

City of Minneapolis

MISSING MIDDLE HOUSING

Zoning Worksheets

2026 Edition



Wait!

Before you use the Zoning Worksheets, read more about how they are intended to be used!

The Zoning Worksheets:

- give a brief overview of key development concepts to help homeowners and emerging developers understand how missing middle housing works in Minneapolis.
- serve as a starting point for breaking down complex ideas and include worksheets that function like a journal or personal planner to help track information.
- provide a high level overview of the City of Minneapolis zoning regulations.
- work in conjunction with the *Missing Middle Housing Snapshot*, *Missing Middle Workbook*, *Multiple Residential Structures on a Property Handbook*, [Land Use Handbook](#), and [Built Form Overlay District Handbook](#).

The Zoning Worksheets do not:

- cover every step or requirement of the development process. The City offers other resources, such as the *Developer Technical Assistance Program D TAP*, that go into more detail.
- include formal application materials. Plans must be prepared by a qualified professional and the graph paper in this workbook is for learning only, not for submission.
- replace the actual zoning regulations, which are found in the [Minneapolis Code of Ordinances, Title 20 Zoning Code](#).
- provide legal advice. The City is not responsible for errors or for how this information is used.
- cover conversions or additions to existing buildings to add dwelling units. While these can create missing middle housing, they involve more variables than this workbook addresses.

I understand how to use the Zoning Worksheets!

Yes!



What is Missing Middle Housing?

Navigate to the next page 



Rowhouse

Units: 3

Lot Size: 7,540 SF

“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 after they became illegal in many cities around the 1930s and “middle” because they are in-between single family homes and high rise apartment/condo buildings.

Missing middle housing typically has 2 to 20 units 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.

Missing middle housing has historically given working-class families, people of color, and immigrants access to more affordable homes. At the beginning of the 20th century, Minneapolis saw a huge increase in missing middle housing because it provided workers healthier living conditions and was more accessible than single-family homes. It wasn't until the 1930s that regulations and policies began to work together to exclude many missing middle housing types from being built in the “desirable,” single-family home neighborhoods Minneapolis. These determinations were based on race and have shaped the opportunities granted to multiple generations of Minneapolis residents. Today, the Twin Cities has among the largest disparities among persons of color and indigenous peoples compared with white people in homeownership as well as poverty rates,

employment, and level of education. One way of addressing this equity issue is to increase the amount of missing middle housing throughout the city.

The current comprehensive plan, Minneapolis 2040, replaced policies that prohibited missing middle homes from being built in single-family home neighborhoods in our city with policies that encourage specific missing middle housing types be built in those very same neighborhoods. This led to studying obstacles in our zoning code that made it difficult to build missing middle and updated it to allow more of this housing to be built. For example, updates in our zoning code have made it possible to build at least 3 units on any residentially zoned parcel. We also eliminated our minimum parking requirements which once made it difficult to build missing middle housing.

What Can I Build On My Property?

Use this bar to navigate to the different sections!

Start here!

The Zoning Worksheets are your guide to figuring out what kind of missing middle housing can be built on a property. They help you understand the zoning rules, evaluate your lot, explore housing types, and talk with a city planner.

1 Review Zoning

Every property has rules about what you can build. In Minneapolis, maps and zoning codes tell you things like how tall your building can be and what types of homes are allowed where. This section explains how to read the zoning maps and why understanding a property's zoning district is the first step in figuring out what you can build. It also has a zoning glossary to help you understand common zoning terms.

2 Lot Size

The size of your property, or lot size, is important. Some homes fit on a small lot, while others work better on a bigger one. Here, we help you figure out what your lot can likely handle.

3 Missing Middle Housing Types

There are many different types of Missing Middle houses. From Accessory Dwelling Units (ADUs) to fourplexes and courtyard apartments, there are lots of options. Not all of the types are allowed in every residential neighborhood so this section will help you understand what types are allowed where.

4 Zoning Worksheet

The zoning worksheets give you a place to gather all your information that you will need to determine what you can build where. It gives you space to write down notes or questions for a city planner to help answer.

5 Talk to a Planner

Once you have gone through the previous sections, you can contact a Minneapolis planner that will help answer your questions and make sure you understand the rules. This section gives you a few questions to ask so your conversation is easy and productive.

Review Zoning

Do you already have a site or property in mind for your missing middle housing project, or are you searching for the perfect location? Understanding the specifics of a site is important because it will influence the feasibility and the design of your development. Reviewing the zoning rules will help you determine suitable sites for your project, ensuring they align with local regulations and community goals. You can also reach out to a Minneapolis Planner to ask questions about regulations.



The zoning code regulates land use and development within a city. It determines what can be built on specific properties, how tall a building can be, how large it can be, how many units are allowed on the property and so on.

» [Minneapolis Zoning Code](#)

Use these quick reference guides to find out the primary and built form overlay district regulations.

» [Land Use Handbook](#)

» [Built Form Handbook](#)



The zoning regulations are informed by the city's comprehensive plan, which outlines a city's long-term vision for growth and development, providing a framework for land use, housing, transportation, and public services.

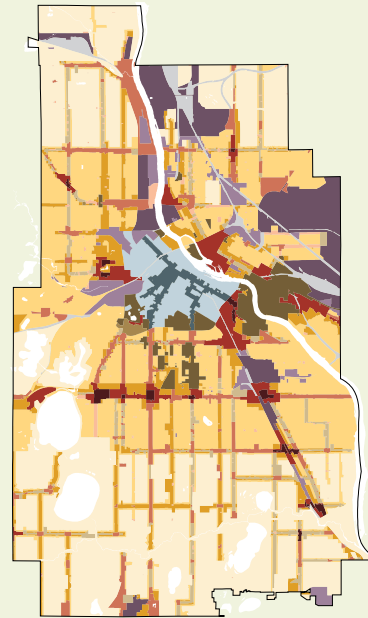
» [Minneapolis 2040](#)



There are two important Minneapolis maps that will shape what you can build on a property. Every property has a Primary Zoning District and Built Form Overlay District. There could also be multiple Overlay Districts depending on the location of the property. [View Interactive Maps](#)

Primary Zoning District Map

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

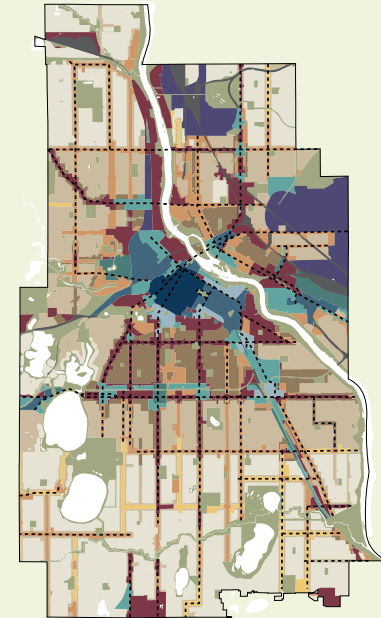


Urban Neighborhood	Residential Mixed-Use	Commercial Mixed-Use	
UN1	RM1	CM1	CM3
UN2	RM2	CM2	CM4
UN3	RM3		

Missing Middle Not Allowed		
DT1	PR1	TR1
DT2	PR2	

Built Form Overlay District Map

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

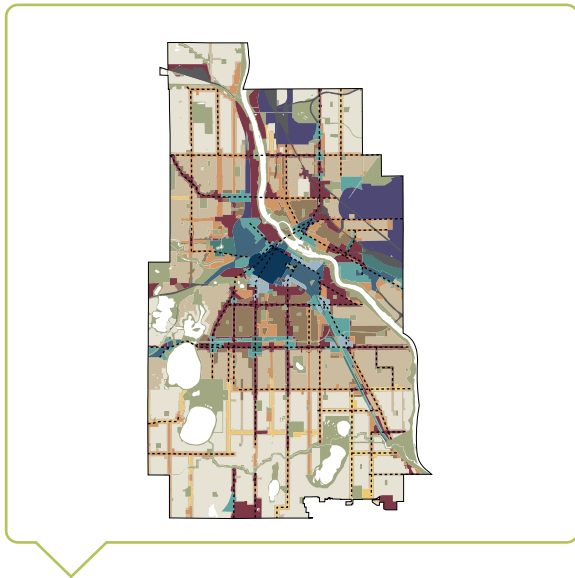


Small Scale	Medium Scale	Larger Scale
Interior 1 1-2.5 Stories	Corridor 3 1-3 Stories	Transit 10 2-10 Stories
Interior 2 1-2.5 Stories	Corridor 4 1-4 Stories	Transit 15 3-15 Stories
Interior 3 1-3 Stories	Corridor 6 2-6 Stories	

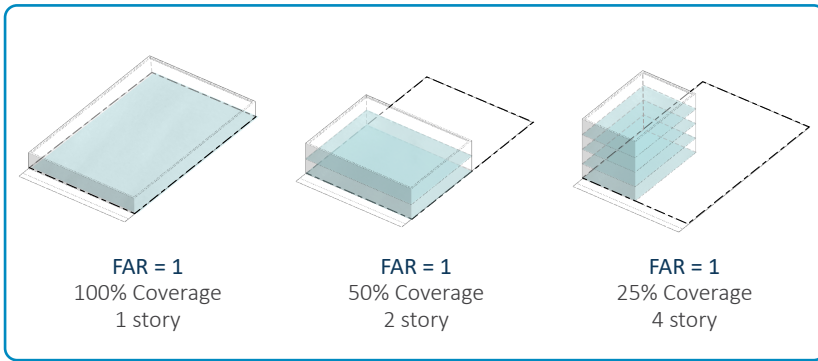
Missing Middle Not Allowed		
Transit 20 4-20 Stories	Production	Parks
Transit 30A/B 6/10-30 Stories	Core 50 10-50+ Stories	Transportation

Zoning Glossary

Zoning terms can sound technical, but they describe the building rules that shape what’s possible on your property. This glossary breaks down common words like yard setback, impervious surface, lot coverage, FAR, and height and stories. Use this page as a quick reference whenever zoning language starts to feel confusing.

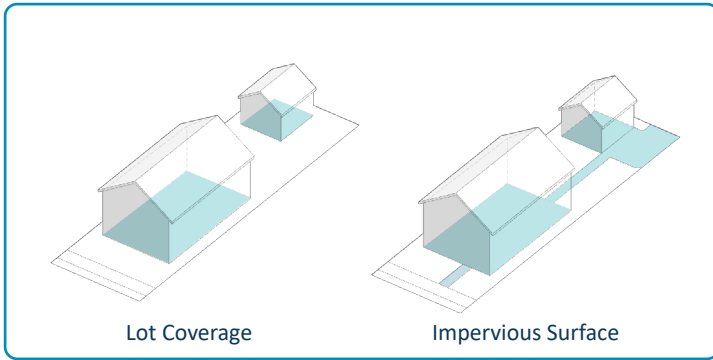
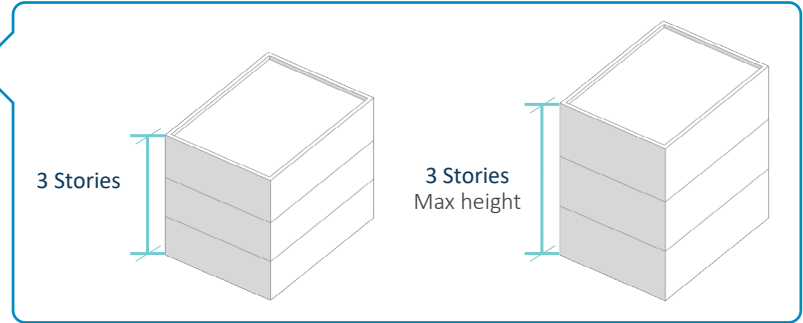


The Built Form Overlay District Map regulates FAR, Height, Lot coverage, Impervious Surfaces, Yard Setbacks and Lot Size. The higher density districts allow for bigger buildings and more units.



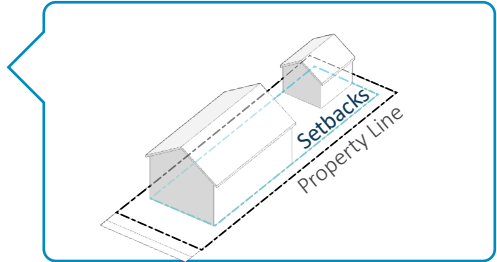
FAR: Floor area ratio (FAR) rules govern how much building can be built on a lot. FAR is found by dividing the total floor area of all buildings on a lot by the size of the lot. The building size allowed on a lot is calculated by multiplying the minimum and/or maximum FAR by the square footage of the lot.

Height: Height rules govern the height of buildings and structures as measured in feet and stories. In some districts, applicants may request administrative height increases but may not exceed the stories allowed in the next built form overlay district. Minimum height rules also apply in some districts..



Lot Coverage and Impervious Surface: Each built form overlay district has rules for the maximum percentage of a lot that can be covered by structures and the maximum percentage of a lot that can be covered by impervious surfaces. Impervious surfaces are any material that reduce or prevent stormwater from absorbing into the soil. This can be buildings, decks or other structures and walkways, driveways or other hard surfaces.

Yard Setbacks or “Required Yards”: Yard setback rules govern how far a building or other improvement must be built from a property line. Setbacks help separate uses and structures and impact how a neighborhood looks. Residential areas usually have larger setbacks, while nonresidential and mixed use areas may have smaller ones or none at all.





How Lot Size and Zoning Influence What You Can Build:

The size of your lot and the zoning district it's in play a big role in what you can build. Each built form overlay sets the basic rules for things like height, setbacks, lot coverage, and density, which together shape how big your building can be and how many units it can have.

For example, a typical 40-foot by 125-foot lot can often support a duplex, triplex, or fourplex. It's usually not wide enough for rowhouses, which need more width to work well. If you combine two side-by-side lots (80 feet by 125 feet), your options open up. Depending on allowed height and floor area ratio, you could potentially fit 15 or more units.

These diagrams show how development potential grows as lots get bigger. When properties are combined, new possibilities open up, like shared courtyards, clustered homes, or larger buildings.

 **TIP:** Most districts have limits on lot combinations called maximum lot size. In some locations, you may not be allowed to combine two or more lots to build a bigger building. However, there are some exceptions for developments built with multiple residential structures.

 **TIP:** Before finalizing your design, check your zoning district and use the Zoning Worksheet to track applicable height, yard setback, lot coverage and other requirements.

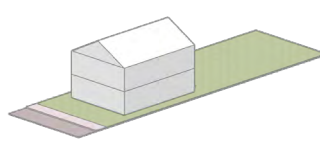


Ideal Sizes by Housing Type

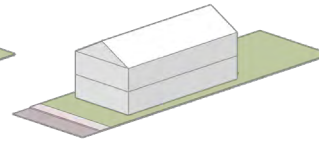
The diagrams represent ideal sizes for these housing types, though in some zoning districts only smaller units may be feasible. Be sure to check the building size regulations in your district.



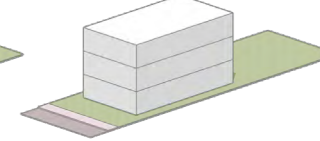
1 lot = 5,000 square feet (approximately)



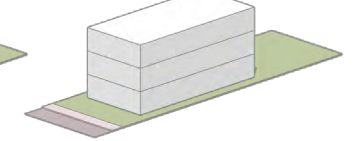
Single-Family FAR 0.5 | 1 unit



Duplex FAR 0.75 | 2 units



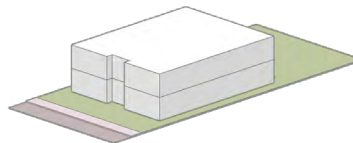
Triplex FAR 1.0 | 3 units



Fourplex FAR 1.15 | 4 units



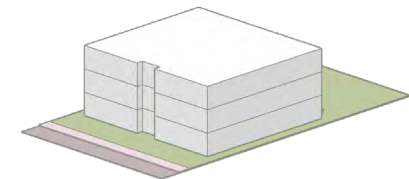
1.5 lots = 7,500 square feet (approximately)



Fourplex FAR 0.5 | 4 units



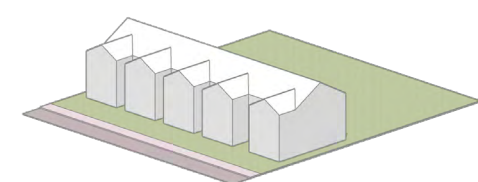
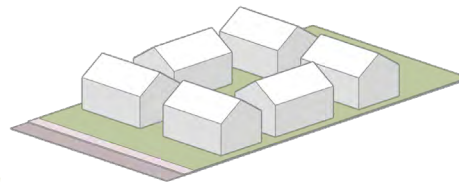
2 lots = 10,000 square feet (approximately)



Small Apartment FAR 0.5 | 5-19 units



3 lots = 15,000 square feet (approximately)

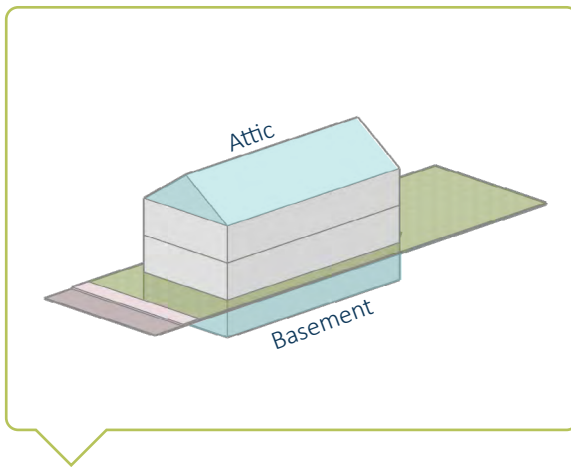



Cottage courts, Row Houses FAR 0.5 | 5-19 units

Lot Size

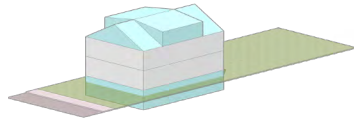
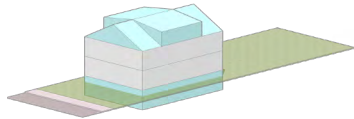

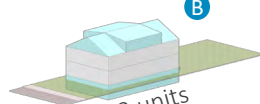
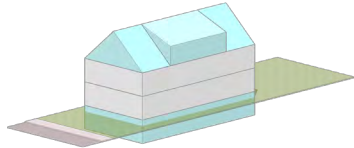
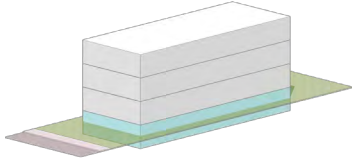
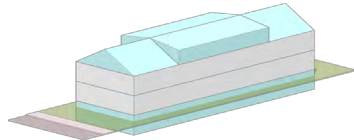
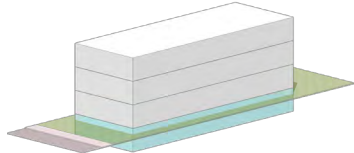
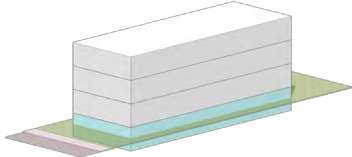
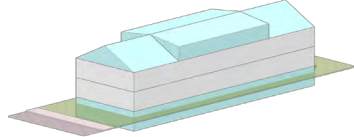
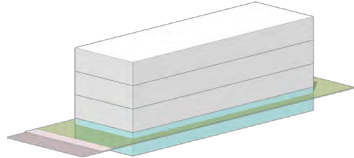
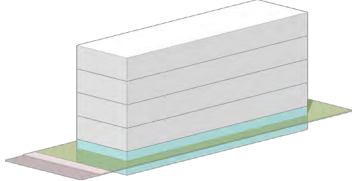
Lot size plays a big role in what you can build. Some missing middle homes can't fit on smaller lots in districts with lower height limits, but they might work on wider or deeper lots that allow more floor area. For example, a narrow lot in Interior 2 where the maximum allowed height is 2 1/2 stories might only allow up to a triplex, while a wider lot in this same district may allow a fourplex.

The diagrams on this page show the differences in maximum allowed building size (height, FAR, lot coverage and yard setbacks) by use and district in residential neighborhoods.



 **TIP:** Spaces like half-story attics and basements do not count toward your total floor area (FAR) in some cases. These excluded spaces can give you extra flexibility to add more living space when designing your building.

What is allowed on a 5,000 square foot lot?

BF District	1-2 Units	3 Units	4+ units
Interior 1 and Interior 2	 A	 A	UN1/Interior 1: Not allowed UN2/Interior 2: Not allowed on 5,000 square feet lots. (7,500 - 14,000 square feet needed)
Interior 3	 A 1 unit  B 2 units (B. has a higher FAR than A.)	 C	 E (Smaller than G.)
Corridor 3	 D	 F	 G (Basement higher than F.)
Corridor 4	 D	 H	 I



Missing Middle Housing Types Folder

Look through the Missing Middle Housing Types Folder to check what can be built in your property's Zoning Districts! Make sure that the housing type is allowed in the Primary Zoning District and also the Built Form Overlay District. There will be other regulations like maximum stories, lot width, or Floor Area Ratio (FAR) that will ultimately determine what you can build on your specific property. You can learn more about those regulations in the Zoning Worksheet or by connecting with a City Planner.



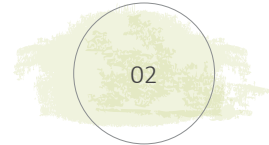
I want to build Missing Middle Housing!

Fill this out first!



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](#)

BASIC INFO (Info will auto-populate in other sections!)	
Property Address	
Total Lot Area	
Primary Zoning	
Built Form Overlay	
Overlay District	
Overlay District	



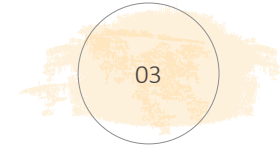
Zoning Districts

What is allowed in your zoning districts?



Go through each missing middle home type using the tabs above and check which type is allowed in your zoning districts. Come back here once you're done to see the full list of housing types allowed as it automatically updates.

- | | |
|---|---|
| <input type="checkbox"/> ADU | <input type="checkbox"/> Rowhouse |
| <input type="checkbox"/> Duplex/Twin Home | <input type="checkbox"/> Courtyard Apartments |
| <input type="checkbox"/> Triplex | <input type="checkbox"/> Small Apartment |
| <input type="checkbox"/> Fourplex | <input type="checkbox"/> Mixed-Use |
| <input type="checkbox"/> Cottage Court | |



Property Characteristics

What would fit on your property?



Find out more about what you can build! Write down important regulations here:
» [Zoning Worksheet](#)



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

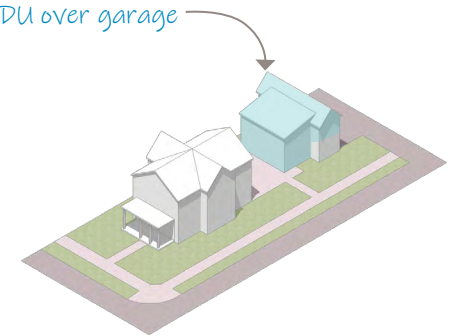
Accessory Dwelling Unit (ADU)

ADUs are additional living quarters on single-family or two-family lots that is independent of the primary dwelling unit. An ADU can be attached, within, or detached from the primary dwelling unit.



1 unit

ADU over garage



ADUs are classified in the Minneapolis Zoning Code as a:

» [Accessory Dwelling Unit \(ADU\)](#)

What Is Allowed in Your Zoning Districts?

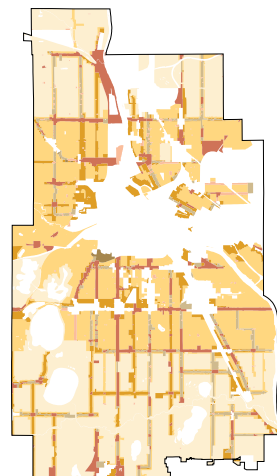
Your Primary Zoning District:

Your Built Form Overlay District:

Are ADUs allowed in your property's primary zoning district AND the built form overlay district?

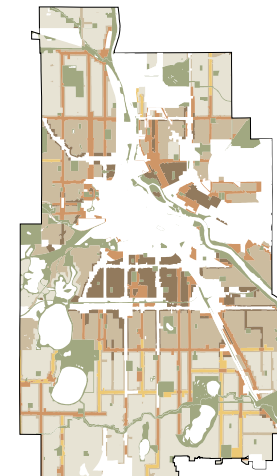
Yes! or No

ADUs Are Allowed in... these Primary Zoning Districts:



- UN1
- UN2
- UN3
- RM1
- RM2
- RM3
- CM1
- CM2
- CM3
- CM4

these Built Form Overlay Districts:



- Interior 1
- Interior 2
- Interior 3
- Corridor 3
- Corridor 4
- Corridor 6
- Transit 10
- Transit 15

Duplex

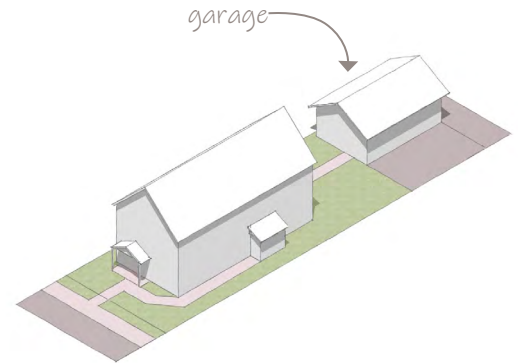
A duplex is a house that is divided into two apartments, with a separate entrance for each apartment. The apartments sit on a single lot. A stacked duplex divides the house into two apartments having a complete apartment on each floor, one above the other. Side-by-side duplexes, or twin homes, share a common wall.

Twin Home

A twin home that sits on two separate lots is a townhouse (see rowhouse).



2 units



Duplexes are classified in the Minneapolis Zoning Code as a:

» [Two-family dwelling](#)

What Is Allowed in Your Zoning Districts?

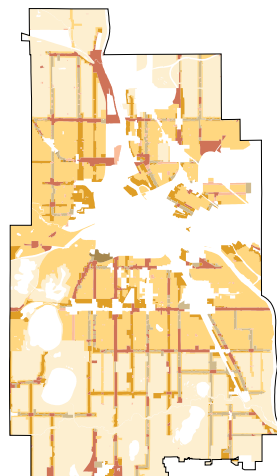
Your Primary Zoning District:

Your Built Form Overlay District:

Are Duplexes allowed in your property's primary zoning district AND the built form overlay district?

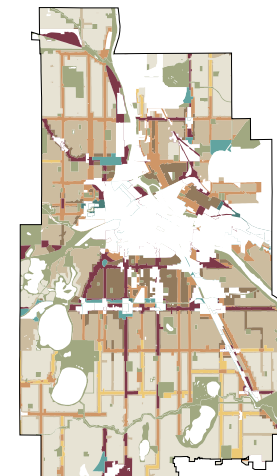
Yes! or No

Duplexes Are Allowed in... these Primary Zoning Districts:



- UN1
- UN2
- UN3
- RM1
- RM2
- RM3
- CM1
- CM2
- CM3
- CM4

these Built Form Overlay Districts:



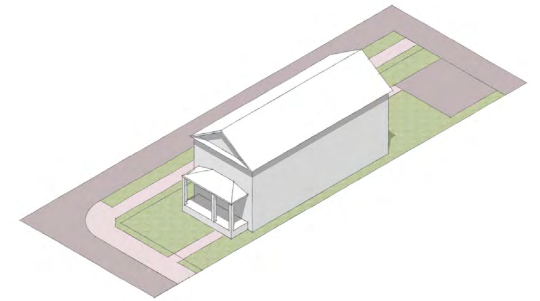
- Interior 1
- Interior 2
- Interior 3
- Corridor 3
- Corridor 4
- Corridor 6
- Transit 10
- Transit 15

Triplex

This housing type is a building divided into three residences. They can be arranged side-by-side or stacked.



3 units



Triplexes are classified in the Minneapolis Zoning Code as a:

» [Three-family dwelling](#)

What Is Allowed in Your Zoning Districts?

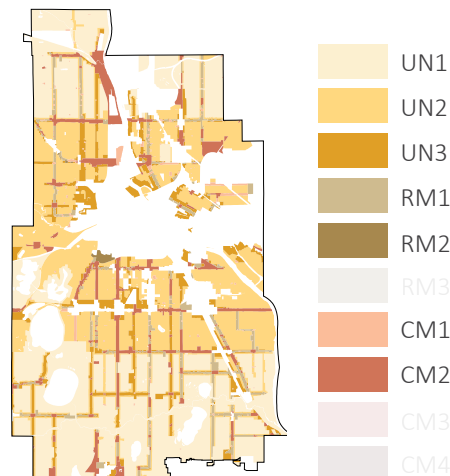
Your Primary Zoning District:

Your Built Form Overlay District:

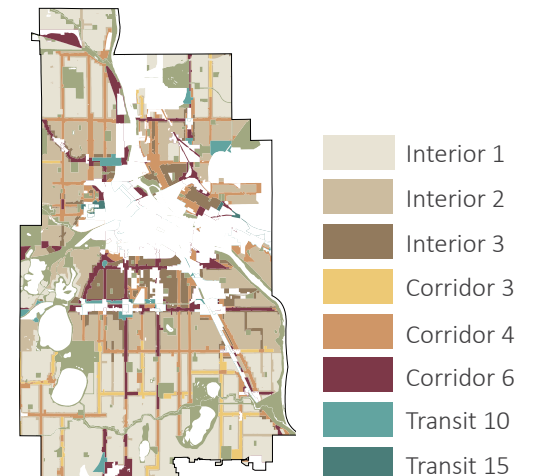
Are Triplexes allowed in your property's primary zoning district AND the built form overlay district?

Yes! or No

Triplexes Are Allowed in... these Primary Zoning Districts:



these Built Form Overlay Districts:



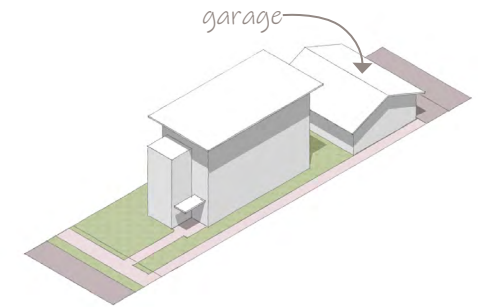
Fourplex

Fourplexes are buildings that are divided into four residences. The units can be arranged side-by-side or stacked.

**Image shows a 3 story fourplex. 3 stories is only allowed in Interior 3 and above. You will need a wider, larger lot to build a 2 story fourplex in Interior 2.*



4 units



Four-plexes are classified in the Minneapolis Zoning Code as a:

» [Multiple-family dwelling](#)

What Is Allowed in Your Zoning Districts?

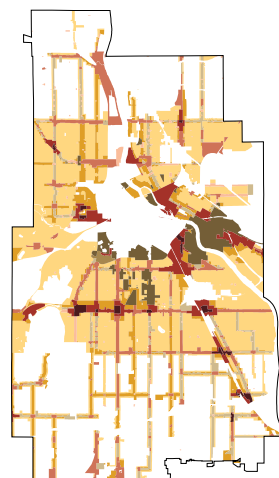
Your Primary Zoning District:

Your Built Form Overlay District:

Are Fourplexes allowed in your property's primary zoning district AND the built form overlay district?

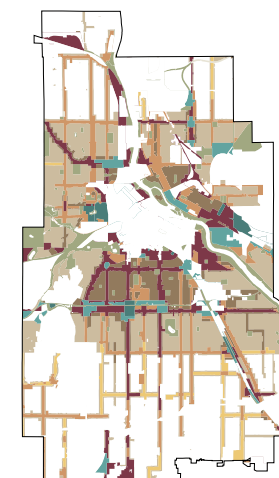
Yes! or No

Fourplexes Are Allowed in... these Primary Zoning Districts:



- UN1
- UN2
- UN3
- RM1
- RM2
- RM3
- CM1
- CM2
- CM3
- CM4

these Built Form Overlay Districts:



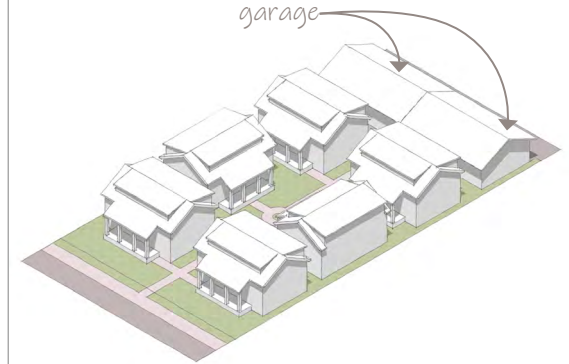
- Interior 1
- Interior 2*
- Interior 3
- Corridor 3
- Corridor 4
- Corridor 6
- Transit 10
- Transit 15

Cottage Court

Cottage Courts are made up of a few small, detached homes, arranged to create a shared common space. The shared court is important to creating a sense of community and functions like a standard backyard.



5+ units



Cottage Courts are classified in the Minneapolis Zoning Code as a:

» [Cluster Development](#)

What Is Allowed in Your Zoning Districts?

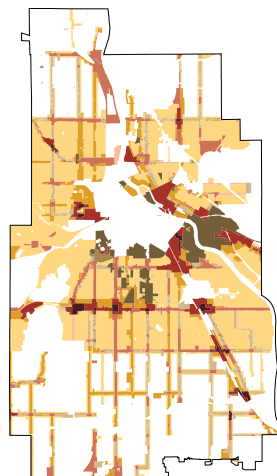
Your Primary Zoning District:

Your Built Form Overlay District:

Are Cottage Courts allowed in your property's primary zoning district AND the built form overlay district?

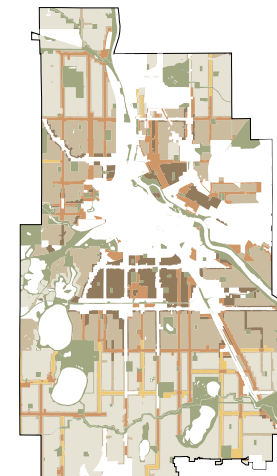
Yes! or No

Cottage Courts Are Allowed in... these Primary Zoning Districts:



- UN1
- UN2
- UN3
- RM1
- RM2
- RM3
- CM1
- CM2
- CM3
- CM4

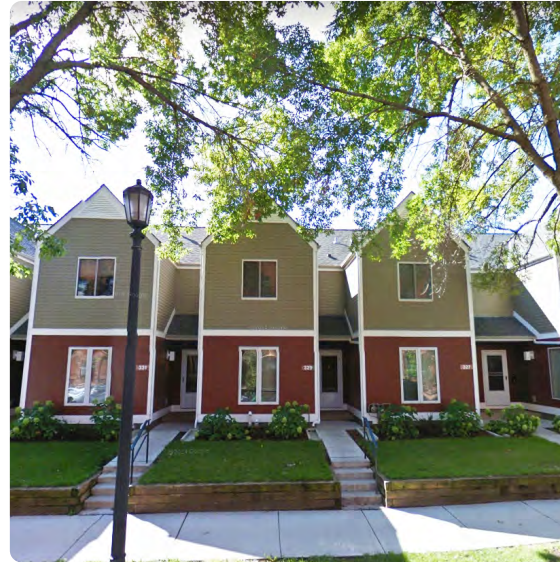
these Built Form Overlay Districts:



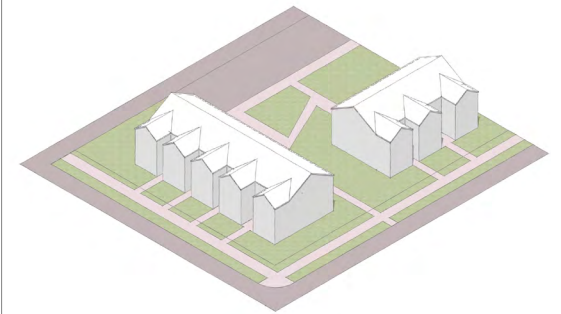
- Interior 1
- Interior 2
- Interior 3
- Corridor 3
- Corridor 4
- Corridor 6
- Transit 10
- Transit 15

Rowhouse

Rowhouses are made up of housing units that are arranged in a row and are joined by common sidewalls. Each residence has their own individual entrance. Rowhouses are also known as townhouses.



2+ units



Rowhouses are classified in the Minneapolis Zoning Code as a:

- » [Multiple-family dwelling](#)
- » [Cluster Development](#)
- » [Common Lot Development](#)

What Is Allowed in Your Zoning Districts?

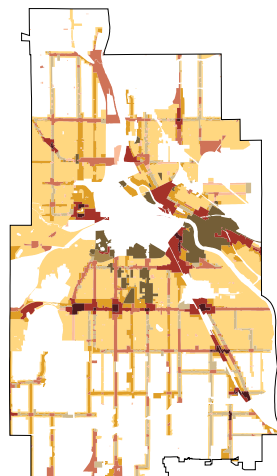
Your Primary Zoning District:

Your Built Form Overlay District:

Are Rowhouses allowed in your property's primary zoning district AND the built form overlay district?

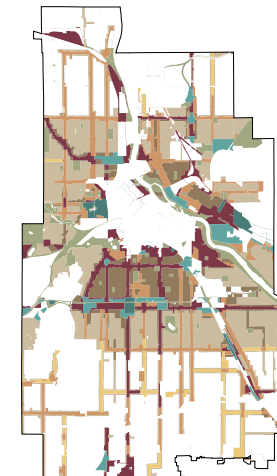
Yes! or No

Rowhouses Are Allowed in... these Primary Zoning Districts:



- UN1
- UN2
- UN3
- RM1
- RM2
- RM3
- CM1
- CM2
- CM3
- CM4

these Built Form Overlay Districts:



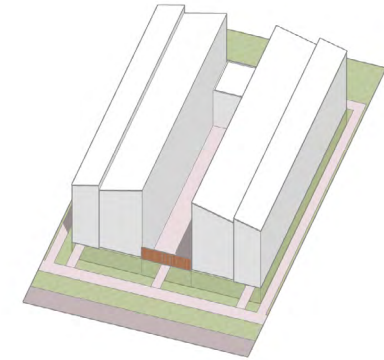
- Interior 1
- Interior 2
- Interior 3
- Corridor 3
- Corridor 4
- Corridor 6
- Transit 10
- Transit 15

Courtyard Apartments

A courtyard apartment consists of multiple units that are arranged around a courtyard. The units can be arranged side by side or stacked. Each unit is accessed through the courtyard.



5+ units



Courtyard Apartments are classified in the Minneapolis Zoning Code as a:



- » [Cluster Development](#)
- » [Common Lot Development](#)
- » [Multiple-Family Dwelling](#)

What Is Allowed in Your Zoning Districts?

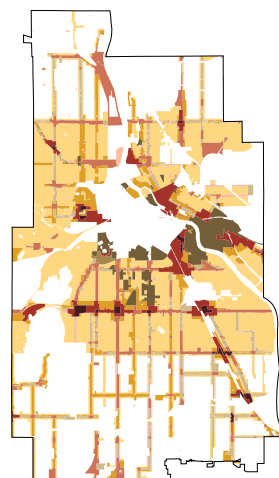
Your Primary Zoning District:

Your Built Form Overlay District:

Are Courtyard Apartments allowed in your property's primary zoning district AND the built form overlay district?

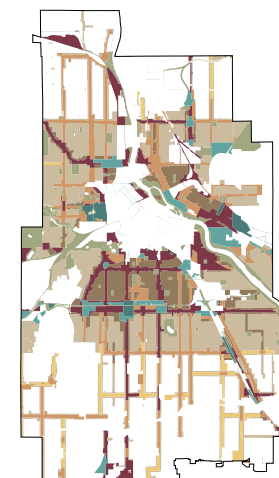
Yes! or No

Courtyard Apartments Are Allowed in... these Primary Zoning Districts:



- UN1
- UN2
- UN3
- RM1
- RM2
- RM3
- CM1
- CM2
- CM3
- CM4

these Built Form Overlay Districts:



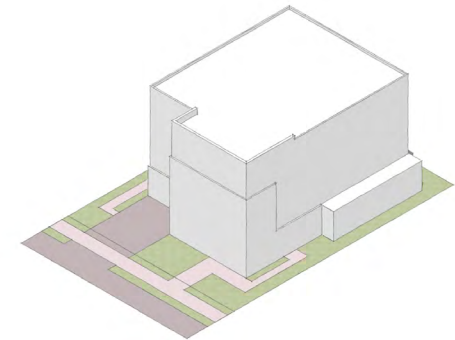
- Interior 1
- Interior 2
- Interior 3
- Corridor 3
- Corridor 4
- Corridor 6
- Transit 10
- Transit 15

Small Apartments

Small apartments are structures that consists of five to twenty side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front.



5+ units



Small Apartments are classified in the Minneapolis Zoning Code as a:

» [Multiple-family dwelling](#)

What Is Allowed in Your Zoning Districts?

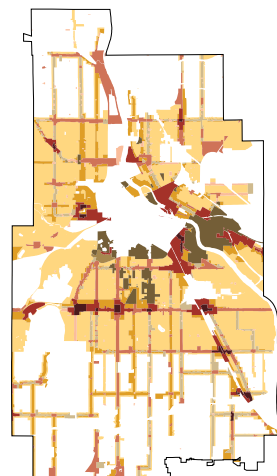
Your Primary Zoning District:

Your Built Form Overlay District:

Are Small Apartments allowed in your property's primary zoning district AND the built form overlay district?

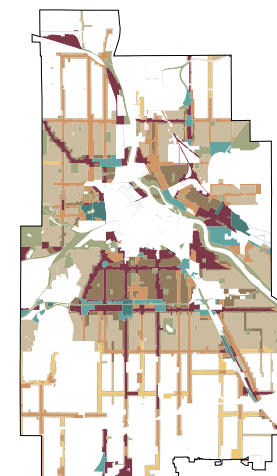
Yes! or No

Small Apartments Are Allowed in... these Primary Zoning Districts:



- UN1
- UN2
- UN3
- RM1
- RM2
- RM3
- CM1
- CM2
- CM3
- CM4

these Built Form Overlay Districts:



- Interior 1
- Interior 2
- Interior 3
- Corridor 3
- Corridor 4
- Corridor 6
- Transit 10
- Transit 15

Mixed-Use

Mixed-use buildings, also called live-work spaces, provide opportunities to live and work in the same building. They can be within one dwelling unit or separate spaces in the same building.

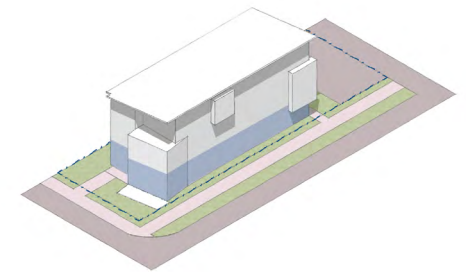
Buildings with separate residential and commercial spaces are classified in the Minneapolis Zoning Code as a: [Mixed-use Building](#)



Units with living and work space in the same footprint and/or buildings with dedicated workspace for the residents of the building are classified in the Minneapolis Zoning code as a: [dwelling with a home occupation](#) (allowed where a dwelling is allowed)



1+ units



What Is Allowed in Your Zoning Districts?

Your Primary Zoning District:

Your Built Form Overlay District:

Are Mixed-Use buildings allowed in your property's primary zoning district AND the built form overlay district?

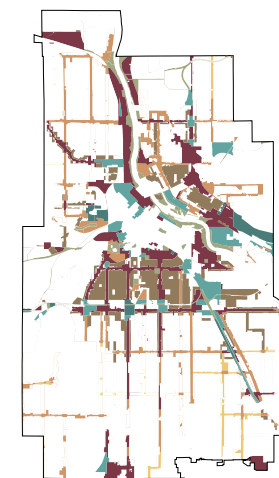
Yes! or No

Mixed-Use Buildings Are Allowed in... these Primary Zoning Districts:



- UN1
- UN2
- UN3
- RM1
- RM2
- RM3
- CM1
- CM2
- CM3
- CM4

these Built Form Overlay Districts:



- Interior 1
- Interior 2
- Interior 3
- Corridor 3
- Corridor 4
- Corridor 6
- Transit 10
- Transit 15

Zoning Code Use Classifications

You may have noticed that some of the missing middle housing types have different names in the Zoning Code. You can pick the option that makes the most sense for your project, with help from a City Planner if you need it. Each type has its own benefits. Read the brief descriptions to find out what each one requires or works best for.



One Structure in One Development

These development types describe the use of one structure:

Dwelling

The following types of dwellings describe the number of units within the dwelling:

- » Single-Family Dwelling
- » Two-Family Dwelling
- » Three-Family Dwelling
- » Multiple-Family Dwelling (4 or more units)

Mixed-Use Building

A mixed-use building contains more than one type of use, for example, residential and commercial. A common type of mixed-use building has a business(es) on the first floor and dwelling units on the floors above.



Learn more about the different dwelling definitions:

- » [Zoning code definitions](#) 

Multiple Structures in One Development

Multiple residential use structures are allowed to be located on a property with these four development types in the urban neighborhood and residential mixed-use districts:

Cluster Development

A cluster development must have common space that benefits the residents of the development.

Common Lot Development

A common lot development is limited to two principal structures.

Planned Unit Development (PUD)


A planned unit development must be located on a larger site and have site amenities. PUDs are typically larger in scale than missing middle.

Accessory Dwelling Unit (ADU)

A detached accessory dwelling unit is only allowed accessory to a single- or two-family dwelling.



Learn more about these development types:

- » [Multiple Residential Structures \(MRS\) Handbook](#) 



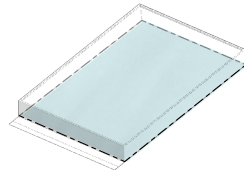
Find out more about your built form overlay district and the regulations that will impact your development.

» [Built Form Handbook](#)

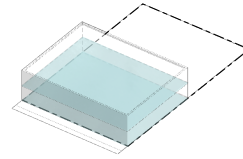
BUILT FORM OVERLAY DISTRICT:

Floor Area Ratio (FAR)	Min.	Max.
	Max. with premiums	
Height	Min.	Max.
	Stories	
Yard setbacks	Interior	Rear
	Front	Corner
Lot coverage	Max.	
Impervious surface	Max.	
Lot dimensions	Min. width	
	Min. area	Max. area

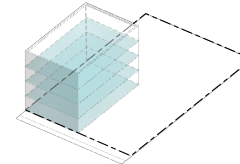
Notes



FAR = 1
100% Coverage
1 story



FAR = 1
50% Coverage
2 story



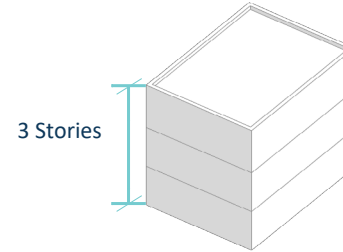
FAR = 1
25% Coverage
4 story



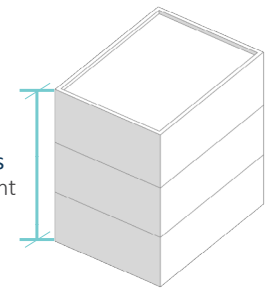
FAR: Floor area ratio (FAR) rules govern how much building can be built on a lot. FAR is found by dividing the total floor area of all buildings on a lot by the size of the lot. The building size allowed on a lot is calculated by multiplying the minimum and/or maximum FAR by the square footage of the lot.



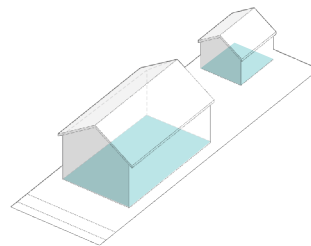
Height: Height rules govern the height of buildings and structures as measured in feet and stories. In some districts, applicants may request administrative height increases but may not exceed the stories allowed in the next built form overlay district. Minimum height rules also apply in some districts..



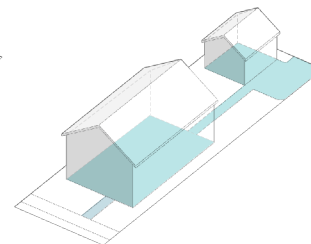
3 Stories



3 Stories
Max height



Lot Coverage



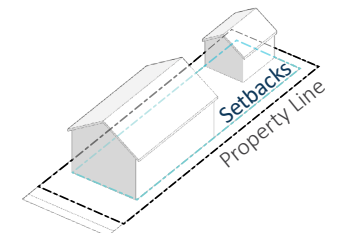
Impervious Surface



Lot Coverage and Impervious Surface: Each built form overlay district has rules for the maximum percentage of a lot that can be covered by structures and the maximum percentage of a lot that can be covered by impervious surfaces. Impervious surfaces are any material that reduce or prevent stormwater from absorbing into the soil. This can be buildings, decks or other structures and walkways, driveways or other hard surfaces.



Yard Setbacks or “Required Yards”: Yard setback rules govern how far a building or other improvement must be built from a property line. Setbacks help separate uses and structures and impact how a neighborhood looks. Residential areas usually have larger setbacks, while nonresidential and mixed use areas may have smaller ones or none at all.




Meet with a Minneapolis Planner



Meeting with a city planner early on in the process is highly recommended to identify potential zoning issues, if any, with the project plan. While identifying all possible issues in this preliminary meeting won't be possible without a fully developed plan, most zoning requirements can be covered, including the process to get your zoning approval. You can also discuss the Zoning Worksheet with the planner to fill out missing information.



[Email a Minneapolis City Planner!](#) 

Copy and paste this text in the email so you can be directed to the right person! To help you get the right information, please always include the address(es) of the property and the type of use you are asking about. If you have a question that isn't about zoning, you can include it as well—it will get forwarded to the right department.

» Hi, I want to find out about the zoning requirements for a property located at [address]. I propose to [describe project plan, for example: build a new 3-story building with 4 to 6 dwelling units]. [List your question(s) here].



Example questions to ask:

Before meeting with a city planner, it helps to have a few questions in mind and a general idea of what you want to do. This makes the conversation more focused and productive, especially if you're exploring how a property could work for your project. Here are some example questions you can ask:

Is there a limit to the number of units I can build on my property?

I have an existing building. Can I build another one on the same property?

I want to buy two adjacent properties but they are zoned differently. What can I build on them?

How big of a building(s) can I build on my property? (maximum height and floor area)?

What regulations limit where I can build on my property (e.g. required yard setbacks, maximum building coverage, maximum impervious surfaces)?
