

SITE PLAN REVIEW

MEDIUM TO LARGE SCALE DEVELOPMENTS

This bulletin offers guidance on meeting the design standards for medium to large scale developments subject to Site Plan Review.



ROOF LINE

The form/pitch of the building's roof line shall be similar to surrounding buildings, minimizing generation of wind currents at street level.

ENTRANCES

Multiple entrances are encouraged, but at least one principal entrance (emphasized through architectural details like roofs) shall face the public street or front lot line.

WINDOWS AND ACTIVE FACADES

Windows shall be vertically proportioned and distributed in a relatively even manner.

BUILDING FOOTPRINT AND MASSING

The first floor of buildings shall be located within 8 feet of the front lot line and for corner buildings, within 8 feet of both front and side lot lines.

The area between the lot line and the building shall include landscaping and/or pedestrian amenities like seating.

BUILDING DESIGN

Exterior walls shall provide visual interest; blank walls that do not include windows or other architectural details shall not exceed 25 feet in length.

The primary exterior building materials shall be durable, such as masonry, brick, stone, stucco, wood, cement-based siding, and/or glass.

The appearance and materials of the rear and side walls shall be similar to and compatible with the front of the building.

	Residential	Commercial
1st Floor	20% of Walls	30% of Walls
Upper Floors	10% of Walls	10% of Walls

Ground-level windows must allow views into the building at eye level (4-7 feet above the adjacent grade).

At least 70% of the linear first floor or ground level of buildings shall be designed to accommodate active functions along each wall facing a public street, public

CONTEXT

Buildings shall be located and designed to minimize blocking of views of important city elements and shadowing on public spaces and adjacent properties.

Site plans shall promote natural surveillance, visibility, and safety.

ON-SITE PARKING AND CIRCULATION

On-site parking facilities shall be located toward the rear or interior of the site, within the principal building served, or entirely below grade.

Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses. When possible, vehicular curb cuts shall be consolidated.

FOR MORE INFORMATION

Consult Chapter 530 of the City's Zoning Ordinance Online at:
<http://www.minneapolismn.gov/zoningmaps/>