chargers, subject to the following standards:* Public access to shared bicycles available for short-term use as defined in section 541.320 of the Minneapolis Code of Ordinances. Applies to mixed-use and non-residential uses only. A minimum of ten (10) shared bicycles and four (4) e-vehicle chargers per one (1) commercial use must be provided to qualify as an amenity. Bicycle parking spaces and racks shall be located in an area that is convenient and visible from the principal entrance of the building.

**Table 540-10 Allowed Height Increase per Premium in the Corridor
and Parks Built Form Districts**

Premium	Built Form Overlay District and Premium Value			
	Corridor 3	Corridor 4	Corridor 6	Parks
Affordable housing	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet
Child care center	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet
Environmental sustainability	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet
Grocery store	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet
Historic preservation	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet
Mixed use building	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet
Outdoor open space	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet
Through-block connections	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet	1 story, 14 feet

**Table 540-11 Allowed Height Increase per Premium in the Transit
and Production Built Form Districts**

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

540.550. Required findings.

Before approval of an administrative height increase, and in addition to providing the required premium or premiums, the zoning administrator shall find:

- (1) The building furthers principles of human scale design and massing, particularly facing the public realm in the lower floors of the building.
- (2) The portion of the building receiving the height increase responds to a change in built form on adjacent properties in less intense built form overlay districts with a gradual transition in height and scale.

- (3) The building form and massing is distributed and oriented in a manner appropriate to the scale and proportion of the built surroundings to reasonably address the impact of shadowing on adjacent properties, the public realm, and existing solar energy systems, and to allow access to light and air of adjacent properties.
- (4) Exterior materials are consistent and compatible on all sides of the building.

ARTICLE VII. PREMIUMS

540.600. Purpose.

These 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.

540.610. Limitations on premiums.

Except as specified in Table 540-13 Floor Area Ratio Premiums Authorized in Transit 30 and Core 50, a zoning lot may not be awarded multiple floor area ratio increases or multiple height increases by providing the same type of premium. However, the same type of premium may be used to achieve both a floor area ratio increase and a height increase.

540.620. Compliance with premiums.

Except as allowed by the affordable housing premium, all premiums shall be maintained for the life of the principal structure. The length of compliance with the affordable housing premium shall be as required by the Unified Housing Policy.

540.630. Floor area ratio premiums.

The allowed premiums for the BF13 Interior 3, BFC3 Corridor 3, BFC4 Corridor 4, BFC6 Corridor 6, BFC10 Transit 10, BFT15 Transit 15, BFT20 Transit 20, and BFPR Production Built Form Overlay Districts shall be as specified in Table 540-12 Floor Area Ratio Premiums Authorized in Interior 3, Corridor 3, Corridor 4, Corridor 6, Transit 10, Transit 15, Transit 20, and Production. The allowed premiums for the BFT30 Transit 30 and BFC50 Core 50 Built Form Overlay Districts shall be as specified in Table 540-13 Floor Area Ratio Premiums Authorized in Transit 30 and Core 50. The maximum number of eligible floor area ratio premiums in each built form overlay district, and the value of each premium, is specified in Article III, Increasing Maximum Floor Area.

Table 540-12 Floor Area Ratio Premiums Authorized in Interior 3*, Corridor 3, Corridor 4, Corridor 6, Transit 10, Transit 15, Transit 20, and Production

<i>Premium</i>	<i>Standards</i>
Affordable housing	<ol style="list-style-type: none">a. The development shall comply with the city's inclusionary housing requirements by providing affordable units on-site rather than utilizing one (1) 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 use standards for child care centers in Chapter 545, Use Regulations.
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 (1) 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. c. Electric vehicle charging infrastructure must be provided in accordance with section 555.420, Specific electric vehicle charging infrastructure standards.
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).
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 550, Article V, Site Plan Review Standards. 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

	<p>ground-floor street frontage and a minimum interior depth of twenty (20) feet.</p> <p>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.</p> <p>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.</p> <p>b. The development shall include no fewer than four (4) residential units above the commercial space.</p>
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*The Interior 3 Built Form Overlay District shall only be eligible for the Enclosed Parking premium and no others.

Table 540-13 Floor Area Ratio Premiums Authorized in Transit 30 and Core 50

<i>Premium</i>	<i>Standards</i>	<i>Built Form Overlay District and Premium Value</i>
Affordable housing	<p>a. The development shall comply with the city's inclusionary housing requirements by providing affordable units on-site rather than utilizing one (1) of the compliance alternatives.</p> <p>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.</p> <p>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.</p>	<p>Core 50: 4.0 Transit 30: 2.0</p>
Child care center	<p>The development includes a child care center that meets the following standards:</p> <p>1) Not less than two thousand (2,000) square feet of enclosed space.</p> <p>2) The use shall comply with the specific use standards for child care centers in Chapter 545, Use Regulations.</p>	<p>Core 50: 2.0 Transit 30: 1.0</p>
Enclosed parking	<p>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.</p> <p>b. All drive aisles that facilitate maneuvering into and out of parking spaces shall be located within the structure.</p> <p>c. Electric vehicle charging infrastructure must be provided in accordance with section 555.420, Specific electric vehicle charging infrastructure standards.</p>	<p>Core 50: 4.0 Transit 30: 2.0</p>

Environmental sustainability— Climate resiliency	<p>The project shall achieve at least one (1) of the following standards:</p> <ul style="list-style-type: none"> 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
Freight loading terminal	<ul style="list-style-type: none"> 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	<p>The development includes a grocery store that meets the following standards:</p> <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<p>a. The commercial space within the development must comply with at least two (2) of the following three (3) standards:</p> <ol style="list-style-type: none"> 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. <p>b. The development shall include no fewer than four (4) residential units above the commercial space.</p>	<p>Core 50: 4.0 Transit 30: 2.0</p>
Public art	<p>a. The art shall be valued at not less than one-fourth ($\frac{1}{4}$) of one (1) percent of the capital cost of the principal structure.</p> <p>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.</p>	<p>Core 50: 2.0 Transit 30: 1.0</p>
Through-block connection	<p>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 ($\frac{1}{2}$) 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.</p> <p>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.</p> <p>c. The connection may be outdoors or enclosed but</p>	<p>Core 50: 2.0 Transit 30: 1.0</p> <p>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.</p>

	<p>shall be accessible year-round and open to the general public at least during the normal business hours of the surrounding area.</p> <p>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.</p> <p>e. The connection entrances shall be clearly visible from adjacent sidewalks or streets.</p>	
Transit facility	<p>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.</p> <p>b. The transit facility shall be open to the general public at least during the normal hours of transit service.</p> <p>c. The transit facility shall be weather protected, heated and lighted, and shall contain at least two (2) entries.</p> <p>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.</p>	<p>Core 50: 2.0 Transit 30: 2.0</p>
Urban open space, indoor	<p>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.</p> <p>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.</p> <p>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.</p> <p>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)</p>	<p>Large urban open space, indoor Core 50: 8.0 Transit 30: 4.0</p> <p>Small urban open space Core 50: 4.0 Transit 30: 2.0</p>

	<p>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.</p> <p>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.</p> <p>f. The indoor open space shall be open to the general public at least during the normal business hours of the surrounding area.</p>	
Urban open space, outdoor	<p>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.</p> <p>b. An outdoor open space that meets the definition of a plaza under Chapter 550, Article XIV, 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.</p> <p>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.</p> <p>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.</p> <p>e. The outdoor open space shall be open to the general public at least during the normal business hours of the surrounding area.</p>	<p>Large urban open space, outdoor Core 50: 8.0 Transit 30: 4.0</p> <p>Small urban open space: Core 50: 4.0 Transit 30: 2.0</p>

540.640. Height increase premiums.

(a) *In general.* The allowed premiums for height increases in the Corridor, Transit, Parks and Production Built Form Overlay Districts shall be as specified in Table 540-14 Height Increase Premiums. All applicable standards shall be met to be eligible for a premium.

(b) *Exceptions.* Exceptions to the height increase premium standards of this article may be approved where the alternative meets the intent of the standards and includes an exceptional design or style that will enhance the area or that is more consistent with the design of the site.

Table 540-14 Height Increase Premiums

<i>Premium</i>	<i>Standards</i>
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Affordable housing	<p>a. The development shall comply with the city's inclusionary housing requirements by providing affordable units on-site rather than utilizing one (1) of the compliance alternatives.</p> <p>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.</p> <p>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.</p>
Child care center	<p>The development includes a child care center that meets the following standards:</p> <ol style="list-style-type: none"> 1) Not less than two thousand (2,000) square feet of enclosed space. 2) The use shall comply with the specific use standards for child care centers in Chapter 545, Use Regulations. 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	<p>The project shall achieve at least one of the following standards:</p> <ol style="list-style-type: none"> 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	<p>The development includes a grocery store that meets the following standards:</p> <ol style="list-style-type: none"> 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	<ol style="list-style-type: none"> 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.

Mixed use commercial and residential	<p>a. The commercial space within the development must comply with at least two (2) of the of the following three (3) standards:</p> <ol style="list-style-type: none"> 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. <p>b. The development shall include no fewer than four (4) residential units above the commercial space.</p> <p>c. For properties located in commercial mixed-use and downtown districts where ground floor active or commercial uses are required, the required commercial space shall comply with all three (3) standards of part (a).</p>
Outdoor open space	<p>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.</p> <p>b. An outdoor open space that meets the definition of a plaza under Chapter 550, Article XIV, 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.</p> <p>c. An outdoor open space designed as a pocket park shall also be subject to the plaza standards under Chapter 550, Article XIV, Plazas.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>g. The outdoor open space shall be open to the general public at least during the normal business hours of the surrounding area.</p> <p>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.</p>
Through-block connection	<p>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</p>

	<p>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 ($\frac{1}{2}$) 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>e. The connection entrances shall be clearly visible from adjacent sidewalks or streets.</p>
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ARTICLE VIII. LOT DIMENSIONS

540.700. Purpose.

Minimum lot dimension regulations are established to ensure that sufficient area is provided to meet the functional needs of different land uses and to reinforce existing or planned development patterns in each built form district. Maximum lot area regulations are established to work in conjunction with other built form regulations to limit the scale of new development in a manner consistent with the intent of individual built form districts.

540.710. Minimum lot area. Lot area provided for an existing structure or use shall not be reduced below, or further reduced if already less than, the minimum requirements of the zoning code for equivalent new construction. No minimum lot area allocated to any structure or use shall be used to satisfy minimum lot area requirements for any other structure or use.

540.720. Planned unit developments. The minimum lot area for planned unit developments shall be one-half ($\frac{1}{2}$) acre, except as otherwise authorized by this zoning ordinance. Maximum lot area for planned unit developments shall be determined by conditional use permit.

540.730. Commercial uses.

(a) *Minimum requirements.* Minimum lot dimension requirements for commercial uses shall be as set forth within Table 540-15 Minimum Lot Dimension Requirements for Commercial Uses.

Table 540-15 Minimum Lot Dimension Requirements for Commercial Uses

Uses	Minimum Lot Dimensions	
	Area (sq. ft.)	Width (ft.)
Bulk goods and heavy equipment sales	Commercial mixed use districts: 1 acre Production districts: 20,000	None
Commercial agriculture, except as listed below	None	None
Market garden	5,000	None
Commercial recreation and assembly, except as listed below	None	None
Amphitheater	½ acre	None
Indoor recreation area	Residential mixed use districts: 10,000	None
Outdoor recreation area	Residential mixed use districts: 20,000	None
Food and beverages	Residential mixed use districts: 5,000	None
General retail sales and services	Residential mixed use districts: 5,000	None
High-impact commercial	None	None
Lodging, except as listed below	None	None
Bed and breakfast home	Urban neighborhood and residential mixed use districts: 4,500	Urban neighborhood and residential mixed use districts: 38
Hospitality residence	Urban neighborhood and residential mixed use districts: 10,000	Urban neighborhood and residential mixed use districts: 80
Medical facilities, except as listed below	Residential mixed use districts: 4,000	None
Hospitals	Residential mixed use districts: 20,000	None
Office	Residential mixed use districts: 4,000	None
Sexually oriented uses	None	None

(b) *Maximum requirements.* Maximum lot area for commercial uses shall be as set forth within Table 540-16 Maximum Lot Area Requirements for Nonresidential Uses.

Table 540-16 Maximum Lot Area for Nonresidential Uses

Built Form Overlay District	Maximum Lot Area (Square Feet)
Interior 1	14,000
Interior 2	14,000
Interior 3	18,000

Corridor 3	28,000
Corridor 4	28,000
Corridor 6	43,560 (one acre)
All other built form overlay districts where the use is allowed as a permitted or conditional use	None

540.740. Institutional and civic uses.

(a) *Minimum requirements.* Minimum lot dimension requirements for institutional and civic uses shall be as set forth within Table 540-17 Minimum Lot Dimension Requirements for Institutional and Civic Uses.

Table 540-17 Minimum Lot Dimension Requirements for Institutional and Civic Uses

Uses	Minimum Lot Dimensions	
	Area (sq. ft.)	Width (ft.)
Community services, except as listed below	Urban neighborhood and residential mixed use districts: 20,000	None
Cemetery	80 acres	None
Child care center	Urban neighborhood and residential mixed use districts: 4,000	None
Community garden	None	None
Educational facilities, except as listed below	Urban neighborhood and residential mixed use districts: 20,000	None
College or university	Residential mixed use districts: 2 acres	None
Parks and public open spaces	Urban neighborhood and residential mixed use districts: 20,000	None
Recreational facilities	Urban neighborhood, residential mixed use, and parks and open space districts: 20,000	Urban neighborhood, residential mixed use, and parks and open space districts: 100
Social and cultural assembly, except as listed below	Urban neighborhood and residential mixed use districts: 20,000	None
Convent, monastery or religious retreat center	Residential mixed use districts: 10,000	None
Religious place of assembly	Urban neighborhood and residential mixed use districts: 10,000	None

(b) *Maximum requirements.* Institutional and civic uses shall be not subject to maximum lot area requirements.

540.750. Production and processing uses.

(a) *Minimum requirements.* Production and processing uses shall be not subject to minimum lot area requirements, except for the following:

(1) *Artist studios.* In the residential mixed use districts, the minimum lot area requirement for artist studios shall be ten thousand (10,000) square feet.

(2) *High-impact production and processing uses.* The minimum lot area requirement for high-impact production and processing uses shall be one (1) acre.

(b) *Maximum requirements.* Production and processing uses located in production districts shall be not subject to maximum lot area requirements. Production and processing uses located in all other districts shall be subject to the maximum lot area requirements as set forth within Table 540-16 Maximum Lot Area Requirements for Nonresidential Uses.

540.760. Public services and utilities. Minimum and maximum lot size requirements for uses in the public services and utilities use group shall be as determined by conditional use permit.

540.770. Residential uses.

(a) *Residential uses with one (1) to three (3) units and state credentialed care facilities serving six (6) or fewer persons.* Minimum and maximum lot dimensions for residential uses with one (1) to three (3) units and state credentialed care facilities serving six (6) or fewer persons shall be as set forth in Table 540-18 Lot Dimension Requirements for Residential Uses with One to Three Units and State Credentialed Care Facilities Serving 6 or Fewer Persons, except where a greater requirement applies in the SH Shoreland Overlay District.

(b) *Residential Uses with Four or More Units, Single-room Occupancy Housing, and State Credentialed Care Facilities Serving 7-16 Persons.* Minimum lot dimensions for residential uses with four (4) or more units, single-room occupancy housing, and state credentialed care facilities serving 7-16 persons shall be as set forth within Table 540-19 Lot Dimension Requirements for Residential Uses with Four or More Units, Single-room Occupancy Housing, and State Credentialed Care Facilities Serving 7-16 Persons. Maximum lot dimensions shall be as set forth in Table 540-23 Maximum Lot Area for All Other Residential Uses.

(c) *Cluster developments.* Minimum and maximum lot dimensions for cluster developments shall be as set forth in Table 540-20 Lot Dimension Requirements for Cluster Developments.

(d) *Common lot developments.* Minimum and maximum lot dimensions for cluster developments shall be as set forth in Table 540-21 Lot Dimension Requirements for Common Lot Developments.

(e) *Congregate living uses.* Minimum lot dimensions for congregate living uses not covered in sections (a) and (b) above shall be as set forth in Table 540-22 Minimum Lot Dimension Requirements for All Other Congregate Living Uses. Maximum lot area for congregate living uses not covered in section (a) above shall be governed by Table 540-23 Maximum Lot Area for All Other Residential Uses, except that board and care home/nursing home/assisted living uses shall be exempt from maximum lot area requirements.

- (f) *Mixed use development.* Dwelling units as part of a mixed-use development shall not include minimum lot area requirements except for any minimum lot area required for the nonresidential use. Maximum lot area for dwelling units as part of a mixed-use development shall be governed by Table 540-19 Lot Dimension Requirements for Residential Units with Four or More Units, Single-room Occupancy Housing, and State Credentialed Care Facilities Serving 7-16 Persons.

**Table 540-18 Lot Dimension Requirements for Residential Uses
with One to Three Units and State Credentialed Care Facilities Serving 6 or Fewer Persons**

Primary zoning district	Minimum Lot Area (Square Feet)	Maximum Lot Area (Square Feet)	Minimum Lot Width (Feet)
Urban Neighborhood, Residential Mixed-Use and Parks and Open Space Districts	4,500	8,999	38, but not less than 50 feet for lots with no alley access
All other zoning districts	4,500	None	38, but not less than 50 feet for lots with no alley access

**Table 540-19 Minimum Lot Dimension Requirements for Residential Uses
with Four or More Units, Single-room Occupancy Housing, and State Credentialed Care Facilities
Serving 7-16 Persons**

Built Form Overlay District	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
Interior 1	9,000	50
Interior 2	7,500	50
Interior 3	5,000	40
Corridor 3	5,000	40
Corridor 4	5,000	40
Corridor 6	5,000	40
All other built form overlay districts where the use is allowed as a permitted or conditional use	5,000	40
All built form overlay districts where the use is established as a legal nonconforming use	9,000	50

Table 540-20 Lot Dimension Requirements for Cluster Developments

Built Form Overlay District	Minimum Lot Area (Square Feet)	Maximum Lot Area (Square Feet)	Minimum Lot Width (Feet)
All built form overlay districts where the use is allowed	5,000	As determined by CUP	40

Table 540-21 Lot Dimension Requirements for Common Lot Developments

Built Form Overlay District and Proposed Use	Minimum Lot Area (Square Feet)	Maximum Lot Area (Square Feet)	Minimum Lot Width (Feet)
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Interior 1 and all other built form overlay districts where the use is allowed, but no more than 3 dwelling units are proposed	4,500	8,999	38, but not less than 50 feet for lots with no alley access
All other built form overlay districts where the use is allowed where 4 or more total units are proposed	4,500	As determined by Table 540-23	38, but not less than 50 feet for lots with no alley access

Table 540-22 Minimum Lot Dimension Requirements for All Other Congregate Living Uses

Uses	Minimum Lot Dimensions	
	Area (sq. ft.)	Width (ft.) in Urban Neighborhood and Residential Mixed Use Districts
State credentialed care facility serving seventeen (17) or greater persons	5,000	40
Community correctional facility	10,000	None
Dormitory	10,000	None
Emergency shelter	As determined by CUP, but not less than 750 sq ft/bed in UN1 and not less than 325 sq ft/bed in UN2 and RM1	None
Fraternity or sorority	5,000	40
Inebriate housing	5,000	None
Intentional community	5,000	40
Overnight shelter	5,000	None
Residential hospice	Urban neighborhood and residential mixed use districts: 10,000 All other districts: 5,000	None
Supportive housing	Urban neighborhood and RM1 districts: 10,000 All other districts: 5,000	40

Table 540-23 Maximum Lot Area for All Other Residential Uses

Built Form Overlay District	Maximum Lot Area (Square Feet)
Interior 1	14,000
Interior 2	14,000
Interior 3	18,000
Corridor 3	28,000
Corridor 4	28,000
Corridor 6	43,560 (one acre)

All other built form overlay districts where the use is allowed as a permitted or conditional use	None
All built form overlay districts where the use is established as a legal nonconforming use	14,000

540.780. Transportation, vehicle services, and parking.

(a) *Minimum requirements.* Minimum lot dimension requirements for transportation, vehicle services, and parking uses shall be as set forth within Table 540-24 Minimum Lot Dimension Requirements for Transportation, Vehicle Services, and Parking.

Table 540-24 Minimum Lot Dimension Requirements for Transportation, Vehicle Services, and Parking Uses

<i>Uses</i>	<i>Minimum Lot Dimensions</i>	
	<i>Area (sq. ft.)</i>	<i>Width (ft.)</i>
Automobile services	14,000	None
Industrial Transportation services	12,000	None
Principal parking, except as listed below	5,000	Parks and open space districts: 50 All other districts: 40
Off-site parking lots serving multiple-family residential uses and congregate living uses	5,000	50
Off-site parking lots serving institutional and public uses	5,000	50
Vehicle Fleet-oriented services	12,000	None
Vehicle storage	12,000	None

(b) *Maximum requirements.* Maximum lot area for transportation, vehicle services, and parking uses shall be as set forth within Table 540-16 Maximum Lot Area Requirements for Nonresidential Uses.

540.790. Conflicting minimum and maximum lot area. In the event that a minimum lot area requirement of an allowed use exceeds the maximum lot area requirement of a built form district, the maximum lot area requirement shall be one hundred thirty (130) percent of the minimum lot area.

540.800. Zoning lots nonconforming as to maximum lot area.

(a) *In general.* Existing zoning lots nonconforming as to the maximum lot area shall have all of the rights of a conforming lot, except as otherwise provided in this section.

(b) *Single-, two-, and three-family dwellings.* Where allowed as a permitted or conditional use, single-, two-, and three-family dwellings shall be allowed on existing lots nonconforming as to the maximum lot area.

(c) *Residential uses with four (4) or more units.* New development that includes four (4) or more residential units on a zoning lot that exceeds the maximum permitted lot area may only be developed as a cluster development or planned unit development. The maximum permitted lot area in a cluster development or planned unit development shall be determined by conditional use permit. Reuse of a residential structure existing on the effective date of this ordinance for a

permitted or conditional use with four (4) or more residential units, and additions to such structures, shall be allowed on an existing zoning lot that exceeds the maximum permitted lot area and shall not require an application for a cluster development or planned unit development.

- (d) *Authorized variance of maximum lot area.* Any person having a legal or equitable interest in a property may file an application for a variance to increase the maximum lot area by up to thirty (30) percent, as provided in Chapter 525, Administration and Procedures. Existing lots that exceed the maximum permitted lot area may only be increased by variance up to thirty (30) percent above the district maximum. Existing lots that exceed the maximum lot area by more than thirty (30) percent shall not be eligible to further expand the lot by variance.

ARTICLE IX. YARDS

540.810. Purpose. Yard controls provide for the orderly development and use of land and to minimize conflicts among land uses by regulating the dimension and use of yards in order to provide adequate light, air, open space and separation of uses. Yard controls also play a role in stormwater management, defining public and private spaces, and creating a landscape buffer for ground level residential uses.

540.820. Required yards.

(a) *In general.* Yard requirements shall be as specified in this article. Yards provided for an existing structure or use shall not be reduced below, or further reduced if already less than, the minimum requirements of the zoning code for equivalent new construction, except as otherwise provided in Chapter 545, Article VI, Nonconforming Uses and Structures. All yards and other open spaces allocated to a structure or use shall be located on the same zoning lot as such structure or use. No required yards or other open spaces allocated to any structure or use shall be used to satisfy yard or other open space requirements for any other structure or use.

(b) *Landscaping.* Except as otherwise allowed in Table 540-30 Permitted Obstructions in Required Yards, required yards at the ground level shall be covered with turf grass, native grasses or other perennial flowering plants, vines, shrubs, trees, or edible landscaping. Wood mulch, other organic mulches and landscape rock may be used in planting beds and in maintenance strips adjacent to a building, but are not a suitable alternative to plant cover. Areas wider than two (2) feet with wood mulch, other organic mulches or landscape rock shall contain plantings spaced not less than two (2) feet apart or as specified per the planting instructions. Landscape rock that is easily disturbed shall be at least five (5) feet or more from a public sidewalk or a shared property line.

540.830. Yard requirements for outdoor uses.

Where a lot is to be occupied for a use without buildings, the required front, side and rear yards shall be provided and maintained, except as otherwise provided in this zoning ordinance.

540.840. Reverse corner lots.

On a reverse corner lot, both lot lines that abut the street shall be considered front lot lines. The required front yard shall be provided and maintained along each front lot line, except as otherwise provided in this zoning ordinance.

540.850. Through lots.

On a through lot, both lot lines that abut the street shall be considered front lot lines. The required front yard shall be provided and maintained along each front lot line.

540.860. Front yard requirements in urban neighborhood, residential mixed-use, and parks and open space districts.

(a) *In general.* The minimum front yard requirements for uses located in the urban neighborhood, residential mixed-use and parks and open space districts shall be as set forth in Table 540-25 Minimum Front Yard Requirements in Urban Neighborhood, Residential Mixed Use, and Parks and Open Space Districts, except as otherwise required in this section.

(b) *Front yard increased, interior built form overlay districts.* The required front yard shall be increased in the interior built form overlay districts where the established front yard of the closest principal building originally designed for residential purposes located on the same block face on either side of the property exceeds the front yard required by the zoning district. In such case, the required front yard shall be not less than such established front yard, provided that where there are principal buildings originally designed for residential purposes on both sides of the property, the required front yard shall be not less than that established by a line joining those parts of both buildings nearest to the front lot line, not including any obstructions allowed by Table 540-30 Permitted Obstructions in Required Yards. In determining an increase in the required front yard, one (1) of the nearest principal residential structures maybe removed from consideration where such structure exceeds the established front yard of any other such building on the same block face by twenty-five (25) feet or more and there are no fewer than four (4) principal residential structures on the block face, including the proposed structure. In such instance, the next-nearest principal building originally designed for residential purposes shall be incorporated in determining the increased front yard.

(c) *Front yard decreased, in general.* The required front yard may be decreased where the established front yard of the majority of the principal structures on the same block face are less than the front yard required by the urban neighborhood or residential mixed use zoning district, provided the decreased front yard shall not be less than the established front yard of the principal structures on either side of the property. The front yard is established by a line joining those parts of both buildings nearest to the front lot line, not including any obstructions allowed by Table 540-30 Permitted Obstructions in Required Yards or attached garages.

(d) *Front yard decreased in residential mixed-use districts.* In addition to section (c) above, the minimum front yard requirement may be decreased in the residential mixed-use districts, when the mixed-use commercial and residential floor area ratio premium standards are met in the residential mixed-use districts, the front yard requirement may be eliminated where adjacent to a goods and services corridor provided an unobstructed site triangle of not less than twenty (20) feet from a street or alley intersection is maintained.

Table 540-25 Minimum Front Yard Requirements in Urban Neighborhood, Residential Mixed Use, and Parks and Open Space Districts

<i>Built Form Overlay District</i>	<i>Minimum Front Yard (Feet)</i>
Interior 1, Interior 2, Interior 3, Parks	20
Corridor 3, Corridor 4	15
Corridor 6, Transit 10, Transit 15, Transit 20, Transit 30	15, except where fronting on a Goods and Services Corridor in which case the front yard requirement shall be 10

540.870. Corner side yard requirements in urban neighborhood, residential mixed-use, and parks and open space districts.

- (a) *In general.* The minimum corner side yard requirements for uses located in the urban neighborhood, residential mixed-use and parks and open space districts shall be as set forth in Table 540-26 Minimum Corner Side Yard Requirements in Urban Neighborhood, Residential Mixed Use, and Parks and Open Space Districts, except as otherwise required in this section.
- (b) *Corner side yard decreased in residential mixed-use districts.* When the mixed-use commercial and residential floor area ratio premium standards are met in the residential mixed use districts, the corner side yard requirement may be eliminated where adjacent to a goods and services corridor provided an unobstructed site triangle of not less than twenty (20) feet from a street or alley intersection is maintained.
- (c) *Corner side yard decreased, goods and services corridors.* In the Corridor 6, Transit 10, Transit 15, Transit 20, and Transit 30 built form overlay districts, the corner side requirement may be reduced to ten (10) feet where fronting on a Goods and Services Corridor.

Table 540-26 Minimum Corner Side Yard Requirements in Urban Neighborhood, Residential Mixed Use, and Parks and Open Space Districts

<i>Building Height* (Feet)</i>	<i>Minimum Corner Side Yard (Feet)</i>
Less than 42	8
42—52.99	10
53—63.99	12
64—74.99	14
75 or greater	15

*Not including authorized height exemptions in Article V, Height of Principal Buildings.

540.880. Interior side and rear yard requirements in urban neighborhood, residential mixed-use and parks and open space districts.

- (a) *In general.* The minimum interior side and rear yard requirements for uses located in the urban neighborhood, residential mixed-use, and parks and open space districts shall be as set forth in Table 540-27 Minimum Interior Side and Rear Yard Requirements In the Urban Neighborhood, Residential Mixed Use, and Parks and Open Space Districts, except as otherwise required in this section.
- (b) *Interior side yard increased.* Increased interior side yard requirements shall be provided in the urban neighborhood and residential mixed-use districts in the following circumstances:

- (1) When the length of a building along an interior side property line exceeds seventy-five (75) percent of the depth of the lot, the required interior side yard shall be increased by an additional two (2) feet.
 - (2) Where a side lot line in the Corridor 6 or any Transit built form district abuts a side lot line in an Interior 1 or Interior 2 built form district, the required interior side yard shall be increased by an additional five (5) feet for any building sixty-four (64) feet or taller in height.
- (c) *Institutional and public uses.* In the BFI1 and BFI2 Overlay Districts, the minimum interior side yard requirement for institutional and public uses exceeding twenty-eight (28) feet in height shall be seven (7) feet.

**Table 540-27 Minimum Interior Side and Rear Yard Requirements
In the Urban Neighborhood, Residential Mixed Use, and Parks and Open Space Districts**

<i>Building Height*</i> <i>(Feet)</i>	<i>Minimum Interior Side and Rear Yard</i> <i>(Feet)</i>
Less than 42	5
42—52.99	7
53—63.99	9
64—74.99	11
75—85.99	13
86—96.99	15
97—107.99	17
108—119.99	19
120 or greater	20

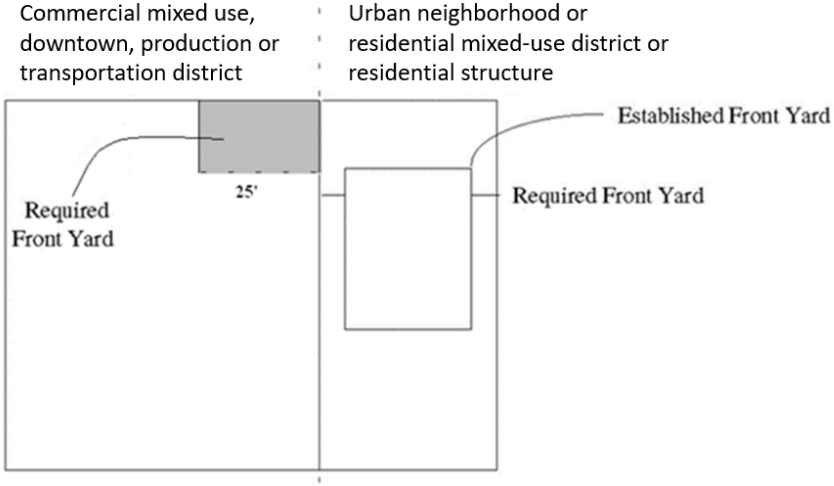
*Not including authorized height exemptions in Article V, Height of Principal Buildings.

540.890. Yard requirements in commercial mixed-use, downtown, production, and transportation districts.

Unless subject to the provisions of Table 540-28 Minimum Yard Requirements in Commercial Mixed-Use, Downtown, Production and Transportation Districts and Table 540-29 Yard Requirements for Single- and Two-family Dwellings and Permitted Community Residential Facilities in the Commercial Mixed-Use, Downtown, Production and Transportation Districts, uses located in the commercial mixed-use, downtown, production and transportation districts shall not be subject to minimum yard requirements. Where ground level yards are required, such yards shall be landscaped as specified in Chapter 550, Article V, Site Plan Review Standards and shall be otherwise unobstructed from the ground level to the sky, except as provided as a permitted obstruction in this article.

Table 540-28 Minimum Yard Requirements in Commercial Mixed-Use, Downtown, Production and Transportation Districts

<i>Yard</i>	<i>Requirement</i>
Front	Where a street frontage includes property zoned as an urban neighborhood or residential mixed-use district and property zoned as a commercial mixed-use, downtown, production and transportation district, or where a street frontage includes structures used only for permitted or conditional residential purposes, a front yard equal to the lesser of the front yard required by such urban neighborhood or residential

	<p>mixed-use district or the established front yard of such residential structure shall be provided in the commercial mixed-use, downtown, production and transportation district for the first twenty-five (25) feet from such urban neighborhood or residential mixed-use district boundary or residential property. Such front yard requirement in commercial mixed-use, downtown, production and transportation districts shall not apply where the front lot line abuts a goods and services corridor.</p> 
<p>Interior Side</p>	<p>a. Where a side lot line abuts a side or rear lot line in an urban neighborhood or residential mixed-use district, then the applicable side yard requirements of the adjacent district shall apply as shown in the image below. Where a side lot line in the Corridor 6 or any Transit built form district abuts a side lot line in an Interior 1 or Interior 2 built form overlay district, the required interior side yard shall be increased by an additional five (5) feet for any building sixty-four (64) feet or taller in height.</p> <p>b. Where a side lot line abuts a commercial mixed-use, downtown, production and transportation zoning district, no minimum side yard shall apply, except that a structure shall not be constructed within ten (10) feet of a window facing the shared lot line and serving a residential use on the adjacent property. In such instance where the adjacent use includes a residential window within ten (10) feet of the side lot line, the ten-foot clearance shall also be open to the sky without obstruction above.</p>

	<div data-bbox="386 216 1336 688" data-label="Diagram"> </div>
Rear	<p>a. Where a rear lot line abuts a side or rear lot line in an urban neighborhood or residential mixed-use district, then the applicable side yard requirements of the adjacent district shall apply as shown in the image below.</p> <p>b. Where a rear lot line abuts a commercial mixed-use, downtown, production and transportation zoning district, no minimum rear yard shall apply, except that a structure shall not be constructed within ten (10) feet of a window facing the shared lot line and serving a residential use on the adjacent property. In such instance where the adjacent use includes a residential window within ten (10) feet of the side lot line, the ten-foot clearance shall also be open to the sky without obstruction above.</p> <div data-bbox="386 1073 1336 1493" data-label="Diagram"> </div>
Reverse Corner Side	<p>Where the extension of a corner side lot line coincides with a front lot line in an adjacent urban neighborhood or residential mixed-use district, or with a front lot line of a structure used only for permitted or conditional residential purposes, a yard equal to the lesser of the front yard required by such urban neighborhood or residential mixed-use district or the established front yard of such residential structure shall be provided along such side lot line for the first twenty-five (25) feet from such urban neighborhood or residential mixed-use district boundary or residential property. Such front yard requirement in commercial mixed-use, downtown, production and transportation districts shall not apply where the front lot line abuts a goods and services corridor.</p>

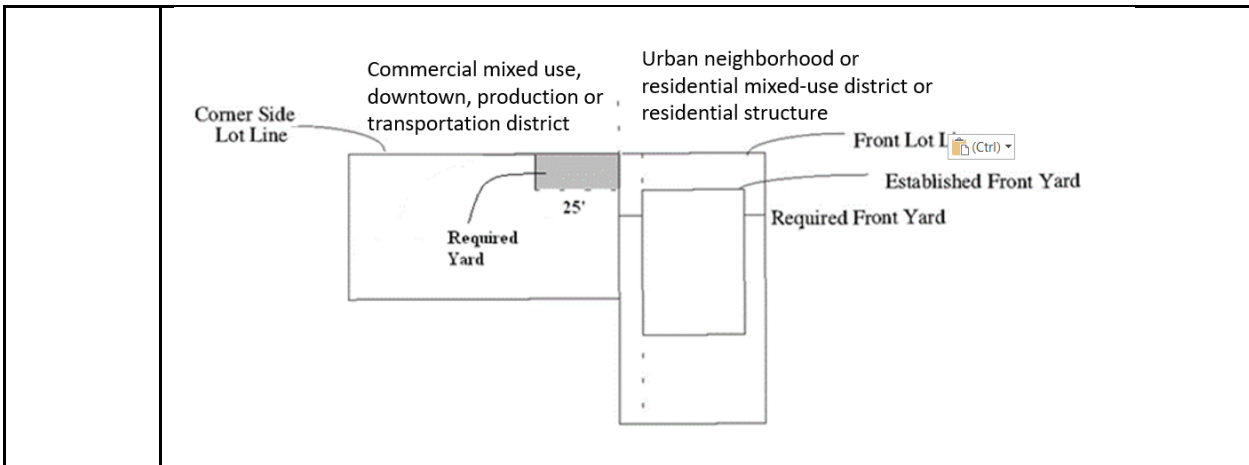


Table 540-29 Yard Requirements for Single- and Two-family Dwellings and Permitted Community Residential Facilities in the Commercial Mixed-Use, Downtown, Production and Transportation Districts

<i>Yard</i>	<i>Feet</i>
Front	15
Corner Side	8
Interior Side	5
Rear	5

540.900. Obstructions in required yards.

(a) *In general.* All required yards shall remain open and unobstructed from ground level to the sky, except as otherwise provided below.

(b) *Permitted obstructions.* Accessory uses and structures and projections of the principal structure may be located in a required yard only as indicated by a "P" for permitted in Table 540-30 Permitted Obstructions in Required Yards.

(c) *Nonresidential uses.* Notwithstanding Table 540-30 Permitted Obstructions in Required Yards, required interior side yards for nonresidential uses shall remain unobstructed from the ground level to the sky, except that fencing and retaining walls shall be allowed. Where a rear yard abuts a required side yard, such rear yard shall remain unobstructed from the ground level to the sky, except that fencing shall be allowed.

(d) *Additional limitations.* In no case shall any permitted obstruction be located closer than one (1) foot from the property line, except for driveways, walkways, fences, detached accessory buildings, the storage of firewood and containers for the removal of household refuse, subject to the provisions of this section.

(e) *Interior side yards for detached buildings accessory to dwellings.* The interior side yard requirement for a detached accessory building may be reduced to one (1) foot when the entire accessory building is located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, provided that the accessory building shall be located not less than ten (10) feet from any habitable portion of a principal structure on the adjoining lot. Where vehicle access doors face the

interior side lot line, no reduction of the required yard is permitted on the side with the vehicle access doors. Further, the required side yard for a detached accessory building may be eliminated where adjoining property owners construct detached garages sharing a common wall and which are located in the rear forty (40) feet. Where the interior side yard is reduced, eaves, including gutters, shall not be less than six (6) inches from the property line, except where a common wall is allowed.

(f) *Rear yards for detached buildings accessory to dwellings.* The rear yard requirement for a detached accessory building may be reduced to one (1) foot, except where vehicle access doors face the rear lot line, in which case no reduction of the required yard is permitted. Further, where a rear yard abuts a required side yard no reduction of the required yard is permitted unless the entire accessory building is located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, and is located behind the rear wall of the principal structure on the adjacent property to the rear. The required yard along such adjacent property may be eliminated where adjoining property owners construct detached garages sharing a common wall and which are located in the rear forty (40) feet of both properties. Where the rear yard is reduced, eaves, including gutters, shall not be less than six (6) inches from the property line, except where a common wall is allowed.

(g) *Accessory buildings on reverse corner lots.* An accessory building shall be no closer to the side lot line adjacent to the street than a distance equal to two-thirds ($\frac{2}{3}$) of the depth of the required front yard specified in the yard requirements table of the district of the adjacent property to the rear. Further, an accessory building shall not be located within five (5) feet of a rear lot line that coincides with the side lot line of a property in an urban neighborhood or residential mixed-use district. However, where the entire accessory building is located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, and is located not less than ten (10) feet from any habitable portion of a principal dwelling on the adjacent property, only one (1) foot shall be required along such adjacent property line, except as otherwise prohibited by this zoning ordinance. Further, the required yard along such adjacent property may be eliminated where adjoining property owners construct detached garages sharing a common wall and which are located in the rear forty (40) feet.

(h) *Interior side yards for driveways accessory to dwellings.* The yard requirement for a driveway may be eliminated where adjoining property owners share a common driveway.

(i) *Rear yards.* For purposes of Table 540-30 Permitted Obstructions in Required Yards, a rear yard abutting a required side yard shall be considered an interior side yard and shall be subject to the permitted obstructions regulations for such interior side yard.

Table 540-30 Permitted Obstructions in Required Yards

Type of Obstruction	Front or Corner Side Yard	Interior Side Yard	Rear Yard
Accessible entrance landing not exceeding thirty-six (36) square feet in area and not more than the height of the level of the first floor or four (4) feet above the average level of the adjoining natural grade whichever is less, and handrails not more than three (3) feet in height and not more than fifty (50) percent opaque, not including permanently roofed porches	P	P	P

Accessible ramp or lift not exceeding four (4) feet in width leading to an entrance landing and handrails not more than three (3) feet in height and not more than fifty (50) percent opaque	P	P	P
Accessory buildings, subject to the provisions of Chapter 545, Article III, Accessory Uses and Structures and section 540.900 (e), (f), and (g)		P	P
Air conditioning window units projecting not more than eighteen (18) inches into the required yard	P	P	P
Air conditioning systems, heating, ventilating, and filtering equipment, not to exceed five (5) feet in height. Such equipment shall not be located closer than two (2) feet from an interior side property line. Such equipment may project into a corner side yard, provided such equipment is located no closer than three (3) feet from the corner side lot line		P	P
Arbors, or other growing support structures that are not a fence, trellis or pergola, not exceeding twenty (20) square feet in area, including eaves, and not more than eight (8) feet in height. Both the sides and the roof must be at least fifty (50) percent open, or, if latticework is used, shall be less than sixty (60) percent opaque. Such structures shall not be constructed of electrically charged wire, razor wire, chain link, chicken wire, railroad ties, utility poles, plywood or any other similar materials	P		P
Awnings and canopies, projecting not more than two and one-half (2½) feet into front or side yards	P	P	P
Balconies, decks and ground level patios not exceeding fifty (50) square feet in area and projecting not more than five (5) feet into the required yard of a single-, two-, or three-family dwelling. Ground-level patios up to one hundred (100) square feet, constructed of decorative concrete, pavers or stone, may extend more than four (4) feet into the required front yard of a single-, two-, or three-family dwelling provided the patio is located not less than ten (10) feet from a public sidewalk and shall be designed in a manner that would prevent the patio from being used for off-street parking	P		P
Balconies, decks and ground level patios not exceeding fifty (50) square feet in area and projecting not more than five (5) feet into the required yard of a multiple-family dwelling with four (4) or more units. In an interior side yard, such balcony, deck, or ground level patio may project no closer than ten (10) feet from the interior side lot line, meaning an interior side yard obstruction is permitted only on a building where the	P	P	P

required interior side yard is greater than ten (10) feet. Ground-level patios up to one hundred (100) square feet, constructed of decorative concrete, pavers or stone, may extend more than four (4) feet into the required front yard provided the patio is located not less than ten (10) feet from a public sidewalk and shall be designed in a manner that would prevent the patio from being used for off-street parking			
Bay windows not exceeding fifty (50) square feet in area and projecting not more than five (5) feet into the required yard provided the bay shall not serve as an extension of the finished floor	P		
Bicycle racks installed to the manufacturer's specifications, including the minimum recommended distance from other structures and shall permit the locking of the bicycle frame and one (1) wheel to the rack and support a bicycle in a stable position without damage to the wheels, frame or components. Except for Institutional and Public Uses, no more than eight (8) bicycle parking spaces may be located in each required yard	P		P
Chimneys projecting not more than two (2) feet into the required yard	P	P	P
Compost containers, subject to the provisions of Chapter 244, Housing Maintenance Code, and not closer than twenty (20) feet from any adjacent dwelling			P
Containers for the removal of household refuse, subject to the provisions of Chapter 244, Housing Maintenance Code. In a required interior side yard, such containers shall be located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, and shall be located a minimum of ten (10) feet from the habitable portion of any dwelling on the adjoining lot		P	P
Driveways, subject to the provisions of Chapter 555, Off-Street Parking, Loading, and Mobility, Chapter 545, Article VIII, Accessory Uses and Structures, and section 540.900 (h)	P	P	P
Eaves, including gutters, projecting not more than three (3) feet from the building in the required front, rear or corner side yard and not more than two (2) feet from the building in the required interior side yard	P	P	P
Fences including trellises, subject to Chapter 550, Article X, Fences	P	P	P
Flagpoles, subject to section 550.100	P	P	P
Lighting fixtures and lampposts, subject to section 550.100	P		P

Lockers for package deliveries shall not exceed thirty-two (32) square feet and five (5) feet in height. Where lockers occupy more than twelve (12) square feet, the lockers shall be screened from adjacent streets and properties with screening that is at least sixty (60) percent opaque and shall be at least as tall as the locker it is intended to screen	P		
Open porches, projecting not more than eight (8) feet from the building. The porch shall be covered and may extend the width of the dwelling, provided it shall be no closer than three (3) feet from an interior side lot line, or five (5) feet from the front lot line, or corner side lot line. The porch shall not be enclosed with windows, screens, or walls, but may include handrails not more than three (3) feet in height and not more than fifty (50) percent opaque. The finish of the porch shall match the finish of the dwelling or the trim on the dwelling. For the purpose of this section, raw or unfinished lumber shall not be permitted on an open porch	P		
Parking areas, subject to the provisions of Chapter 555, Off-Street Parking, Loading, and Mobility, Chapter 545, Article VIII, Accessory Uses and Structures, and section 540.900 (e), (f) and (g)		P	P
Pergolas, subject to the provisions of Chapter 545, Article VIII, Accessory Uses and Structures, and section 540.900 (e), (f) and (g). In a front or corner side yard pergolas shall not exceed twenty (20) square feet in area, including eaves, and not more than eight (8) feet in height	P	P	P
Public park accessory functions, including but not limited to athletic fields and courts, backstops, playgrounds, pool facilities, benches, bleachers, and skateboard parks. Buildings shall not be allowed as a permitted obstruction	P		
Rain barrels and cisterns accessory to single-, two-, or three-family dwellings shall be limited to a maximum height of four (4) feet and a maximum width of two and one-half (2.5) feet. Rain barrels and cisterns accessory to multiple-family dwellings of five (5) units or more and non-residential uses shall be limited to a maximum height of six (6) feet and a maximum width of three (3) feet. No more than two (2) rain barrels or cisterns may be located in each required yard		P	P
Raised planting beds, not exceeding three (3) feet in height. In a front or corner side yard raised planting beds shall not be closer than five (5) feet to a front or corner side property line. Raised planting beds shall be	P		P

constructed of wood, brick, masonry, landscape timbers, metal, ceramic, or synthetic lumber and shall be compatible with the principal structure and adjacent residential properties. Raised planting beds constructed of wood shall be structurally sound and free of rot. In addition, prefabricated raised planting beds shall be permitted. Raised planting beds shall not be constructed of wire, chicken wire, rope, cable, railroad ties, utility poles, tires, plumbing fixtures or any other similar materials			
Recreational playground equipment, except for nonresidential uses			P
Retaining walls, where natural grade is retained	P	P	P
Signs, subject to the provisions of Chapter 560, Signs	P		
Stairs not exceeding four (4) feet in width and entrance landings not exceeding sixteen (16) square feet in area provided such structures are not more than the height of the level of the first floor or four (4) feet above the average level of the adjoining natural grade whichever is less, and handrails for such stairs not more than three (3) feet in height and not more than fifty (50) percent opaque. In a front or corner side yard, stairs shall not exceed eight (8) feet in width and entrance landings shall not exceed thirty-six (36) square feet in area. Stairs for Institutional and Civic Uses shall not exceed twelve (12) feet in width and entrance landings shall not exceed ninety-six (96) square feet	P	P	P
Storage of firewood, subject to the provisions of Chapter 228, Firewood Storage		P	P
Utility meters projecting not more than two (2) feet into the required yard	P	P	P
Vestibules not exceeding seventy-five (75) square feet in area and projecting not more than seven (7) feet from the building	P		
Wall assemblies added to a residential structure existing on the effective date of this ordinance for the purpose of achieving a high degree of energy efficiency and which do not result in increased internal floor area. Such a wall assemblies shall not be located closer than three (3) feet from an interior side property line.	P	P	P
Walkways, not exceeding four (4) feet in interior side and rear yards. Walkways, not exceeding six (6) feet in width in front and corner side yards. Walkways for institutional and public uses shall not exceed twelve (12) feet in width in front and corner side yards. Walkways shall be at ground level. Except for public	P	P	P

recreational walkways and bicycle trails, walkways in required yards shall not be constructed of asphalt			
Window wells not exceeding sixteen (16) square feet in area. Such window wells shall be located at least three (3) feet apart and shall not be located closer than two (2) feet from an interior side property line. Not more than three (3) window wells shall be allowed to project closer than five (5) feet to each interior side lot line		P	P
Window wells not exceeding thirty-six (36) square feet in area.	P		

ARTICLE X. LOT AND IMPERVIOUS SURFACE COVERAGE

540.950. Purpose.

Maximum lot coverage and maximum impervious surface coverage standards are established to combat the urban heat island effect, promote adequate space for landscaping, reinforce existing or planned development patterns, and to reduce stormwater runoff and encourage the natural absorption of stormwater into the soil.

540.960. Maximum lot coverage.

Maximum lot coverage requirements shall be as set forth in Table 540-31, Maximum Lot Coverage by District.

Table 540-31 Maximum Lot Coverage by District

<i>Built Form Overlay District</i>	<i>Urban Neighborhood, Residential Mixed-Use, Parks and Open Space, and Districts</i>	<i>Commercial Mixed-Use, Downtown, Production, and Transportation Districts</i>
Parks	45%	45%
Interior 1 Interior 2	45%	100%
Interior 3 Corridor 3	60%	100%
Corridor 4 Corridor 6	70%	100%
Transit 10 Transit 15 Transit 20 Transit 30	80%	100%
Core 50	100%	100%
Production	100%	100%

540.970. Maximum impervious surface coverage.

(a) *In general.* Maximum impervious surface coverage requirements shall be as set forth in Table 540-32, Maximum Impervious Surface Coverage by District.

(b) *Exception.* Impervious surfaces shall not cover more than sixty-five (65) percent of any zoning lot with less than six thousand (6,000) square feet of lot area and no access to a public alley or a second street frontage, provided one (1) the following conditions are met:

- (1) The zoning lot is in the BFPA Overlay District.
- (2) The zoning lot is in the BF11 or BF12 Overlay District and an urban neighborhood and residential mixed-use district.

Table 540-32 Maximum Impervious Surface Coverage by District

<i>Built Form Overlay District</i>	<i>Urban Neighborhood, Residential Mixed-Use, and Parks and Open Space Districts</i>	<i>Commercial Mixed-Use, Downtown, Production and Transportation Districts</i>
Parks	60%	60%
Interior 1 Interior 2	60%	100%
Interior 3 Corridor 3	75%	100%
Corridor 4 Corridor 6	85%	100%
Transit 10 Transit 15 Transit 20 Transit 30	90%	100%
Core 50	100%	100%
Production	100%	100%