

BIHZ Item #26
Built Form Policies of Minneapolis 2040 Ordinances
Motion by Schroeder, Gordon, and Reich

Schroeder, Gordon, and Reich move to reject the City Planning Commission recommendation to amend Table 552-2 in Section 552.110 of the ordinance related to maximum floor area ratio; and adopt the staff recommendation related to Table 552-2 as follows:

Table 552-2 Maximum Floor Area Ratio

<i>Built Form Overlay District</i>	<i>Primary Zoning District Category</i>	<i>Maximum Floor Area Ratio (Multiplier)</i>
Interior 1	R, OR	All uses except Institutional and Public Uses: 0.5 Institutional and Public Uses: 0.8
	All other districts	Residential buildings with 1-3 units: 0.5 All other buildings: 1.4
Interior 2	R, OR	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	R, OR	Single-family dwellings: 0.5 Two-family dwellings: 0.6 Three-family dwellings: 0.7 All other uses: 1.4
	All other districts	Single-family dwellings: 0.5 Two-family dwellings: 0.6 Three-family dwellings: 0.7 Other uses: 1.6
Corridor 3	R, OR	1.5
	All other districts	1.9
Corridor 4	R, OR	2.0
	All other districts	2.4
Corridor 6	R, OR	3.0
	All other districts	3.4
Transit 10	R, OR	5.0
	All other districts	5.4
Transit 15	R, OR	6.0
	All other districts	6.4
Transit 20	R, OR	7.0
	All other districts	7.4
Transit 30	R, OR	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

In lieu of the City Planning Commission and staff recommendations related to floor area ratio for 1-3 unit buildings, Schroeder, Gordon, and Reich move to amend Section 552.230, authorizing floor area ratio premiums for long-term affordability and environmental sustainability for two-family and three-family dwellings and congregate living uses with three or fewer units as follows:

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

(a) *In general.* Except as authorized in this section, floor area ratio premiums shall be 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.

(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.