

March 19, 2015

**MINNEAPOLIS ZONING CODE EXTRACT FOR OFFICE RESIDENCE DISTRICTS AND
OR2 HIGH DENSITY OFFICE RESIDENCE DISTRICT**

Prepared as an Exhibit to the Request for Proposals (RFP) for 2313 13th Avenue South

This extract from the Minneapolis Zoning Code is provided for reference purposes only, and provides the published Minneapolis Zoning Ordinance text as of March 19, 2015. The Minneapolis Zoning ordinance is available online at <http://www.ci.minneapolis.mn.us/cped/planning/index.htm>

Responsive proposals to the RFP for 2313 13th Avenue South must be consistent with both the existing OR2 zoning of the parcel and the City's specific redevelopment goals for this property identified in the RFP.

- **CHAPTER 547. - OFFICE RESIDENCE DISTRICTS**
- **ARTICLE I. - GENERAL PROVISIONS**
- **547.10. - Purpose.**

The office residence districts are established to provide an environment of mixed residential, office, institutional, and where appropriate, small scale retail sales and service uses designed to serve the immediate surroundings. These office residence districts may serve as small to medium scale mixed use areas within neighborhoods, as higher density transitions between downtown and residential neighborhoods, or as freestanding institutions and employment centers throughout the city.

- **547.20. - District names.**

The office residence district names are:

OR1 Neighborhood Office Residence District
OR2 High Density Office Residence District
OR3 Institutional Office Residence District

- **547.30. - Principal uses for the office residence districts.**

(a) *In general.* Table 547-1 Principal Uses in the Office Residence Districts, lists all permitted and conditional uses in the office residence districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in [Chapter 525](#), Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of

this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in [Chapter 525](#), Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an " / " under the Specific Development Standards column shall be subject to the specific development standards of [Chapter 536](#), Specific Development Standards.

(f) *Neighborhood serving retail sales and services.* Neighborhood serving retail sales and services include activities that serve the surrounding neighborhood by offering basic goods and services often needed on a day to day basis. The limited nature and scale of the uses minimizes their impact on surrounding properties. Neighborhood serving retail sales and services shall be subject to the following standards:

(1) Neighborhood serving retail sales and services shall be limited to the following uses:

- a. Barber shop/beauty salon.
- b. Bookstore, new or used.
- c. Coffee shop, with limited entertainment, maximum thirty (30) seats.
- d. Drug store.
- e. Dry cleaning pickup station.
- f. Florist.
- g. Grocery store.
- h. Hardware store.
- i. Performing, visual or martial arts school.
- j. Restaurant, sit down or delicatessen, with limited entertainment, provided no alcoholic beverages, maximum thirty (30) seats.
- k. Self service laundry.
- l. Sports and health facility.

(2) The maximum size of neighborhood serving retail sales and services uses shall be two thousand (2,000) square feet of gross floor area.

(3) All neighborhood serving retail sales and services shall be located on the ground floor of a mixed use building of at least two (2) stories, with no more than two (2) such retail sales and services uses on a single zoning lot.

(4) Drive-through facilities shall be prohibited.

(5) Wholesale and off-premise sales shall be prohibited.

(6) The minimum floor area of the structure in which the neighborhood serving retail sales and service use is located shall be twenty thousand (20,000) square feet.

(2013-Or-094, § 1, 11-12-2013)

Table 547-1 Principal Uses in the Office Residence Districts

Use	OR1	OR2	OR3	Specific Dev. Standards
RESIDENTIAL USES				
Dwellings				
Single or two-family dwelling	P			
Single or two-family dwelling existing on the effective date of this ordinance		P	P	
Cluster development	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	
Planned Unit Development	C	C	C	✓
Congregate Living				
Community residential facility serving six (6) or fewer persons	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	✓
Board and care home/ Nursing home/ Assisted living		C	C	✓
Dormitory		C	C	✓
Faculty house		C	C	✓
Fraternity or sorority		C	C	✓
Hospitality residence		C	C	✓
Residential hospice		C	C	✓

Supportive housing		C	C	✓
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
College or university			C	✓
Early childhood learning center	P	P	P	✓
Preschool	P	P	P	✓
School, grades K—12	C	P	P	✓
School, vocational or business		P	P	✓
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	C	C	C	✓
Cemetery	C	C	C	
Club or lodge, with limited entertainment		C	C	✓
Community center		P	P	✓
Community garden	P	P	P	✓
Developmental achievement center	P	P	P	✓
Educational arts center	P	P	P	✓
Library	C	P	P	
Museum		P	P	
Park, public	P	P	P	
Theater, indoor, live performances only	P	P	P	✓
Religious Institutions				
Convent, monastery or religious retreat center		P	P	✓

Place of assembly	P	P	P	
Medical Facilities				
Birth center	C	P	P	✓
Blood/plasma collection facility			P	✓
Hospital			C	✓
Laboratory, medical or dental		P	P	
COMMERCIAL USES				
Office	P	P	P	
Bed and breakfast home	C	C	C	✓
Child care center	P	P	P	✓
Clinic, medical or dental	C	P	P	
Farmers' market		P	P	✓
Funeral home		C	C	✓
Market garden, with a planting area of 10,000 sq. ft. or less	P	P	P	✓
Market garden, with a planting area greater than 10,000 sq. ft.	C	P	P	✓
Neighborhood serving retail sales and services		P	P	
Planned Unit Development	C	C	C	✓
PARKING FACILITIES				
Parking facility		C	C	
Parking lot, serving institutional and public uses	C	C	C	
Parking lot, serving multiple-family dwellings	C	C	C	
PUBLIC SERVICES AND UTILITIES				

Bus turnaround	C	C	C	
Communication exchange	C	C	C	
Electric or gas substation	C	C	C	
Fire station	C	C	C	
Heating or cooling facility		C	C	
Passenger transit station	C	C	C	
Police station	C	C	C	
Post office		C	C	
Railroad right-of-way	C	C	C	
Stormwater retention pond	C	C	C	
Water pumping and filtration facility	C	C	C	

(2000-Or-044, § 1, 5-19-2000; 2006-Or-014, § 2, 2-10-06; 2006-Or-088, § 1, 7-21-2006; 2009-Or-087, § 1, 8-28-2009; Ord. No. 2009-Or-113, § 1, 10-16-2009; 2010-Or-055, § 1, 5-28-2010; 2010-Or-107, § 1, 12-10-2010; 2011-Or-129, § 1, 12-16-2011; 2012-Or-024, § 1, 3-30-2012; 2013-Or-051, § 1, 5-10-2013; 2013-Or-249, § 1, 12-13-2013)

- **547.40. - Accessory uses and structures.**

Accessory uses and structures shall comply with the provisions of [Chapter 537](#), Accessory Uses and Structures.

- **547.50. - Maximum occupancy.**

(a) *Dwelling units.* The maximum occupancy of a dwelling unit located in the office residence districts shall not exceed one (1) family plus four (4) unrelated persons living together as a permanent household, provided that the family plus the unrelated persons shall not exceed a total of five (5) persons.

(b) *Rooming units.* The maximum occupancy of a rooming unit shall be as regulated by [Chapter 244](#) of the Minneapolis Code of Ordinances, Housing Maintenance Code.

- **547.60. - Reserved.**

Editor's note— Ord. No. 2011-Or-033, § 1, adopted April 1, 2011, repealed [§ 547.60](#), which pertained to hours open to the public. See also the Code Comparative Table.

- **547.70. - Parking and loading requirements.**

Parking and loading requirements for uses in the office residence districts shall be as set forth in [Chapter 541](#), Off-Street Parking and Loading.

- **547.80. - Truck and commercial vehicle parking.**

(a) *Residential uses.* Parking of commercial vehicles shall be prohibited.

(b) *Nonresidential uses.* Parking of commercial vehicles accessory to permitted or conditional nonresidential uses shall be limited to operable, single rear axle vehicles of not more than fifteen thousand (15,000) pounds gross vehicle weight. Such vehicles shall be parked in an enclosed structure. These regulations shall apply only to vehicles that are parked regularly at a site and shall not apply to pick-up and delivery activities or to the temporary use of vehicles during construction.

- **547.90. - Signs.**

Sign requirements for uses in the office residence districts shall be as set forth in [Chapter 543](#), On-Premises Signs.

- **547.100. - Height.**

Except for communication antennas otherwise allowed by administrative review in [Chapter 535](#), Regulations of General Applicability, the maximum height requirements of principal structures located in the office residence districts shall be as set forth within each office residence district. Parapets not exceeding three (3) feet in height shall be exempt from such limitations, except where located on single or two-family dwellings or cluster developments.

- **547.110. - Increasing maximum height.**

The height limitations of principal structures located in the office residence districts, except single and two-family dwellings, may be increased by conditional use permit, as provided in [Chapter 525](#), Administration and Enforcement. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to, the following factors when determining the maximum height:

- (1) Access to light and air of surrounding properties.
- (2) Shadowing of residential properties, significant public spaces, or existing solar energy systems.
- (3) The scale and character of surrounding uses.
- (4) Preservation of views of landmark buildings, significant open spaces or water bodies.

(2011-Or-011, § 1, 2-11-2011)

- **547.120. - Lot dimension and building bulk requirements.**

Lot dimensions and building bulk requirements shall be as set forth in each office residence district. The maximum floor area ratio (F.A.R.) may not be attainable without obtaining conditional use permit approval for increasing maximum height.

- **547.130. - Density bonuses.**

(a) *Bonus for enclosed parking.* In the OR2 and OR3 office residence districts, the maximum floor area ratio of multiple-family dwellings may be increased by twenty (20) percent if all required parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.

(b) *Bonus for affordable housing.* The maximum floor area ratio of new cluster developments and new multiple-family dwellings of five (5) units or more may be increased by twenty (20) percent if at least twenty (20) percent of the dwelling units meet the definition of affordable housing.

(2002-Or-182, § 1, 11-22-2002; 2013-Or-085, § 1, 10-4-2013)

- **547.140. - Maximum lot coverage.**

Principal and accessory structures shall not cover more than seventy (70) percent of any zoning lot located in the office residence districts.

- **547.150. - Impervious surface coverage.**

Impervious surfaces shall not cover more than eighty-five (85) percent of any zoning lot located in the office residence districts. The remainder of the zoning lot shall be covered with turf grass, native grasses, perennial flowering plants, shrubs, trees or similar landscape material sufficient to prevent soil erosion, minimize off-site stormwater runoff, and encourage natural filtration function.

(2007-Or-051, § 1, 6-29-2007)

- **547.160. - Yard requirements.**

(a) *In general.* The minimum yard requirements for uses located in the office residence districts shall be as specified in Table 547-2, Office Residence District Yard Requirements, and in [Chapter 535](#), Regulations of General Applicability, except as provided below. Required yards shall be unobstructed from the ground level to the sky, except as provided as a permitted obstruction in [Chapter 535](#), Regulations of General Applicability.

(b) *Front yard increased.* The required front yard shall be increased 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 535-1 Permitted Obstructions in Required Yards. In determining an increase in the required front yard, one (1) of the nearest principal residential structures may be removed from consideration where such structure exceeds the established front yard of all 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. Nothing in this provision shall authorize a front yard less than that required by the zoning district.

(c) *Corner side yard.* Where a corner side yard is required, it shall not exceed the applicable front yard requirement.

(2000-Or-044, § 2, 5-19-2000; 2013-Or-249, § 2, 12-13-2013; 2014-Or-061, § 1, 8-29-2014, eff. 10-1-2014)

Table 547-2 Office Residence District Yard Requirements

Yards	Required Yards for Single- and Two-family Dwellings and Permitted Community Residential Facilities (Feet)	Required Yards for All Other Uses (Feet)
Front, subject to section 547.160(b)	15	15
Rear	5	5+2X
Interior Side	Lot width less than 42 ft.: 5 Lot width 42 ft.—51.99 ft.: 6 Lot width 52 ft.—61.99 ft.: 7 Lot width 62 ft. or greater: 8	5+2X
Corner Side	8	8+2X

X = Number of stories above the first floor

(2007-Or-086, § 1, 10-19-2007; 2014-Or-061, § 2, 8-29-2014, eff. 10-1-2014)

- **547.170. - Landscaped yards for nonresidential uses.**

Required yards for nonresidential uses shall be landscaped as specified in [Chapter 530](#), Site Plan Review. Notwithstanding the obstructions permitted in [Chapter 535](#), Regulations of General Applicability, required interior side yards shall remain unobstructed from the ground level to the sky, except that fencing 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.

- **547.180. - Reserved.**

Editor's note— Ord. No. 2007-Or-040, § 1, adopted June 15, 2007, repealed [§ 547.180](#), which pertained to separate access required for commercial and residential uses. See also the Code Comparative Table.

- **547.190. - Enclosed building requirement.**

All production, processing, storage, sales, display, or other business activity shall be conducted within a completely enclosed building, except as otherwise provided in this ordinance.

(2000-Or-044, § 3, 5-19-2000)

- **547.200. - Compliance with performance standards.**

All uses in the office residence districts shall comply with all general performance standards contained in [Chapter 535](#), Regulations of General Applicability, and with all other applicable regulations or law.

- **ARTICLE III. - OR2 HIGH DENSITY OFFICE RESIDENCE DISTRICT**

- **547.280. - Purpose.**

The OR2 High Density Office Residence District is established to provide a mixed use environment of moderate to high density dwellings and large office uses, with additional small scale retail sales and services uses designed to serve the immediate surroundings. This district may serve as a transition between downtown and surrounding moderate to low density residential neighborhoods.

- **547.290. - Uses.**

Permitted and conditional uses in the OR2 District shall be as specified in [section 547.30](#) and Table 547-1, Principal Uses in the Office Residence Districts.

- **547.300. - Lot dimension requirements.**

The minimum lot area for uses located in the OR2 District shall be as specified in Table 547-4 Lot Dimension and Building Bulk Requirements in the OR2 District.

- **547.310. - Building bulk requirements.**

(a) *In general.* The maximum height and floor area ratio of buildings located in the OR2 District shall be as specified in Table 547-4, Lot Dimension and Building Bulk Requirements in the OR2 District.

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

(1) Detached accessory structures.

(2) Open porches.

(3) The basement floor area if the finished floor of the first story is thirty (30) inches or less from natural grade for more than fifty (50) percent of the total perimeter. Basement floor area shall not be included if the finished first floor of the first story is four (4) feet or less from natural grade for more than fifty (50) percent of the perimeter in either of the following circumstances:

(a) The lot includes a change in natural grade of four (4) feet or more on that part of the property located outside of the required front yard;

(b) Based on evidence submitted by the applicant or on-record with the city, the zoning administrator determines that elevating the basement will prevent the structure from unreasonably conflicting with groundwater resources and the finished floor of the first story is not located more than ten (10) feet above the basement floor.

(4) Half story floor area.

(c) *Floor area ratio increase.* Notwithstanding the floor area ratio limitations of this chapter, the maximum floor area ratio may be increased as follows:

(1) The maximum floor area ratio of single- and two-family dwellings may be increased when the established floor area ratio of a minimum of fifty (50) percent of the single- and two-family dwellings within one hundred (100) feet of the subject site exceed the maximum floor

area ratio. When floor area ratio is increased through this method, the floor area ratio shall not exceed the maximum floor area ratio of the largest single- and two-family dwelling within the one hundred (100) foot radius.

(2) Single- and two-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.

(d) *Height increase.* Notwithstanding the height limitations of this chapter, the maximum height of single- and two-family dwellings may be increased to thirty-five (35) feet when the established height of a minimum of fifty (50) percent of the single- and two-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.

(2007-Or-051, § 4, 6-29-2007; 2010-Or-055, § 3, 5-28-2010; 2014-Or-061, § 4, 8-29-2014, eff. 10-1-2014)

Table 547-4 Lot Dimension and Building Bulk Requirements in the OR2 District

Uses	Minimum Lot Area (Square Feet)	Maximum Height	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single- or two-family dwelling	5,000	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet.	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	5,000	2.5 stories, not to exceed 35 ft.	2.5
Dwelling unit, as part of a mixed use building	5,000	4 stories, not to exceed 56 ft.	2.5
Multiple-family dwelling	5,000	4 stories, not to exceed 56 ft.	2.5
Planned unit development	1 acre	4 stories, not to exceed 56 ft.	2.5
Congregate Living			
Community residential facility serving six (6) or fewer persons	5,000	2.5 stories, not to exceed 35 ft.	None

Community residential facility serving seven (7) to thirty-two (32) persons	5,000	4 stories, not to exceed 56 ft.	2.5
Board and care home/Nursing home/Assisted living	20,000	4 stories, not to exceed 56 ft.	2.5
Dormitory	10,000	4 stories, not to exceed 56 ft.	2.5
Faculty house	10,000	2.5 stories, not to exceed 35 ft.	2.5
Fraternity or sorority	10,000	2.5 stories, not to exceed 35 ft.	2.5
Hospitality residence	10,000	4 stories, not to exceed 56 ft.	2.5
Residential hospice	10,000	2.5 stories, not to exceed 35 ft.	2.5
Supportive housing	5,000	4 stories, not to exceed 56 ft.	2.5
INSTITUTIONAL AND PUBLIC USES			
Medical Facilities			
Birth Center	4,000	4 stories, not to exceed 56 feet	2.5
Laboratory, medical or dental	4,000	4 stories, not to exceed 56 feet	2.5
Educational Facilities			
Early childhood learning center	20,000	4 stories, not to exceed 56 ft.	2.5
Preschool	5,000	4 stories, not to exceed 56 ft.	2.5
School, grades K—12	20,000	4 stories, not to exceed 56 ft.	2.5
School, vocational or business	20,000	4 stories, not to exceed 56 ft.	2.5
Social, Cultural, Charitable and Recreational Facilities;			
Athletic field	20,000	4 stories, not to exceed 56 ft.	2.5
Cemetery	80 acres	As approved by C.U.P.	None

Club or lodge	20,000	4 stories, not to exceed 56 ft.	2.5
Community center	20,000	4 stories, not to exceed 56 ft.	2.5
Community garden	None	None	None
Developmental achievement center	4,000	4 stories, not to exceed 56 ft.	2.5
Educational arts center	20,000	4 stories, not to exceed 56 ft.	2.5
Library	20,000	4 stories, not to exceed 56 ft.	2.5
Museum	20,000 4 stories, not to exceed 56 ft.	2.5	
Park, public	None	4 stories, not to exceed 56 ft.	2.5
Theater, indoor	20,000	4 stories, not to exceed 56 ft.	2.5
Religious Institutions			
Convent, monastery or religious retreat center	5,000 or 750 sq. ft. per rooming unit, whichever is greater	4 stories, not to exceed 56 ft.	2.5
Place of assembly	20,000	4 stories, not to exceed 56 ft.	2.5
COMMERCIAL USES			
Office	4,000	4 stories, not to exceed 56 ft.	2.5
Bed and breakfast home	5,000	2.5 stories, not to exceed 35 ft.	2.5
Child care center	4,000	4 stories, not to exceed 56 ft.	2.5
Clinic, medical or dental	4,000	4 stories, not to exceed 56 ft.	2.5
Funeral home	15,000	4 stories, not to exceed 56 ft.	2.5
Neighborhood serving retail sales and service	10,000	As approved by C.U.P.	As approved by C.U.P.

Planned unit development	1 acre	4 stories, not to exceed 56 ft.	2.5
PARKING FACILITIES	5,000	4 stories, not to exceed 56 ft.	2.5
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

(2000-Or-044, § 5, 5-19-2000; 2007-Or-051, § 4, 6-29-2007; 2009-Or-087, § 3, 8-28-2009; 2010-Or-107, § 4, 12-10-2010; 2013-Or-085, § 3, 10-4-2013; 2013-Or-249, § 3, 12-13-2013; 2014-Or-061, § 5, 8-29-2014, eff. 10-1-2014)