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**ADMINISTRATIVE SITE PLAN REVIEW FOR  
SINGLE-, TWO-, AND THREE-FAMILY DWELLINGS**

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**530.10. Purpose.** Site plan review standards are established to promote development that is compatible with nearby properties, neighborhood character, natural features and plans adopted by the city council, to minimize pedestrian and vehicular conflict, to reinforce public spaces, to promote public safety, and to visually enhance development. The regulations recognize the unique character of land and development throughout the city and the need for flexibility in site plan review.

**530.280. Design standards.** New single-, two-, and three-family dwellings shall comply with the applicable regulations of this zoning ordinance, including but not limited to the standards of Chapter 535, Regulations of General Applicability, related to front entrance, window area, and walkway requirements, and limitations on attached garages facing the front lot line. In addition, the zoning administrator shall ensure that such uses obtain a minimum of seventeen (17) points from Table 530-2, Single-, Two-, and Three-Family Dwellings.

**Table 530-2 Standards for Single-, Two-, and Three-Family Dwellings**

<i>Points</i>	<i>Design Standard</i>
6	The exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass
4	The height of the structure is within one-half story of the predominant height of residential buildings within one hundred (100) feet of the site
4	The total diameter of trees retained or planted equals not less than three (3) inches per one thousand (1,000) square feet of total lot area, or fraction thereof. The diameter of each tree shall be at least two and one-half (2.5) inches. Tree diameter shall be measured at four and one-half (4.5) feet above grade.
3	Not less than twenty (20) percent of the walls on each floor that face a public street, not including walls on half stories, are windows
3	Not less than one (1) off-street parking space per dwelling unit is provided in an enclosed structure that is detached from the principal structure and is located entirely in the rear forty (40) feet or twenty (20) percent of the lot, whichever is greater, and the accessory structure is not less than twenty (20) feet from any habitable portion of the principal structure
3	The structure includes a basement as defined by the building code
2	Not less than ten (10) percent of the walls on each floor that face a rear or interior side lot line, not including walls on half stories, are windows
1	The development qualifies for and, following construction, provides proof of receipt of a City of Minneapolis Stormwater Quality Credit
1	The structure includes an open, covered front porch of at least seventy (70) square feet that is not enclosed with windows, screens, or walls, provided there is at least one (1) existing open front porch within one hundred (100) feet of the site. The porch may include guardrails 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 front porch.

For reasonable accommodations or alternative formats please contact 311 at 612-673-3000. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-673-2157 or 612-673-2626. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.

**530.290. Accessibility.** Structures that provide certain accessible features shall be awarded points from Table 530-2, Standards for Single-, Two-, and Three-Family Dwellings, equivalent to providing twenty (20) percent window area facing public streets, off-street parking in an enclosed structure that is detached from the principal structure, and a basement, without having to provide these features. Such structures shall obtain the remainder of the required minimum point total from the remaining categories. For the purpose of this section, a dwelling unit shall include, at a minimum, a ground-level accessible entrance, interior doorways not less than three (3) feet in width, and a ground-level restroom.

**530.295. Trees.** At least one (1) tree for each three thousand (3,000) square feet of lot area not occupied by buildings, or fraction thereof, shall be provided on-site. Required trees shall comply with the following standards:

- (1) At least one (1) tree shall be a canopy tree.
- (2) Trees shall be a minimum of two (2) inches caliper in size, except cluster or multiple trunk specimens, which shall be a minimum of three-quarter(3/4) inches caliper in size, measured four (4) feet above grade.
- (3) Trees shall be indigenous or proven adaptable to the climate, but shall not be invasive on native species.
- (4) Trees shall be tolerant of specific site conditions, including but not limited to heat, cold, drought, and salt.

**530.300. Enclosed storage.** New single-, two-, and three-family dwellings shall provide an enclosed storage area not less than two-hundred (200) square feet in area. If attached, the enclosed storage area shall open directly to the outside of the habitable portion of the principal structure. If detached, the enclosed storage area shall be located entirely to the rear of the principal residential structure. The required storage area may be occupied by vehicle parking.

**530.310. Alternative compliance.**

(a) *In general.* Notwithstanding any other provision to the contrary, the zoning administrator may grant alternatives to the standards of this article by allowing a new structure to obtain fewer than the minimum number of points from Table 530-2, Single-, Two-, and Three-Family Dwellings, upon finding each of the following:

- (1) The structure is consistent with the predominant scale of existing residential structures in the same zoning district in the immediate area. In comparing the scale of the proposed structure to existing structures, the zoning administrator shall consider floor area, building height, façade width, and consistency with an established pattern of front, side, and rear yards in the vicinity.
- (2) The structure achieves at least one (1) of the following:
  - a. The design incorporates traditional features and proportions found in the immediate area, which may include but shall not be limited to an examination of features such as windows, doors, roof lines, trim, gables, dormers, porches, or entry canopies; or
  - b. The design demonstrates exceptional creativity and incorporates high-quality, durable exterior materials.
- (3) On sloped sites, the design responds to the topography of the site by following existing patterns in the vicinity and minimizing the apparent mass of the structure when viewed from lower elevations.
- (4) The proposal is consistent with the applicable urban design policies of the comprehensive plan.

(b) *Notification.* In conducting the review of requests for alternative compliance from this article, the zoning administrator shall mail notice of the request to property owners within one hundred (100) feet of the property and shall allow a public comment period of not less than ten (10) calendar days between the date of notification and the final decision. The zoning administrator's decision may be appealed in accordance with the standards of Chapter 525, Administration and Enforcement.

**535.90. General standards for residential uses.**

- (a) *Size and width.* The minimum gross floor area of a dwelling unit, except efficiency units and accessory dwelling units, shall be five hundred (500) square feet. The minimum gross floor area of efficiency units shall be three hundred fifty (350) square feet. The minimum gross floor area of accessory dwelling units shall be three hundred (300) square feet. Not less than eighty (80) percent of the habitable floor area of single-, two-, or three-family dwellings shall have a minimum width of eighteen (18) feet.
- (b) *Principal entrance and pedestrian access.*
- (1) *Single-, two-, and three-family dwellings.* Single-, two-, and three-family dwellings shall include a principal entrance facing the front lot line. In dwellings with more than one (1) unit, providing all units access to a shared front facing entrance is encouraged. Subject to Table 535-1, Permitted Obstructions in Required Yards, the principal entrance and all dwelling units shall be connected to the public sidewalk by hard-surfaced walkway not less than three (3) feet wide and shall include stairs where needed. Where no public sidewalk exists, the walkway shall extend to the public street. The principal entrance may face a side lot line when part of a front vestibule or extended portion of the front façade, provided the entrance is located no further than eight (8) feet from the façade closest to the street.
  - (2) *All other residential uses.* Residential buildings shall be oriented so that at least one (1) principal entrance faces a public street rather than the interior of the site. Clear and well-lighted walkways at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site. In the case of a corner lot, the principal entrance shall face the front lot line.
- (c) *Windows.*
- (1) *Single-, two-, and three-family dwellings.* Not less than fifteen (15) percent of the walls on each floor of single-, two-, and three-family dwellings that face a public street shall be windows. The bottom of any window used to satisfy the ground floor window requirement facing a public street shall not be more than four (4) feet above the adjacent first floor elevation. Not less than five (5) percent of the walls on each floor of single-, two-, and three-family dwellings that face a rear or interior side lot line shall be windows. Windows located in a door shall not be counted toward satisfying the minimum window requirement.
  - (2) *All other residential uses.* Residential buildings shall maintain compliance with the residential windows requirements of Chapter 530, Site Plan Review.
  - (3) *Half stories.* Half stories shall not be subject to the minimum window requirement.
  - (4) *Window area computation.* Minimum window area at the first floor or ground level shall be measured between two (2) and ten (10) feet above the adjacent grade. Minimum window area on walls above the first floor shall be measured between the upper surface of a floor and the upper surface of the floor above.
- (d) *Attached garage facing the front lot line.* Attached accessory uses designed or intended for the parking of vehicles accessory to single-, two-, and three-family dwellings shall extend no more than five (5) feet closer to the front lot line than the façade of a habitable portion of the first story of the dwelling when the garage door or doors face the front lot line. In addition, the width of the garage wall facing the front lot line, including basement-level garages, shall not exceed sixty (60) percent of the width of the entire structure.
- (e) *Conversions.* The addition of a dwelling unit or units that result in a two- or three-family dwelling shall be subject to the following standards:
- (1) Fire escapes or stairs that provide access above the ground floor shall be enclosed or located entirely to the rear of the principal residential structure.
  - (2) Mechanical equipment, including utility boxes and panels, shall not be located on the front building façade.
  - (3) Windows in additions that face a street shall be compatible with the existing windows of the streetfacing walls.

(4) Exterior materials that face a street shall be compatible with the existing exterior materials of the street-facing walls.

(f) A residential building nonconforming as to these requirements shall have all the rights of a conforming building, except that said building shall not be enlarged, altered, or relocated in such a way as to increase its nonconformity with these requirements.

## APPLICATION PROCESS

This application packet is used to file a site plan review required for zoning approval of a building permit for a single-, two-, or three-family dwelling. The packet is a tool for gathering property-related information relevant to the site plan review application. It contains a checklist of materials required for a site plan review application and a worksheet to be completed by the applicant.

This application contains a list of both required and desired features to be included in new housing construction, called the Design Standards Checklist. Each feature has been assigned a point value. There are a total of 27 points available. **Applications must achieve a total point value of 17 to receive Zoning approval for a new building permit.** A building permit will not be issued without complying with the Design Standards Checklist. There is no authorized variance for these standards in Section 525.520 of the Minneapolis Zoning Code, although alternative compliance may be requested per 530.310.

Applicants are encouraged to contact the Development Services office for a pre-application meeting with a City Planner in order to discuss the zoning ordinance provisions. An appointment may be scheduled by phone at 612-673-3000 (Minneapolis 311).

To file the application, the applicant returns to the Development Services office and submits the required materials to the Development Coordinator (see [New One- or Two-Family Home Construction Process Guide and Checklist](#) or [New Commercial Building Process Guide and Permit Submittal Checklist](#) for three-unit dwellings). Only applications that include all of the required items as identified in this land use application form are accepted. If any items are missing at the time of submittal, the application is deemed incomplete and staff may not accept the application.

Acceptance of an application for filing does not deem the application complete. The assigned planner will determine if the land use application is complete by conducting a thorough review of the application materials. The review may necessitate additional information, resulting in an incomplete application.

In the case of an incomplete application, staff issues a letter within fifteen (15) business days of the filing date of the application. The letter details the deficiencies of the application. When the applicant remedies the deficiencies, staff makes a final decision on behalf of the zoning administrator. The planner will author the final decision, including the conditions, if any, associated with an approval. Land use applications that remain incomplete for thirty (30) days or more are deemed withdrawn and returned to the applicant. In such cases, the applicant who still wishes to proceed must refile the application.

Any affected person can appeal the findings and decisions made by the zoning administrator. The appeal must be filed within ten (10) calendar days of the original decision or the decision is final. The Board of Adjustment hears each appeal of a zoning administrator decision.

For proposals with three dwelling units, Preliminary Development Review (PDR) is required in addition to the zoning review. PDR is an informal staff meeting that allows representatives of City departments including Public Works, Licensing, Park Board, and Public Safety to determine compliance with their requirements and/or determine the issues presented by the project. The PDR process must be completed prior to the submittal of a permit application. The PDR meeting is not an approval of the project and does not guarantee project approval. When you submit for your project you will be assigned a Development Coordinator who will guide you through the PDR process.

## ADMINISTRATIVE SITE PLAN REVIEW FOR SINGLE- TO THREE-FAMILY DWELLING UNITS APPLICATION REQUIREMENTS CHECKLIST

**If any of the items are missing at the time of submittal, staff will not accept the application.<sup>1</sup>**

	Completed Application Worksheet.
	Correct fees paid (checks payable to Minneapolis Finance Department).
	A letter from the property owner, if other than the applicant, authorizing the application.
	<p>Copy of a letter or email, sent to the applicable neighborhood group(s), explaining the proposed project. The letter must contain the following information:</p> <ol style="list-style-type: none"> <li>1. Description of the project.</li> <li>2. Land use applications that the applicant is aware are needed for the project.</li> <li>3. Address of the property for which zoning approval is sought.</li> <li>4. Applicant's name, address, telephone number, and e-mail address, if available.</li> </ol> <p>Where the property for which zoning approval is sought is located on a public street that acts as a boundary between two neighborhoods, the above information shall also be provided to the neighborhood group(s) representing the adjacent area(s).</p>
	Construction Management Agreement
	Verification of historic status of property and submission of any required HPC application(s). <sup>2</sup>
	<p>Two copies (plus one 8 ½ x 11) of a scaled and dimensioned site plan.<sup>3</sup> Must include the following items:</p> <ul style="list-style-type: none"> <li>▪ All property lines.</li> <li>▪ Streets, sidewalks and alleys, existing and proposed curb cuts. Indicate if public areas are to be vacated.</li> <li>▪ Indicate traffic flow on streets, alleys and drives.</li> <li>▪ Adjacent uses (show location and identify).</li> <li>▪ Dimensioned parking, including electric vehicle spaces (all parking and loading areas serving the property). Indicate how the parking and loading areas will be designed (curbing, wheel stops, etc.).</li> <li>▪ Building footprints and square footages (include garages and other accessory structures).</li> <li>▪ Other impervious surfaces (walkways, decks, patios, etc.) and square footages.</li> <li>▪ Walls, screens and fences (show location, type and height).</li> <li>▪ Landscaping plan showing existing and proposed shrubs and trees (location, type, number). Label diameter at 4½ above grade for all existing and proposed trees.</li> <li>▪ Ground cover materials labeled for the entire site.</li> <li>▪ Tree protection plan for existing trees that will remain that are within 15 feet of construction.</li> <li>▪ Natural features and topography.</li> <li>▪ Mechanical equipment (air conditioning units, electrical transformers, etc.)</li> <li>▪ Fire hydrants, transit stops, public plazas, trash enclosures, trees in the public right-of-way.</li> <li>▪ Indicate the direction of water drainage from the site and building (downspouts, roof drains, etc.)</li> <li>▪ Indicate north arrow and date the plan was drawn.</li> <li>▪ Erosion control plan for sites where more than 5,000 square feet of dirt is disturbed.</li> </ul>

***Checklist continues on next page.***

<sup>1</sup> City staff will review the initial application submission and will notify the applicant of what, if any, additional information must be submitted for staff to evaluate the application for approval or denial. Please be aware that supplemental information may be requested during the evaluation process.

<sup>2</sup> Demolition of an existing structure requires review by CPED staff to determine if the property is an historic resource.

<sup>3</sup> Site plan information may be combined with the survey of the property.

**Checklist continued.**

	Two copies (plus one 8 ½ x 11) of scaled and dimensioned elevations of each façade.
	Two copies (plus one 8 ½ x 11) of scaled and dimensioned floor plans showing all floors. <ul style="list-style-type: none"><li>▪ If applicable, dimensioned parking, including electric vehicle spaces.</li></ul>
	Three copies of a signed survey of the property showing: <ul style="list-style-type: none"><li>▪ All property lines.</li><li>▪ Existing spot elevations sufficient to show the existing elevation and grade of the site.</li><li>▪ Location of existing building (survey to be completed prior to demolition when a building exists) including finished grade elevations at the building corners and floor level at main entry.</li><li>▪ Existing elevation at corners of building on adjoining lots (the front and rear corner closest to the subject property).</li><li>▪ Front and side yard setbacks on directly contiguous properties on the sides of the home. For properties on corner lots, contiguous properties must be included on survey.</li><li>▪ Existing streets, sidewalks and alleys, curb cuts, fire hydrants, and trees located in the public right of way.</li><li>▪ Existing trees on the site, including type and diameter measured at 4½ feet above grade.</li></ul>
	Specific application requirements, if applicable (see attached).

## SPECIFIC APPLICATION REQUIREMENTS CHECKLIST

In addition to the General Application Requirements the following may also be required:

### HEIGHT DESIGN STANDARD POINTS

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Where points are requested for the height design standard, the following must be provided at a minimum to demonstrate that the proposed height of the structure is within one-half story of the predominant height of residential buildings within one hundred (100) feet of the site. Staff may request additional information to verify the standard has been met if the following information is not sufficient.

	A map key showing all properties within 100 feet of the subject property with addresses labeled. The Hennepin County property information website ( <a href="https://www.hennepin.us/residents/property/property-information-search">https://www.hennepin.us/residents/property/property-information-search</a> ) may be helpful. Lot sizes for surrounding properties can be identified by starting from the Property information search results and clicking view map->a new webpage will open->click the More drop-down menu->select parcel annotation.
	Photos of the front of each residential building located within 100 feet of the subject site. Each photo shall be labeled with the associated address. Google Street View images will not be accepted.

### ALTERNATIVE COMPLIANCE

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If alternative compliance is requested, the following additional items must be submitted:

	A written statement by the applicant which addresses each of the required findings of Section 530.310.
	Completed Alternative Compliance Table.
	Photos of surrounding properties within 100 feet of the subject site.
	Additional documentation, as needed.

## FEES

APPLICATION TYPE	FEE (DOLLARS)
Administrative site plan review	475
Postage (for alternative compliance requests only)	Cost of first class postage x the number of property owners to be notified



### 1-3 SITE PLAN REVIEW APPLICATION WORKSHEET

<b>Property Owner/ Applicant</b>	Name				
	Mailing Address Including City, State and Zip Code				
	Phone Number				
	Email				
<b>Applicant's Representative</b> <i>This person will be the primary contact for staff, and is the authorized agent in place of the property owner</i>	Name				
	Mailing Address Including City, State and Zip Code				
	Phone Number				
	Email				
<b>Neighborhood Group Contact</b> <i>Be sure to include a copy of the letter or e-mail that was sent</i>	Organization				
	Contact Name				
	Phone Number				
	Date letter or email sent				
<b>Property Information</b>	Address(es)				
	Identification Number				
	Lot Width				
	Lot Area				
<b>Building Data</b>	Gross Floor Area (square feet)		Proposed:		
	Building footprint area (square feet)		Proposed:		
	Building Height		Proposed stories:	Feet:	
	Dwelling Units		Proposed:		
<b>Window percentages (per floor, per façade)</b> <i>Staff will measure based on elevation drawings</i>	1 <sup>st</sup> floor front:	1 <sup>st</sup> floor side:	1 <sup>st</sup> floor side:	1 <sup>st</sup> floor rear:	
	2 <sup>nd</sup> floor front:	2 <sup>nd</sup> floor side:	2 <sup>nd</sup> floor side:	2 <sup>nd</sup> floor rear:	
<b>Parking Data</b>	Total number of spaces		Proposed:		
	Electric vehicle spaces <sup>4</sup>		Proposed:		

<sup>4</sup> The electric vehicle charging requirements from Chapter 541, Off-Street Parking, Loading, and Mobility, Article IV, Electric Vehicle Charging, go into effect January 1, 2022. Applications deemed complete or received after the effective date will be subject to the new requirements.

POINTS AVAILABLE	DESIGN STANDARD	POINTS RECEIVED
N/A	Not less than eighty (80) percent of the habitable floor area shall have a minimum width of eighteen (18) feet.	REQUIRED STANDARD
N/A	The principal entrance is required to face the front lot line. However, the principal entrance may face a side lot line when part of a front vestibule or extended portion of the front facade, provided the entrance is located no further than eight (8) feet from the facade closest to the street.	REQUIRED STANDARD
N/A	The principal entrance and all dwelling units shall be connected to the public sidewalk by hard-surfaced walkway not less than three (3) feet wide and shall include stairs where needed. Where no public sidewalk exists, the walkway shall extend to the public street. Providing all units access to a shared front facing entrance is encouraged.	REQUIRED STANDARD
N/A	Not less than fifteen (15) percent of the walls on each floor that face a public street shall be windows. The bottom of any window used to satisfy the ground floor window requirement facing a public street shall not be more than four (4) feet above the adjacent first floor elevation. Not less than five (5) percent of the walls on each floor that face a rear or interior side lot line shall be windows. Half stories shall not be subject to the minimum window requirement. Window calculations are per floor, per façade, using the rough opening.	REQUIRED STANDARD
N/A	Attached accessory uses designed or intended for the parking of vehicles shall extend no more than five (5) feet closer to the front lot line than the facade of a habitable portion of the first story of the dwelling when the garage door or doors face the front lot line. In addition, the width of the garage wall facing the front lot line, including basement-level garages, shall not exceed sixty (60) percent of the width of the entire structure.	REQUIRED STANDARD
6	The exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass	
4	The height of the structure is within one-half story of the predominant height of residential buildings within one hundred (100) feet of the site	
4	The total diameter of trees retained or planted equals not less than three (3) inches per one thousand (1,000) square feet of total lot area, or fraction thereof. The diameter of each tree shall be at least two and one-half (2.5) inches. Tree diameter shall be measured at four and one-half (4.5) feet above grade.	
3	Not less than twenty (20) percent of the walls on each floor that face a public street, not including walls on half stories, are windows	
3	Not less than one (1) off-street parking space per dwelling unit is provided in an enclosed structure that is detached from the principal structure and is located entirely in the rear forty (40) feet or twenty (20) percent of the lot, whichever is greater, and the accessory structure is not less than twenty (20) feet from any habitable portion of the principal structure	
3	The structure includes a basement as defined by the building code	
2	Not less than ten (10) percent of the walls on each floor that face a rear or interior side lot line, not including walls on half stories, are windows	
1	The development qualifies for and, following construction, provides proof of receipt of a City of Minneapolis Stormwater Quality Credit	
1	The structure includes an open, covered front porch of at least seventy (70) square feet that is not enclosed with windows, screens, or walls, provided there is at least one (1) existing open front porch within one hundred (100) feet of the site. The porch may include guardrails 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 front porch.	
<b>27</b>	<b>Total Points (For approval, total points received must be <u>17 OR MORE</u> as per Section 530.280.)</b>	

**ALTERNATIVE COMPLIANCE TABLE**

To be completed only if alternative compliance requested

ADDRESSES OF PROPERTIES WITHIN 100 FEET OF THE SUBJECT PROPERTY	FLOOR AREA (SQUARE FEET)	HEIGHT		FAÇADE WIDTH (FEET)	YARDS (FEET)			
		STORIES	FEET		FRONT	CORNER SIDE	INTERIOR SIDE	REAR
<b>PROPOSED</b>								

**ACCURACY DECLARATION**

My signature attests to the fact that the attached application is complete and accurate to the best of my knowledge. I understand that the staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided may delay review of my application or may result in denial of my request.

Property owner's signature (if different from applicant): \_\_\_\_\_

Applicant's name (please print): \_\_\_\_\_

Applicant's signature: \_\_\_\_\_