



What is Missing Middle Housing?

“Missing middle housing” are buildings that have multiple housing units within the structure or on a lot but are more modest in scale compared to large apartment complexes. They are referred to as “missing” because not many have been built following restrictive zoning laws enacted in the 1930s and “middle” because they are in-between single family homes and larger apartment/condo buildings.

Missing middle housing projects are typically made up of 2-20 individual residences but can vary but can vary greatly in characteristics depending on their unit count. Smaller unit count missing middle housing types include duplexes and fourplexes and are similar in size to single-family homes while larger unit count missing middle types can include rowhouses and multiplexes and are a good size transition from single-family homes to larger apartment complexes.



Check in with a Minneapolis City Planner to verify what you can build!
» [Contact a City Planner](#)

Use this link to find information about your property, or a potential property! You can find your lot size and zoning districts under the “Lot Info” tab.
» [Minneapolis Address Portal](#)

Fill out your property's basic information below:

Property Address	
Total Lot Area	
Primary Zoning	
Built Form Overlay	
Overlay District	
Overlay District	



There are two important Minneapolis maps that will shape what you can build on a property. Every property has a Primary Zoning District, Built Form Overlay District and there could possibly be multiple Overlay Districts depending on the location of the property.

Primary Zoning District Map
This map helps determine what kind of development (e.g., housing, office, parks) can occur in specific areas.

Urban Neighborhood	Residential Mixed-Use	Commercial Mixed-Use	
UN1	RM1	CM1	CM3
UN2	RM2	CM2	CM4
UN3	RM3		

Built Form Overlay District Map
This map regulates the physical characteristics of new buildings. (e.g., stories, size, massing, lot coverage.)

Small Scale	Medium Scale	Larger Scale
Interior 1 1-2.5 Stories	Corridor 3 1-3 Stories	Transit 10 2-10 Stories
Interior 2 1-2.5 Stories	Corridor 4 1-4 Stories	Transit 15 3-15 Stories
Interior 3 1-3 Stories	Corridor 6 2-6 Stories	

WHAT MISSING MIDDLE HOUSING TYPES ARE ALLOWED IN WHICH DISTRICTS?

	ADU	DUPLEX/ TWIN HOME	TRIPLEX	FOUR-PLEX	COTTAGE COURT	ROWHOUSE	COURTYARD APARTMENTS	SMALL APARTMENT	MIXED-USE
SMALL SCALE	ALLOWED	ALLOWED	ALLOWED	Not allowed UN1 Allowed in UN2 where lot size makes feasible	Allowed in UN1 2 where lot size makes feasible	Not allowed UN1 Allowed in UN2 where lot size makes feasible	Not allowed UN1 Allowed in UN2 where lot size makes feasible	Not allowed UN1 Allowed in UN2 where lot size makes feasible	ALLOWED RM AND CM ONLY
MEDIUM SCALE	ALLOWED (Except in RM3, CM3, CM4)	ALLOWED (Except in RM3, CM3, CM4)	ALLOWED (Except in RM3, CM3, CM4)	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED	ALLOWED RM AND CM ONLY
LARGER SCALE	ALLOWED (Except in RM3, CM3, CM4)	ALLOWED (Except in RM3, CM3, CM4)	ALLOWED (Except in RM3, CM3, CM4)	ALLOWED	NOT ALLOWED	ALLOWED (Not allowed in a cluster development)	ALLOWED	ALLOWED	ALLOWED RM AND CM ONLY