

# R1-R5 Residence Districts

Use			R1-1	R1-2	R1-2A	R2	R2A	R2X	R3-1	R3-2	R3A	R3X
<b>Single-Family</b>	Detached	Use Group 1	•	•	•	•	•	•	•	•	•	•
<b>Single- and Two-Family</b>	Detached	Use Group 2							•	•	•	•
	Zero Lot Line										•	
	Semi-Det.								•	•		
	Attached									•		
<b>Multi-Family</b>	All	Use Group 2								•		
<b>Community Facility</b>		Use Groups 3, 4	•	•	•	•	•	•	•	•	•	•
<b>Bulk</b>												
<b>Lot Area (min)</b>	Detached/Zero Lot Line		9,500 sf	5,700 sf	3,800 sf	2,850 sf	3,800 sf	2,375 sf	3,325 sf			
	Other		n/a				1,700 sf	n/a				
<b>Lot Width (min)</b>	Detached/Zero Lot Line		100 ft	60 ft	40 ft	30 ft	40 ft	25 ft	35 ft			
	Other		n/a				18 ft	n/a				
<b>Front Yard (min)</b>			20 ft	20 ft*	15 ft	15 ft*	15 ft			10 ft*		
	Detached or Zero Lot Line	Number	2	2	2	2	2	1	2			
		Each	15 ft	8 ft	5 ft	2 ft	5 ft	0 ft	2 ft			
		Total	35 ft	20 ft	13 ft	10 ft	13 ft	8 ft	10 ft			
<b>Side Yards (min)</b>	Interior or Through Lots	Number	n/a				1			n/a		
		Each	n/a				8 ft			n/a		
		Total	n/a				8 ft			n/a		
	Multi-Family	Number	n/a				2			n/a		
		Each	n/a				8 ft			n/a		
		Total	n/a				16 ft			n/a		
<b>Rear Yard (min)</b>			30 ft			20 ft	30 ft					
<b>Open Space Ratio</b>			150.0	n/a	150.0	n/a						
<b>Lot Coverage (max)</b>			n/a	30%	n/a	30%	n/a	35%	n/a			
<b>Residential FAR</b>	Basic		0.50				0.85	0.50				
	with Attic Allowance		n/a				1.02	0.60				
<b>Community Facility FAR</b>			1.00									
<b>Sky Exposure Plane</b>	starts at:		25 ft	n/a	25 ft	n/a						
<b>Perimeter/Street Wall (max)</b>			n/a	25 ft	n/a	21 ft						
<b>Building Height (max)</b>	Basic		35 ft									
	with QGF		n/a									
<b>Street Wall (max)</b>			n/a						125 ft	n/a		
<b>Dwelling Unit Factor</b>	Detached/Semi-Detached		4,750	2,850	1,900	2,900	625	710	1,000			
	Other		n/a						870	n/a		
<b>Parking</b>												
<b>General (min % of DU)</b>	for Group Parking Facilities		100%									
<b>Reduced Requirements (min % of DU)</b>	IRHU-outside Transit Zone		n/a						50%	n/a		
	AIRS-outside Transit Zone		n/a						10%	n/a		
	IRHU/AIRS-inside Transit Zone		n/a						0%	n/a		
<b>Waived Requirements</b>	small number of spaces required		n/a									
	for single-family interior lots less than 25ft wide		n/a						waived	n/a		

Streetscape		
<b>All Districts</b>		
<b>Street Tree (min)</b>	Shall be provided for every 25 ft of Street Frontage.	
<b>Planting (min)</b>	Different % of front yard has to be planted, depending on street frontage width:	
	Less than 20 ft	20%
	20 - 34 ft	25%
	35 - 59 ft	30%
	60 ft or greater	50%
<b>R1-2A, R2A, R3A, R3X</b>		
<b>*Line Up Provision</b>	Front yard has to be at least as deep as adjacent front yard but need not exceed 20 ft in depth, except that in R1-2A Districts, need not exceed 25 ft in depth.	

# R1-R5 Residence Districts

Use			R4	R4 Infill	R4-1	R4A	R4B	R5	R5 Infill	R5A	R5B	R5D
<b>Single-Family</b>	Detached	Use Group 1	•	•	•	•	•	•	•	•	•	•
	Detached	Use Group 2	•	•	•	•	•	•	•	•	•	•
<b>Single- and Two-Family</b>	Zero Lot Line				•		•				•	•
	Semi-Det.		•	•	•		•	•	•		•	•
	Attached		•	•		•	•	•		•	•	
<b>Multi-Family</b>	All	Use Group 2	•	•				•	•		•	•
<b>Community Facility</b>		Use Groups 3, 4	•	•	•	•	•	•	•	•	•	•
<b>Bulk</b>												
<b>Lot Area (min)</b>	Detached or Zero Lot Line		3,800 sf		2,375 sf	2,850 sf	2,375 sf	3,800 sf		2,850	2,375 sf	
	Other		1,700 sf		n/a		1,700 sf		n/a		1,700 sf	
<b>Lot Width (min)</b>	Detached or Zero Lot Line		40 ft		25 ft	30 ft	25 ft	40 ft		30 ft	25 ft	
	Other		18 ft		n/a		18 ft		n/a		18 ft	
<b>Front Yard (min)</b>			10 or 18 ft	18 ft	10 ft*		5 ft*	10 or 18 ft	18 ft	10 ft*	5 ft*	
	Detached or Zero Lot Line	Number	2		1	2	1	2		2	1	
Each		5 ft		0 ft	2 ft	0 ft	5 ft		2 ft	0 ft		
Total		13 ft		8 ft	10 ft	8 ft	13 ft		10 ft	8 ft		
<b>Side Yards (min)</b>	Interior or Through Lots	Semi-Detached	Number	1		1	1	1		1	1	
			Each	8 ft		4 ft	n/a	4 ft		8 ft	n/a	4 ft
Total		8 ft		4 ft		4 ft		8 ft		4 ft		
Multi-Family		Number	2				2				0	
		Each	8 ft		n/a		8 ft		n/a		0 ft	
		Total	16 ft				16 ft				0 ft	
<b>Rear Yard (min)</b>			30 ft									
<b>Open Space Ratio</b>			n/a									
<b>Lot Coverage (max)</b>			45%	55%	n/a		55%	55%	n/a	55%	60%	
<b>Residential FAR</b>	Basic		0.75	1.35	0.75		0.90	1.25	1.65	1.10	1.35	2.00
	with Attic Allowance		0.90	n/a	0.90		n/a					
<b>Community Facility FAR</b>			2.00									
<b>Sky Exposure Plane</b>	starts at:		n/a									
<b>Perimeter/St. Wall (max)</b>			25 ft		21 ft	n/a	30 ft		25 ft	30 ft	n/a	
<b>Building Height (max)</b>	Basic		35 ft		24 ft	40 ft	33 ft	35 ft	33 ft	40 ft		
	with QGF		n/a									45 ft
<b>Street Wall (max)</b>			185 ft		n/a		185 ft		n/a			
<b>Dwelling Unit Factor</b>	Detached/Semi-Detached		870	900	870	1,280	870	760	900	1,560	900	760
	Other											
<b>Parking</b>												
<b>General (min % of DU)</b>	for Group Parking Facilities		100%	66%	100%		85%	66%	100%	66%	66%	
<b>Reduced Requirements (min % of DU)</b>	IRHU-outside Transit Zone		50%				42.5%		50%	42.5%	35%	
	AIRS-outside Transit Zone		10%		n/a		10%		n/a		10%	
	IRHU/AIRS-inside Transit Zone		0%		n/a		0%		n/a		0%	
<b>Waived Requirements</b>	small number of spaces required		n/a			1		n/a			1	
	for single-family interior lots less than 25ft wide		n/a		waived		n/a					

## Streetscape

<b>All Districts</b>		
<b>Street Tree (min)</b>	Shall be provided for every 25 ft of Street Frontage.	
	Different % of front yard has to be planted, depending on street frontage width:	
<b>Planting (min)</b>	Less than 20 ft	20%
	20 - 34 ft	25%
	35 - 59 ft	30%
	60 ft or greater	50%

### R4-1, R4A, R5A

<b>*Line Up Provision</b>	Front yard has to be at least as deep as adjacent front yard but need not exceed 20 ft in depth.
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### R4B, R5B, R5D

<b>*Line Up Provision</b>	Front yard has to be no deeper nor shallower as adjacent front yard but need not exceed 20 ft in depth.
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# R6-R10 Residence Districts

## R6-R10 Contextual Districts

Use			R6A	R6B	R7A	R7B	R7D	R7X	R8A	R8B	R8X	R9A	R9D	R9X	R10A	R10X
<b>Single-Family</b>	Detached	Use Group 1	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>Single &amp; Two-Family</b>	All	Use Group 2	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>Multi-Family</b>																
<b>Community Facility</b>		Use Groups 3, 4	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>Bulk</b>																
<b>Lot Area</b> (min)	All		1,700 sf													
<b>Lot Width</b> (min)	All		18 ft													
<b>Rear Yard</b> (min)	All		30 ft													
	Corner Lot		100%													
<b>Lot Coverage</b> (max)	Other Lot	Narrow Street	65%	60%	65%				70%							
		Wide Street														
<b>Residential FAR</b>	Basic	Narrow Street	3.00	2.00	4.00	3.00	4.20	5.00	6.02	4.00	6.02	7.52	9.00		10.00	
		Wide Street														
	MIH / VIH	Narrow Street	3.60	2.20	4.60	n/a	5.60	6.00/ 5.00	7.20	n/a	7.20	8.50	10.00	9.70	12.00	
		Wide Street														
<b>Community Facility FAR</b>			3.00	2.00	4.00	3.00	4.20	5.00	6.50	4.00	6.00	7.50	9.00		10.00	
<b>Base Height</b> (min-max)	Basic (w/QGF)	Narrow Street	40-60 ft	30-40 ft	40-65 ft	40-65 ft	60-85 ft	60-85 ft (95 ft)	60-85 ft	55-65 ft	60-85 ft	60-95 ft	60-85 ft or 15-25ft (if facing elevated rail)	60-120 ft	60-125 ft	60-85 ft
		Wide Street	(65ft)	(45 ft)	(75 ft)			(95 ft)			(95 ft)	60-105 ft		105-120ft	125-155ft	
Outside MN Core	MIH/VIH (w/QGF)	Narrow Street	40-65 ft	30-40 ft	40-75 ft	n/a	60-95 ft	60-105 ft/ 60-85 ft (95 ft)	60-105 ft	n/a	60-105 ft	60-125 ft	60-145 ft 105-145ft	60-145 ft	60-155 ft	60-85 ft
		Wide Street		(45 ft)											125-155 ft	
<b>Building Height</b> (max)	Standard (w/QGF)	Narrow Street	70 ft	50 ft	80 ft	75 ft	100 ft	120 ft	120 ft	75 ft	150 ft	135 ft	n/a	160 ft (165 ft)	185 ft	n/a
		Wide Street	(75 ft)	(55 ft)	(85 ft)		(105 ft)	(125 ft)	(125 ft)		(155 ft)	145 ft		170 ft (175 ft)	210 ft	
Outside MN Core	MIH (w/QGF)	Narrow Street	80 ft	50 ft	90 ft	n/a	110 ft	140 ft	140 ft	n/a	170 ft	160 ft	n/a	190 ft (195 ft)	210 ft	n/a
		Wide Street	(85 ft)	(55 ft)	(95 ft)		(115 ft)	(145 ft)/ 120 ft	(145 ft)		(175 ft)	170 ft		200 ft (205 ft)	230 ft	
<b>Number of Stories</b> (max)	Standard (w/QGF)	Narrow Street	n/a (7)	n/a (5)	n/a (8)	n/a	n/a (10)	n/a (12)	n/a (12)	n/a	n/a (15)	n/a	n/a	n/a (16)	n/a	n/a
		Wide Street												n/a (17)	n/a (21)	
	MIH / VIH (w/QGF)	Narrow Street	8	n/a (5)	9	n/a	11	14 /	14	n/a	17	16	n/a	19	21	n/a
		Wide Street						n/a (12)				17		20	23	
<b>Tower Lot Coverage</b> (min-max)			n/a										33-40%	n/a		33-40%
<b>Dwelling Unit Factor</b>	All		680													
<b>Parking</b>																
<b>General</b> (min % of d.u.)	for Group Parking Facilities		50%						40%	50%	40%					
<b>Reduced and Waived Requirements</b> (min % of d.u.)	IRHU-outside Transit Zone		25%	15%	25%	15%	12%	15%	12%							
	AIRS-outside Transit Zone		10%													
	IRHU/AIRS-inside Transit Zone		0%													
	Small Lot	10,000sf or less	50%	30%	50%	30%	0%	n/a	0%							
		10,000-15,000 sf	n/a						20%	n/a	20%					
	waived if small # spaces		5	15	5	15										

# R6-R10 Residence Districts

## R6-R10 Non-Contextual Districts (Quality Housing)

Use			R6	R7 QH		R8	R9	R10
			QH	R7-1	R7-2	QH	QH	QH
Single-Family	Detached	Use Group 1	•	•	•	•	•	•
Single & Two-Family	All	Use Group 2	•	•	•	•	•	•
Multi-Family								
Community Facility	Use Groups 3, 4		•	•	•	•	•	•
<b>Bulk</b>								
Lot Area (min)	All		1,700 sf					
Lot Width (min)	All		18 ft					
Rear Yard (min)	All		30 ft					
	Corner Lot		100%					
Lot Coverage (max)	Narrow Street		60%	65%		70%		
	Wide Street		65%					
Residential FAR	Standard	Narrow Street	2.20	3.44	6.02	7.52		10.00
		Wide Street	3.60	4.00	7.20			
	MIH	Narrow/Wide Street	3.60	4.60	7.20	8.00	12.00	
Community Facility FAR			4.80	4.80	6.50	6.50	10.00	
Base Height (min-max)	Standard	Narrow Street	30-45 ft	40-65 ft	60-85 ft	60-95 ft	60/125 ft	
		Wide Street	40-65 ft	40-75 ft	60-95 ft	60-105 ft	125-155 ft	
Outside MN Core	MIH / VIH	Narrow Street	30-45 ft	40-65 ft	60-105 ft	60-125 ft	60-155 ft	
		Wide Street	40-65 ft	40-75 ft			125-155 ft	
Building Height (max)	Standard	Narrow Street	55 ft	75 ft	115 ft	135 ft	185 ft	
		Wide Street	70ft (75 ft)	80 ft (85 ft)	130 ft (135 ft)	145 ft	210 ft	
	MIH	Narrow Street	80 ft (85 ft)	100 ft (105 ft)	215 ft	160 ft (165 ft)	210 ft (215 ft)	
		Wide Street				170 ft (175 ft)	230 ft (235 ft)	
Outside MN Core	VIH	Narrow Street	55 ft	75 ft	140 ft	160 ft (165 ft)	210 ft (215 ft)	
		Wide Street	80 ft (85 ft)	100 ft (105 ft)	(145 ft)	170 ft (175 ft)	230 ft (235 ft)	
Number of Stories (max)	Standard	Narrow Street	n/a	n/a	n/a	n/a	21	
		Wide Street	n/a (7)	n/a (8)	n/a (13)			
	MIH	Narrow Street	8	13	14	16	21	
		Wide Street				17	23	
VIH	Narrow Street	n/a	n/a	21	16	21		
	Wide Street	n/a (8)	8		17	23		
Tower Lot Coverage (min-max)			n/a					
Dwelling Unit Factor	All		680					
<b>Parking</b>								
General (min % of d.u.)	for Group Parking Facilities		50%		40%			
Reduced and Waived Requirements (min % of d.u.)	IRHU-outside Transit Zone		25%	15%	12%			
	AIRS-outside Transit Zone		10%					
Reduced and Waived Requirements (min % of d.u.)	IRHU/AIRS-inside Transit Zone		0%					
	Small Lot	10,000sf or less	50%	0%				
	Area	10,000-15,000sf	n/a	30%	20%			
	waived if small # spaces		5	5(15)	15			

## R6-R10 Non-Contextual Districts (Height Factor and Tower)

Use			R6 HF	R7 HF		R8 HF	R9		R10	
				R7-1	R7-2	HF	TOB	ST	TOB	
Single-Family	Detached	Use Group 1	•	•	•	•	•	•	•	•
Single & Two-Family	All	Use Group 2	•	•	•	•	•	•	•	•
Multi-Family										
Community Facility	Use Groups 3, 4		•	•	•	•	•	•	•	•
<b>Bulk</b>										
Lot Area (min)	All		1,700 sf							
Lot Width (min)	All		18 ft							
Rear Yard (min)	All		30 ft							
Residential FAR	Standard		0.78-2.43	0.87-3.44		0.95-6.02	0.99-7.52	10		
	MIH					8	10	12		
Community Facility FAR			4.8	4.8	6.5	6.5	10			
Sky Exposure Plane	begins at:		60 ft			85 ft				
Tower Lot Coverage (min-max)			n/a		n/a-40%	30-40%	n/a-40%	30-40%		
Dwelling Unit Factor	All		680							
<b>Parking</b>										
General (min % of d.u.)	for Group Parking Facilities		70%	60%	50%	40%				
Reduced and Waived Requirements (min % of d.u.)	IRHU (outside Transit Zone)		25%	15%		12%				
	AIRS (outside Transit Zone)		10%							
Reduced and Waived Requirements (min % of d.u.)	Small Lot	10,000 or less	50%	30%	0%					
	Area	10,000-15,000	n/a	30%	20%					
	if required small # spaces		5					15		

## All R6-R10 Districts

Streetscape	
<b>Street Tree (min)</b>	
All Contextual Districts	Shall be provided within a planting strip for every 25 ft of Street Frontage
All Non-Contextual Districts	
<b>Planting (min)</b>	
All Contextual Districts	Area between street line and building street wall shall be planted at ground level or in raised planting beds
All Non-Contextual (QH Option) Districts	

Streetscape			
<b>Street Wall Location Provision</b>			
<b>Contextual Districts</b>			
R6B,R7B,R8B	Lot < 50 ft	no closer nor further	
	Lot > 50 ft	no closer than adjacent street wall	
R6A,R7A,R7D,R7X,R9D	All	adjacent street wall	
<b>Non-Contextual Districts (QH Option)</b>			
R6, R7	Narrow St.	Lot < 50 ft	no closer nor further
	Wide St.	Lot > 50 ft	no closer than adjacent street wall
R8,R9,R10	All within 50 ft of W. St.	70% of within 8ft	
	N. St. beyond 50 ft W. St.	70% of within 15ft	
<b>Non-Contextual Districts (HF and Tower Options)</b>			
n/a			