

AUTHORIZED BUILDING MATERIALS

Material	MATERIAL PERCENTAGE ALLOWED IN EACH ELEVATION		
	Front/Corner Side	Interior Side	Rear
Brick (face)	100%	100%	100%
Brick (panel)	75%	75%	75%
Stone and hand-laid masonry	100%	100%	100%
Concrete	100%	100%	100%
Rockface CMU	30%	30%	30%
Burnished CMU	50%	75%	75%
Stucco	75%	75%	75%
Fiber cement panels - Less than 5/8 inch thick	30%	30%	30%
Fiber cement panels - A minimum of 5/8 thick	75%	75%	75%
Fiber cement siding	30%	30%	30%
Metal panel	75%	75%	75%
Wood	75%	75%	75%
Glass	100%	100%	100%

- Authorized materials are selected based on **durability and compatibility** in an urban context, fulfilling the intent of the city’s zoning ordinance and comprehensive plan. Materials not listed above generally do not comply with the intent of the City’s site plan review regulations.
- Percentages are calculated as a segment of the entire building elevation, including window area. For example, a building elevation may include 25% window area and the remainder may be covered by any single material that is allowed to cover 75% of the elevation. Note that windows are required on certain building elevations, which would preclude the ability to cover 100% of the elevation with a non-window material.
- Buildings should not include more than **three exterior materials** on each elevation. This excludes windows, doors and foundation materials.
- Materials that create an oil-canning effect are discouraged.
- The list of authorized materials is subject to further review as industry standards evolve.

ADDITIONAL STANDARDS FOR EXTERIOR WALLS

- Exterior walls shall **provide visual interest**; blank walls that do not include windows, recesses, projections or other architectural details shall not exceed 25 feet in length.
- The appearance and materials of the rear and side walls shall be **similar to and compatible with** the front of the building. Generally, the primary exterior material(s) incorporated on the front of the building must be incorporated on all sides.

For a full copy of the code text, consult Chapter 530 of the City’s zoning code pertaining to Site Plan Review: <http://www.minneapolismn.gov/government/ordinances.asp> Chapter 530 authorizes the granting of alternatives to the strict compliance with the standards of Site Plan Review, subject to specific criteria.

WINDOWS

All windows shall be **vertically proportioned and distributed in a more or less even manner.**

NON-RESIDENTIAL AND MIXED-USE BUILDINGS:

Facing public streets, walkways, and on-site parking lots, at least **30% of the wall area** shall be windows on the first floor (40% in selected overlay districts) and 10% on upper stories.

The bottom of any window used to satisfy the ground floor window requirement may not be more than four feet above the adjacent grade.

First floor or ground floor windows must allow views into the building at eye level and contain clear or lightly tinted glass with a visible light transmittance ratio of 0.6 or higher.

RESIDENTIAL BUILDINGS:

Facing public streets, walkways, and on-site parking lots, at least **20% of the wall area** on the first floor and **10% of wall area** on each level above the first shall be windows.



The standards referenced in this document generally apply to all new buildings and additions—except residential buildings with fewer than five units. See Table 530-1 of the zoning code .

