

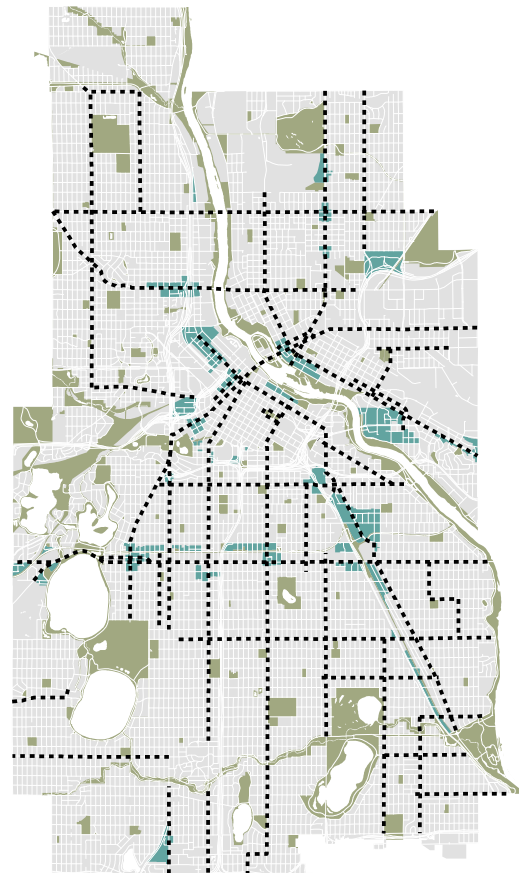
# TRANSIT 10

## DESCRIPTION

The Transit 10 district is typically applied along high frequency transit routes, adjacent to METRO stations, in neighborhoods near downtown, and in downtown.

**Built Form Guidance:** New and remodeled buildings in the Transit 10 district should reflect a variety of building types on both moderate and large sized lots. Building heights should be 2 to 10 stories. Building heights should be at least 2 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Transit 10 district. Requests to exceed 10 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

## BUILT FORM MAP



■ Transit 10   
 ■ Parks   
 - - - Goods & Services Corridor

### FLOOR AREA RATIO (FAR)

Primary Zoning District	Minimum FAR	Base FAR Maximum	1 Premium	2 Premiums	3 Premiums	Max. FAR with all premiums
			Max. of 3 Premiums Value = 0.8 per premium			
UN, RM	1	5	5.8	6.6	7.4	7.4
All other districts	1	5.4	6.2	7.0	7.8	7.8



Built Form Vignette from Minneapolis 2040 Comprehensive Plan

### LOT DIMENSIONS <sup>1</sup>

Minimum Lot Width	Lot Area (Residential 4+ units)	Lot Area (Congregate Living)	Lot Area (Commercial)
40 feet	5,000 sf min.	Minimum lot dimensions for congregate living uses are governed by the Table 540-15.	Most commercial uses and mixed use development in CM and PR zoning districts do not have a minimum lot width or lot area requirements except auto-oriented uses.

<sup>1</sup> See section 540.720 for all applicable minimum and maximum requirements.

### HEIGHT

Minimum Height	Maximum Height <sup>2</sup>
20 feet (2 stories)	140 feet (10 stories)

### MAXIMUM LOT COVERAGE

Lot Coverage (UN, RM)	Lot Coverage (other)
80%	100%

### MAXIMUM IMPERVIOUS SURFACE

Surface (UN, RM)	Surface (other)
90%	100%

<sup>2</sup> Maximum height with authorized increase is 210 feet (15 stories). Allowed height exemptions, except in the SH Overlay District and when not allowed in the MR Overlay District are located in Chapter 540 - Article V. "Height of Principal Buildings" (540.410).

### MINIMUM YARD SETBACKS FOR UN, RM DISTRICTS <sup>3,4</sup>

Building Height in Feet <sup>5</sup>	Interior Side Yards and Rear Yard <sup>6</sup>	Corner Side Yard <sup>7</sup>
Less than 42	5 feet min.	8 feet min.
42 - 52.99	7 feet min.	10 feet min.
53 - 63.99	9 feet min.	12 feet min.
64 - 74.99	11 feet min.	14 feet min.
75 - 85.99	13 feet min.	15 feet min.
86 - 96.99	15 feet min.	"
97 - 107.99	17 feet min.	"
108 - 119.99	19 feet min.	"
120 or greater	20 feet min.	"

Front Yard
15 feet min. <sup>7</sup>

Front Yard on a Goods & Services Corridor
10 feet <sup>7</sup>

<sup>3</sup> Permitted obstructions are found in Chapter 540--Article IX "Yards."

## KEY PROVISIONS OF TRANSIT 10

- Minimum FAR requirements apply, but not when expanding existing buildings or on lots existing on the effective date of the ordinance with less than 5,000 sq. ft. of lot area (540.130).
- Minimum height requirements apply to the majority of the building footprint and can also apply when expanding existing buildings. Lots existing on the effective date of the ordinance with less than 5,000 sq. ft. of lot area are exempt (540.420).  
Height increases are allowed to be administrative
- for most uses, except 1-3 unit dwellings and cluster developments; subject to maximum allowed height increase, adequate required premiums, and required findings (Chapter 540 - Article VI).
- Minimum interior side yard requirements increase when the building exceeds 75% of the lot length or when a property is adjacent to Interior 1 or 2 and when a residential principal entrance faces an interior side lot line (540.870 b).

<sup>4</sup> Minimum setback requirements generally do not apply in the CM, DT, PR and TR zoning districts except adjacent to UN and RM zoning districts or to maintain clearance from residential windows on adjacent properties (540.880).

<sup>5</sup> Allowed height exemptions in Chapter 540 - Article V. "Height of Principal Buildings" (540.410)", such as parapets and rooftop mechanical equipment, are not be included in the height that determines side or rear yard requirements.

<sup>6</sup> There is an increased setback requirement when properties in Corridor 6 and transit districts are adjacent to Interior 1 or 2, for longer buildings, and where a principal residential entrance faces an interior side lot line (540.870 b).

<sup>7</sup> Front yard setback and corner side setback reductions may apply. Further explanation is located in Chapter 540 - Article IX. "Yards" 540.850 c and d and 540.860 b & c.

### 1-3 UNIT RESIDENTIAL USES IN TRANSIT 10

FLOOR AREA RATIO	Base Zoning District	Minimum FAR <sup>8</sup>	Base FAR Maximum <sup>9</sup>
	UN, RM	1	5.0
	All other districts	1	5.4

LOT DIMENSIONS	Base Zoning District	Minimum Lot Width	Minimum Lot Area	Maximum Lot Area
	UN, RM	40 feet	5,000 square feet	8,999 square feet
	All other districts	--	5,000 square feet	--

HEIGHT	Use	Minimum Height	Maximum Height <sup>10</sup>
	1-2 Units	20 feet (2 stories)	28 feet (2.5 stories)
	3 Units	20 feet (2 stories)	42 feet (3 stories)

<sup>8</sup> Min FAR (540.130) and <sup>9</sup> Max FAR: (Table 540-2), note GFA calculations in 540.120

<sup>10</sup> Max. height can only be increased by variance or the exception authorized in the Table 540-7 footnote. Reference the height table compatibility design standards in Table 540-7 for 3rd story triplex additions.

- Increase to maximum FAR only authorized by sections 540.120 & 542.230.
- Lot dimensions are governed by Table 540-15
- Yard requirements in UN and RM are the same as all other uses in Transit 10; all other primary districts are noted in (Table 540-21 except triplexes are subject to Table 540-20)
- Lot and impervious coverage are the same as all other uses in Transit 10