

SITE/ZONING INFORMATION

2505 Aldrich Ave S

ZONING: BFI3 Interior 3 Built Form Overlay District | UN2 Urban Neighborhood District

Information from the City Planner on new builds for this location:

The city has adopted a new zoning code which took effect July 1, 2023. One of the most significant changes with the new ordinance was the replacement of all of the existing primary districts with new primary districts which implement the future land use guidance from *Minneapolis 2040*. As with all of the other primary districts, the existing R3 and R2B Districts that applied to these properties were eliminated with the new ordinance. These properties are all located in the new UN2 Urban Neighborhood District. They are also located in the BFI3 Interior 3 Built Form Overlay District.

Speaking generally, properties with this combination (UN2 + BFI3) of primary zoning and built form are guided for small- to moderate-scale residential development, including multifamily up to 3 stories. For a multifamily project of 4+ units, the applicable minimum and maximum lot areas are 5,000 sq ft and 18,000 sq ft, so you would need to incorporate 2 or 3 of these parcels. All 4 together would exceed the 18,000 sq ft maximum, and each individual parcel would be below the 5,000 sq ft minimum. There is no specific maximum number of units for a multifamily project on a lot over 5,000 sq ft here— however many units you choose to propose within a building that meets the built form metrics, and the site plan review standards would be permitted.

Here's a quick overview of the major built form standards that would limit the size/intensity of a multifamily project here:

- Maximum height: 3 stories, 42'
- Maximum FAR: 1.4 (with the opportunity to increase by 0.3 to a total maximum of 1.7 through a bonus for providing all parking enclosed within the building)
- Maximum lot coverage: 60%
- Maximum impervious surface coverage: 75%
- As noted above, minimum lot area 5,000 sq ft, maximum lot area 18,000 sq ft

If you decide that you'd like to move forward with a more in-depth conversation regarding a potential project with 4+ units for these properties, please start by reaching out to Kimberly Holien, kimberly.holien@minneapolismn.gov, in order to have someone from our team assigned to work with you.

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