
FLOOR AREA RATIO PREMIUMS APPLICATION

540.200. Purpose. These regulations are established to allow an increase in allowed floor area ratio in conjunction with providing specified features that advance the goals of the comprehensive plan.

540.210. Administrative review of applications. The zoning administrator shall conduct the administrative review of all applications for floor area ratio premiums. All findings and decisions of the zoning administrator shall be final, subject to appeal to the city planning commission, as specified in Chapter 525, Administration and Procedures.

540.220. Floor area ratio premiums. Floor area ratio premiums, as specified in Chapter 540, Article VI, Premiums, shall be available, subject to the provisions of this article and provided all other requirements of this zoning ordinance are met. When a development qualifies for a premium, the value of the premium shall be added to the allowed maximum floor area ratio, resulting in an increase in the allowed maximum.

540.240. Number of allowed premiums and value of each premium. The maximum number of eligible premiums in each built form overlay district, and the value of each premium, shall be as specified in Table 540-5, Number of Allowed Premiums and Value of Each Premium. For specific use premiums, the use must be allowed by the zoning district or districts in which the property is located for a development to be eligible for the premium.

Table 540-5 Number of Allowed Premiums and Value of Each Premium

<i>Built Form Overlay District</i>	<i>Maximum Number of Premiums</i>	<i>Value of Each Premium</i>
Interior 1	None	Not applicable
Interior 2	None	Not applicable
Interior 3	1*	0.3
Corridor 3	2	0.3
Corridor 4	3	0.4
Corridor 6	3	0.65
Transit 10	3	0.8
Transit 15	3	0.9
Transit 20	3	1
Transit 30	No limit See Table 540-13	See Table 540-13
Core 50	No limit See Table 540-13	See Table 540-13
Production	3	0.75
Parks	3	0.4

*The BF13 Interior 3 Built Form Overlay District shall only be eligible for the Enclosed Parking premium and no others.

For reasonable accommodations or alternative formats please contact 311 at 612-673-3000. People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-673-2157 or 612-673-2626. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.

540.600. - Purpose. These premiums are established to promote development of exceptional quality by allowing the maximum height and floor area ratio of structures on a zoning lot to be increased where it is determined that the development on such zoning lot includes features that further advance policies of the city's comprehensive plan and that contribute positively to the design and function of the applicable built form overlay districts.

540.610. - Limitations on premiums. Except as specified in Table 540-13, Floor Area Ratio Premiums Authorized in Transit 30 and Core 50, a zoning lot may not be awarded multiple floor area ratio increases or multiple height increases by providing the same type of premium. However, the same type of premium may be used to achieve both a floor area ratio increase and a height increase.

540.620. - Compliance with premiums. Except as allowed by the affordable housing premium, all premiums shall be maintained for the life of the principal structure. The length of compliance with the affordable housing premium shall be as required by the Unified Housing Policy.

540.630. - Floor area ratio premiums. The allowed premiums for the BFI3 Interior 3, BFC3 Corridor 3, BFC4 Corridor 4, BFC6 Corridor 6, BFC10 Transit 10, BFT15 Transit 15, BFT20 Transit 20, BFPA Parks, and BFPR Production Built Form Overlay Districts shall be as specified in Table 540-12, Floor Area Ratio Premiums Authorized in Interior 3, Corridor 3, Corridor 4, Corridor 6, Transit 10, Transit 15, Transit 20, Parks, and Production. The allowed premiums for the BFT30 Transit 30 and BFC50 Core 50 Built Form Overlay Districts shall be as specified in Table 540-13, Floor Area Ratio Premiums Authorized in Transit 30 and Core 50. The maximum number of eligible floor area ratio premiums in each built form overlay district, and the value of each premium, is specified in Article III, Increasing Maximum Floor Area.

Table 540-12 Floor Area Ratio Premiums Authorized in Interior 3*, Corridor 3, Corridor 4, Corridor 6, Transit 10, Transit 15, Transit 20, and Production

<i>Premium</i>	<i>Standards</i>
Affordable housing	<ul style="list-style-type: none"> a. The development shall comply with the city's inclusionary housing requirements by providing affordable units on-site rather than utilizing one (1) of the compliance alternatives. b. The development must include at least twenty (20) dwelling units to qualify for the affordable housing bonus. In developments with fewer than fifty (50) units, all inclusionary housing standards that apply to developments with fifty (50) or more units shall apply to the development. c. The premium value shall be double when the affordable units are on-site and affordable at or below thirty (30) percent of the area median income, without income averaging.
Child care center	<p>The development includes a child care center that meets the following standards:</p> <ul style="list-style-type: none"> 1) Not less than two thousand (2,000) square feet of enclosed space. 2) The use shall comply with the specific use standards for child care centers in Chapter 545, Use Regulations.
Construction type	<ul style="list-style-type: none"> a. Not less than sixty (60) percent of the floor area of the development on the zoning lot is within a structure or structures classified by the building code as one (1) the following construction types: Type IA, Type IB, Type IIA, or Type IV.

Table 540-12 continued.

Enclosed parking	<ul style="list-style-type: none"> a. All off-street parking on the zoning lot, other than temporary drop-off and pick-up spaces, shall be located within the building, entirely below grade, or in a parking garage of at least two (2) levels. b. All drive aisles that facilitate maneuvering into and out of parking spaces shall be located within the structure. <i>Exception: In the Interior 3 District, drive aisles and vehicle maneuvering areas may be located outdoors.</i> c. Electric vehicle charging infrastructure must be provided in accordance with section 555.320, Specific electric vehicle charging infrastructure standard.
Environmental sustainability—climate resiliency	<p>The project shall achieve at least one (1) of the following standards:</p> <ul style="list-style-type: none"> a. Any performance standard (LEED, PHIUS, EGC, etc.) that achieves the Minnesota Sustainable Building 2030 (SB 2030) 2010-2014 Energy Standard, a sixty (60) percent energy/carbon reduction from the 2003 Average Building Baseline. The evaluation shall be submitted by a certified architect. Building utility energy and water information shall be submitted annually as part of the Minneapolis Energy Benchmarking program. b. Not less than forty (40) percent of electricity usage shall be derived from renewable energy sources through on-site generation and/or renewable energy credits (RECs).
Environmental sustainability—Ecological function	<p>The development shall include a green roof and landscaping elements that meet the following standards:</p> <ul style="list-style-type: none"> a. Installation of an extensive, intensive, semi-intensive, modular, or integrated green roof system that covers a minimum of fifty (50) percent of the total roof area proposed for the development. b. Not less than fifty (50) percent of the site not occupied by buildings including all required landscaped yards shall be landscaped per the standards in Chapter 550, Article V, Site Plan Review Standards. c. Native species, climate resilient species, and edible plantings shall be prioritized on the landscaping plan, including plantings that support pollinators.
Grocery store	<p>The development includes a grocery store that meets the following standards:</p> <ul style="list-style-type: none"> 1) Not less than five thousand (5,000) square feet of public space. 2) The store shall include fresh produce in compliance with the staple food requirements of Chapter 203, Grocery Stores, of the Minneapolis Code of Ordinances.
Mixed-use commercial and residential	<ul style="list-style-type: none"> a. The commercial space within the development must comply with at least two (2) of the of the following three (3) standards: <ul style="list-style-type: none"> 1) The commercial space shall occupy at least sixty (60) percent of the building’s ground-floor street frontage and a minimum interior depth of twenty (20) feet. 2) The commercial spaces shall occupy at least twenty (20) percent of the floor area of the building footprint or one thousand (1,000) square feet, whichever is greater. 3) The commercial space shall occupy at least five (5) percent of the gross floor area of the building or one thousand (1,000) square feet, whichever is greater. b. The development shall include no fewer than four (4) residential units above the commercial space.

*The Interior 3 Built Form Overlay District shall only be eligible for the Enclosed Parking premium and no others.

Table 540-13 Floor Area Ratio Premiums Authorized in Transit 30 and Core 50

<i>Premium</i>	<i>Standards</i>	<i>Built Form Overlay District and Premium Value</i>
Affordable housing	<ul style="list-style-type: none"> a. The development shall comply with the city’s inclusionary housing requirements by providing affordable units on-site rather than utilizing one (1) of the compliance alternatives. b. The development must include at least twenty (20) dwelling units to qualify for the affordable housing bonus. In developments with fewer than fifty (50) units, all inclusionary housing standards that apply to developments with fifty (50) or more units shall apply to the development. c. The premium value shall be double when the affordable units are on-site and affordable at or below thirty (30) percent of the area median income, without income averaging. 	Core 50: 4.0 Transit 30: 2.0
Child care center	<p>The development includes a child care center that meets the following standards:</p> <ul style="list-style-type: none"> 1) Not less than two thousand (2,000) square feet of enclosed space. 2) The use shall comply with the specific use standards for child care centers in Chapter 545, Use Regulations. 	Core 50: 2.0 Transit 30: 1.0
Enclosed parking	<ul style="list-style-type: none"> a. All off-street parking on the zoning lot, other than temporary drop-off and pick-up spaces, shall be located within the building, entirely below grade, or in a parking garage of at least two (2) levels. b. All drive aisles that facilitate maneuvering into and out of parking spaces shall be located within the structure. c. Electric vehicle charging infrastructure must be provided in accordance with section 555.320, Specific electric vehicle charging infrastructure standards. 	Core 50: 4.0 Transit 30: 2.0
Environmental sustainability—climate resiliency	<p>The project shall achieve at least one (1) of the following standards:</p> <ul style="list-style-type: none"> a. Any performance standard (LEED, PHIUS, EGC, etc.) that achieves the Minnesota Sustainable Building 2030 (SB 2030) 2010-2014 Energy Standard, a sixty (60) percent energy/carbon reduction from the 2003 Average Building Baseline. The evaluation shall be submitted by a certified architect. Building utility energy and water information shall be submitted annually as part of the Minneapolis Energy Benchmarking program. b. Not less than forty (40) percent of electricity usage shall be derived from renewable energy sources through on-site generation and/or renewable energy credits (RECs). 	Core 50: 4.0 Transit 30: 2.0
Freight loading terminal	<ul style="list-style-type: none"> a. All freight loading facilities shall be located entirely below grade or entirely enclosed within the principal structure served. b. The freight loading facilities shall be designed to meet the needs and requirements of all uses on the zoning lot. 	Core 50: 2.0 Transit 30: 2.0

Table 540-13 continued.

Grocery store	<p>The development includes a grocery store that meets the following standards:</p> <ol style="list-style-type: none"> 1) Not less than five thousand (5,000) square feet of public space. 2) The store shall include fresh produce in compliance with the staple food requirements of Chapter 203, Grocery Stores, of the Minneapolis Code of Ordinances. 	<p>Core 50: 2.0 Transit 30: 1.0</p>
Historic preservation	<ol style="list-style-type: none"> a. The structure shall be a locally designated historic structure or shall be determined to be eligible to be locally designated as a historic structure, as provided in Chapter 599 of the Minneapolis Code of Ordinances, Heritage Preservation. b. The historic structure, if undesignated, shall be subject to the same restrictions that are applicable to locally designated historic structures and the recommendations contained in The Secretary of the Interior's Standards for Rehabilitation. c. The historic structure shall be rehabilitated pursuant to the applicable guidelines of the heritage preservation ordinance and the recommendations contained in The Secretary of the Interior's Standards for Rehabilitation, if necessary. d. A zoning lot may qualify for a historic preservation premium or as a sending site for transfer of development rights pursuant to Article IV, Transfer of Development Rights, but not both. 	<p>Core 50: 4.0 Transit 30: 2.0</p>
Mixed-use commercial and residential	<ol style="list-style-type: none"> a. The commercial space within the development must comply with at least two (2) of the following three (3) standards: <ol style="list-style-type: none"> 1) The commercial space shall occupy at least sixty (60) percent of the building's ground-floor street frontage and a minimum interior depth of twenty (20) feet, 2) The commercial spaces shall occupy at least twenty (20) percent of the floor area of the building footprint or one thousand (1,000) square feet, whichever is greater, 3) The commercial space shall occupy at least five (5) percent of the gross floor area of the building or one thousand (1,000) square feet, whichever is greater. b. The development shall include no fewer than four (4) residential units above the commercial space. 	<p>Core 50: 4.0 Transit 30: 2.0</p>
Public art	<ol style="list-style-type: none"> a. The art shall be valued at not less than one-fourth (1/4) of one (1) percent of the capital cost of the principal structure. b. The art shall be located where it is highly visible to the public. If the art is located indoors, such space shall meet the minimum requirements for an indoor open space, interior through-block connection, or skyway connecting corridor, as specified in this article. 	<p>Core 50: 2.0 Transit 30: 1.0</p>

Table 540-13 continued.

<p>Through-block connection</p>	<ul style="list-style-type: none"> a. The connection shall connect two (2) public streets on opposite sides of the block, or shall connect a public street to an urban open space on the opposite side of the block, or shall connect two (2) urban open spaces on opposite sides of the block, or shall connect to another interior through-block connection. The through-block connection shall not require walking across or through driveways, parking areas, or other areas with vehicle maneuvering. In addition, on developments involving less than one-half (½) block, the interior through-block connection may connect two (2) public streets on opposite sides of the block in combination with corridors in one (1) or more buildings. b. The connection shall be located not more than three (3) feet above or below the level of the sidewalk, shall have a minimum interior clear width of twelve (12) feet and a minimum height of twelve (12) feet. The maximum interior through-block connection premium shall be increased by one (1) where the interior through-block connection has a minimum interior clear width of sixteen (16) feet. c. The connection may be outdoors or enclosed but shall be accessible year-round and open to the general public at least during the normal business hours of the surrounding area. d. Not less than forty (40) percent of the first floor facing an outdoor through-block connection shall include windows of clear or lightly tinted glass that allow views into and out of the building at eye level. e. The connection entrances shall be clearly visible from adjacent sidewalks or streets. 	<p>Core 50: 2.0 Transit 30: 1.0</p> <p>Multiple through-block connections on a zoning lot may be awarded multiple premiums but shall result in a maximum premium of 4.0 in Core 50 and 2.0 in Transit 30.</p>
<p>Transit facility</p>	<ul style="list-style-type: none"> a. The transit facility shall be located at a transit stop location approved by the planning director in consultation with the city engineer and Metro Transit. The maximum transit facility premium shall be increased by one (1) where the transit facility is located at an approved light rail transit stop. b. The transit facility shall be open to the general public at least during the normal hours of transit service. c. The transit facility shall be weather protected, heated and lighted, and shall contain at least two (2) entries. d. The transit facility shall be clearly visible from the street and sidewalk, and transit users shall be able to see oncoming transit vehicles from the facility. For bus transit facilities, the facility shall be located within fifty (50) feet of the sign identifying the bus stop. 	<p>Core 50: 2.0 Transit 30: 2.0</p>

Table 540-13 continued.

<p>Urban open space, indoor</p>	<ul style="list-style-type: none"> a. Indoor open space shall be located at street level and shall be not more than three (3) feet above or below the level of the sidewalk. Small indoor open space shall contain not less than five thousand (5,000) contiguous square feet. Large indoor open space shall contain not less than seven thousand five hundred (7,500) contiguous square feet. b. Indoor open space shall be easily accessible from adjacent sidewalks or streets. Walls of an indoor open space area facing sidewalks or an outdoor open space area shall provide a clear view between interior and exterior space. c. Indoor open space shall include an average height not less than thirty-five (35) feet and a minimum height of twenty (20) feet, and shall include natural light through a glazed roof or windows at a level sufficient to sustain a variety of plants and trees. d. Indoor open space shall be designed to encourage use by the general public through the provision of facilities and features including convenient and comfortable seating at a rate of not less than one (1) seat per two hundred (200) square feet of open space, tables, trash receptacles, plants and trees, water features, drinking fountains and toilet facilities, and areas for public entertainment or public display of art or cultural exhibits. e. Indoor open space may contain tables and facilities for food service, but a majority of the space shall be available for general public use without charge. Food preparation areas shall not qualify as required space. f. The indoor open space shall be open to the general public at least during the normal business hours of the surrounding area. 	<p>Large urban open space, indoor Core 50: 8.0 Transit 30: 4.0</p> <p>Small urban open space Core 50: 4.0 Transit 30: 2.0</p>
<p>Urban open space, outdoor</p>	<ul style="list-style-type: none"> a. Outdoor open space shall comprise at least fifty (50) feet of the street frontage of the zoning lot. Small outdoor open space shall contain not less than five thousand (5,000) contiguous square feet. Large outdoor open space shall contain not less than seven thousand five hundred (7,500) contiguous square feet. b. An outdoor open space that meets the definition of a plaza under Chapter 550, Article XIV, Plazas, shall be subject to the requirements of that article. Variances granted from the development standards for plazas do not disqualify the plaza from being awarded the premium provided the standards of this article are met. c. Not less than forty (40) percent of the first floor façade facing the outdoor open space shall include windows of clear or lightly tinted glass that allow views into and out of the building at eye level. d. Outdoor open space may contain tables and facilities for food service, but a majority of the space shall be available for general public use without charge. e. The outdoor open space shall be open to the general public at least during the normal business hours of the surrounding area. 	<p>Large urban open space, outdoor Core 50: 8.0 Transit 30: 4.0</p> <p>Small urban open space: Core 50: 4.0 Transit 30: 2.0</p>

FLOOR AREA RATIO PREMIUMS WORKSHEETS

Please complete the following tables according to Tables 540-5, 540-12, and 540-13 in the zoning ordinance. Attach a separate document and/or plans, if necessary.

Notes:

- A zoning lot may not be awarded multiple increases for the same premium, except as specified in Table 540-13 Floor Area Ratio Premiums Authorized in Transit 30 and Core 50.
- Except as allowed by the affordable housing premium, all premiums shall be maintained for the life of the principal structure. The length of compliance with the affordable housing premium shall be as required by the Unified Housing Policy.
- In some cases, maximum floor area ratio may not be achievable without a height increase.
- The floor area ratio premium application shall be reviewed and processed concurrently with any required land use applications.

BUILT FORM OVERLAY DISTRICT	CHECK APPLICABLE DISTRICT	MAXIMUM NUMBER OF PREMIUMS	REQUESTED NUMBER OF PREMIUMS	VALUE OF EACH PREMIUM	MAXIMUM ELIGIBLE VALUE	REQUESTED PREMIUM VALUE
Interior 3*	<input type="checkbox"/>	1*		0.3	0.3	
Corridor 3	<input type="checkbox"/>	2		0.3	0.6	
Corridor 4	<input type="checkbox"/>	3		0.4	1.2	
Corridor 6	<input type="checkbox"/>	3		0.65	1.95	
Transit 10	<input type="checkbox"/>	3		0.8	2.4	
Transit 15	<input type="checkbox"/>	3		0.9	2.7	
Transit 20	<input type="checkbox"/>	3		1	3	
Transit 30	<input type="checkbox"/>	No limit		See Table 540-13	No limit	
Core 50	<input type="checkbox"/>	No limit		See Table 540-13	No limit	
Production	<input type="checkbox"/>	3		0.75	2.25	

*The Interior 3 Built Form Overlay District shall only be eligible for the Enclosed Parking premium and no others.

Premiums for Interior 3*, Corridor 3, Corridor 4, Corridor 6, Transit 10, Transit 15, Transit 20, and Production

PREMIUM TYPE	DESCRIPTION OF HOW REQUESTED PREMIUM WILL BE MET	VALUE
Affordable housing		
Child care center		
Construction type		
Enclosed parking		
Environmental sustainability – climate resiliency		
Environmental sustainability— ecological function		
Grocery store		
Mixed-use commercial and residential		
TOTAL FLOOR AREA RATIO PREMIUM	(Leave blank)	

*The Interior 3 Built Form Overlay District shall only be eligible for the Enclosed Parking premium and no others.

Premiums for Transit 30 and Core 50

PREMIUM TYPE	PREMIUM REQUESTED	VALUE
Affordable housing		
Child care center		
Enclosed parking		
Environmental sustainability – climate resiliency		
Freight loading terminal		
Grocery store		
Historic preservation		
Mixed-use commercial and residential		
Public art		

Through-block connection		
Transit facility		
Urban open space, indoor		
Urban open space, outdoor		
TOTAL FLOOR AREA RATIO PREMIUM	(Leave blank)	