HALF STORIES

1 1/2 STORY HOUSE

A partial story will meet the definition of a half story when the roof rafters are within 2 feet of the floor joists.

A half story can only be located on a principal residential structure with a height of 2.5 stories or less. Anything higher is considered a full story.

GFA MEASUREMENT:

Half story area is not included in the calculation of the maximum gross floor area of single and two-family dwellings (see colored area above).

2 STORY HOUSE

Top floor does not meet the definition of a half story when the roof rafters are more than 2 feet from the floor joists.

GFA MEASUREMENT:

Gross floor area of single and two-family dwellings is only measured where there is 5 feet or more of clearance on the top story (see colored area above).

DORMERS ON HALF STORIES

To be considered a dormer, the following standards must be met. If they do not, they are considered a full story.

a. The total width of all dormers on any façade will not exceed fifty (50) percent of the width of the wall of the floor below the half story roof.

b. Dormers will be located no closer than three (3) feet from any end-of-house corner of the floor below and any gable end wall.

c. Dormers will not extend beyond the wall below and will not interrupt the eave edge of the hip or gable roof.

For More Information:

Consult Chapter S20.160 of the City’s Zoning Ordinance Online at:
http://www.minneapolismn.gov/zoningmaps/zoning_code_index

Last Updated: 11/1/2017