
ZONING CODE TEXT AMENDMENT

Initiator: Council Member Frey
Introduction Date: July 1st, 2016
Prepared By: Peter Crandall, City Planner, (612) 673-2247
Specific Site: Citywide
Ward: Citywide
Neighborhood: Citywide
Intent: To amend the regulations and standards related to fraternities and sororities

APPLICABLE SECTION(S) OF THE ZONING CODE

- Chapter 536, Specific Development Standards
- Chapter 546, Residence Districts
- Chapter 547, Office Residence Districts

The following chapter was also introduced: Chapter 520, Introductory Provisions. However, staff is not recommending changes to this chapter as part of this amendment and is therefore recommending returning it to the author.

BACKGROUND

An ordinance was introduced on July 1st, 2016, by Council Member Frey. The amendment is intended to allow for greater flexibility in the establishment, alteration, expansion and regulation of fraternities and sororities in the city of Minneapolis.

The University of Minnesota is currently the only higher education institution with an active Greek community. The Greek community at the University of Minnesota is growing and is seeking changes to the zoning code to allow more flexibility and opportunities for existing and new fraternities and sororities. Greek membership at the U of M has grown from 6% of undergraduates in 2011 to 10% in 2016. In 2015, 17% of entering freshman joined a Greek group. Existing Greek housing does not accommodate the growth in the membership or number of groups.

Fraternities and Sororities are a conditional use in the OR2, OR3, R4, R5, and R6 districts. They have a minimum lot area of 10,000 square feet and a minimum lot width of 80 feet in the residence districts. They are limited to 2.5 stories in height. Additionally, the zoning code currently requires that new fraternity and sorority uses can only be established on zoning lots which were previously used as a fraternity, sorority, or rooming house.

Specific changes that are being sought by the community include:

- Allow for the use to be established on zoning lots that were not previously used as a fraternity or sorority
- Remove the limit of thirty-two (32) maximum persons served.
- Allow on-site services to be used by all members or guests
- Revise the ordinance to be similar to building bulk requirements for Community Residential Facility by:
 - Reducing the minimum lot area from 10,000 square feet to 5,000 square feet
 - Reducing minimum lot width from 80 feet to 40 feet
 - Increasing the maximum height from 2.5 stories, 35 feet to 4 stories, 56 feet

Currently, the specific development standards for fraternities and sororities require that “the use shall be located within ½ mile of the educational facility served.” Staff is not recommending any changes to this requirement.

PURPOSE

What is the reason for the amendment?

The reason for the amendment is to allow greater flexibility in the establishment, alteration, expansion and regulation of fraternities and sororities in Minneapolis. Currently, our regulations make it very difficult to establish a new fraternity or sorority in the city or to expand an existing fraternity or sorority. The University of Minnesota has seen a large increase in interest in the Greek community, including membership and residence in Greek housing. This growth in interest has created a lack of available space and housing for students seeking to participate in Greek life.

What problem is the amendment designed to solve?

The problem the amendment is designed to solve is the lack of available housing options for students participating in Greek life. The proposed amendments would greatly increase the flexibility in design options for Greek housing as well as the ability to establish new Greek housing units close to the relevant educational facility.

Currently, zoning regulations prohibit the establishment of a new fraternity or sorority on a zoning lot that did not contain the same use on the effective date of the zoning ordinance. This greatly restricts the ability of the Greek community to expand its housing options.

Additionally, fraternities and sororities are subject to specific bulk, height and lot area restrictions that limit their maximum height to 2.5 stories or 35 feet and their minimum lot area to 10,000 square feet. This further restricts the ability to establish fraternities and sororities that meet the needs of the growing Greek community population.

What public purpose will be served by the amendment?

The amendment is intended to accommodate a growing interest in Greek membership at the University of Minnesota. By providing this increased flexibility, the city would be increasing the housing options for students in and around the University of Minnesota and support the city's larger goals of increasing population and housing within the city for all ages.

What problems might the amendment create?

The amendment is not expected to create any significant problems. Fraternities and Sororities will still be restricted to medium and high-density zoning districts near the educational facility being served. Additionally they will still be regulated as a conditional use, requiring staff review and Planning Commission approval to establish a new fraternity or sorority.

TIMELINESS

Is the amendment timely?

The amendment is timely in that it coincides with an increase in interest and participation in Greek life at the University of Minnesota, the only higher education facility in the city that currently has an active Greek community. Greek membership at the U of M has grown from 6% of undergraduates in 2011 to 10% in 2016. In 2015, 17% of entering freshman joined a Greek group. Existing Greek housing does not accommodate the growth in the membership or number of groups.

Is the amendment consistent with practices in surrounding areas?

City staff conducted preliminary analysis of peer cities to determine how other jurisdictions typically regulate this use type. Examples include:

Seattle, WA:

-Fraternities and Sororities are considered a "congregate residence." The zoning code makes a distinction between general congregate residences which are prohibited in multi-family districts and "Congregate residences that are owned by a college or university; or are a sorority or fraternity; or are owned by a not-for-profit entity or charity; or are licensed by the State and provide on-site supportive services for seniors or persons with disabilities," all of which are permitted outright.

Portland, OR:

Fraternities and Sororities are considered a "group living" use and are not subject to special development standards outside of those applied to all group living uses in specific zoning districts. They are allowed as a conditional use and subject to review.

St. Paul, MN:

In St. Paul, Fraternities and Sororities are defined specifically and subject to specific development standards. They are allowed as a conditional use in the T1 traditional neighborhood district and the BC community business district. The use must be located within 250 feet of the campus boundary as established in the conditional use permit for the institution it serves. In higher density districts, the use must be located on campus. If a fraternity or sorority is located off-campus it must be located in a one or two-family dwelling or a new structure that meets the height and density requirements of a two-family dwelling.

After reviewing peer cities research, city staff have concluded that our regulations with respect to fraternities and sororities are somewhat more restrictive than many of our peers. In general, fraternities and sororities are treated similarly to other congregate and group-living uses and, in some cases, given more leniency than other congregate living uses. They are not generally subject to a maximum occupancy limit. Their size and bulk tend to be regulated via the more general bulk and height restrictions of the zoning district, the exception being our neighboring city of St. Paul which restricts their use to single and two-family houses.

Are there consequences in denying this amendment?

The consequences to denying the amendment would be to continue to restrict the establishment of new fraternities and sororities for the University of Minnesota or other higher education institutions in the city of Minneapolis. Additionally, expanding or altering existing fraternities and sororities to accommodate a growing population would be somewhat encumbered by the existing height and bulk restrictions.

COMPREHENSIVE PLAN

The amendment will implement the following applicable policies of *The Minneapolis Plan for Sustainable Growth*:

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

- 1.1.1 Ensure that the City’s zoning code is consistent with The Minneapolis Plan and provides clear, understandable guidance that can readily be administered.
- 1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Land Use Policy 1.15: Support development of Growth Centers as locations for concentration of jobs and housing, and supporting services.

- 1.15.1 Support development of Growth Centers through planning efforts to guide decisions and prioritize investments in these areas.
- 1.15.3 Encourage the development of high- to very high-density housing within Growth Centers.
- 1.15.4 Promote the integration of major public and private institutional campuses located in Growth Centers, including health care and educational services, with the function and character of surrounding areas.

Housing Policy 3.1: Grow by increasing the supply of housing.

- 3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.
- 3.1.3 Continue to streamline city development review, permitting, and licensing to make it easier to develop property in the City of Minneapolis.

Housing Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.

- 3.6.1 Promote the development of housing suitable for people and households in all life stages that can be adapted to accommodate changing housing needs over time.
- 3.6.2 Promote housing development in all communities that meets the needs of households of different sizes and income levels.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt staff findings to amend Title 20 of the Minneapolis Code of Ordinances,

amending Chapters 536, 546, and 547 relating to Specific Development Standards, Residence Districts, and Office-Residence Districts as follows, and further recommends that Chapter 520 related to Introductory Provisions be returned to the author:

A. Text amendment.

Recommended motion: **Approve** the text amendment to allow increased flexibility in the regulations and standards for fraternities and sororities.

ATTACHMENTS

1. Ordinance amending Chapter 536 related to the Zoning Code: Specific Development Standards
2. Ordinance amending Chapter 546 related to the Zoning Code: Residence Districts
3. Ordinance amending Chapter 547 related to the Zoning Code: Office Residence Districts

ORDINANCE

By Frey

Amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 536.20 contained in Chapter 526, Specific Development Standards, be amended to read as follows:

536.20. - Specific development standards.

The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

Fraternity or sorority.

~~(1) The use shall be located on a zoning lot used as a fraternity, sorority, or rooming house on the effective date of this ordinance.~~

~~(2)~~(1) The use shall be located within one-half (½) mile of the educational facility served.

~~(3) The maximum number of persons served shall not exceed thirty-two (32).~~

~~(4)~~(2) On-site services shall be for residents or guests of the facility only.

~~(5)~~(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

~~(6)~~(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.

~~(7)~~(5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Section 2. That Section 546.520 contained in Chapter 546, Residence Districts, be amended to read as follows:

ARTICLE VII. R4 MULTIPLE-FAMILY DISTRICT

546.520. Lot dimension requirements.

The minimum lot area and minimum lot width for uses located in the R4 District shall be as specified in Table 546-13, R4 Lot Dimension and Building Bulk Requirements.

Table 546-13 R4 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot	Minimum	Maximum	Maximum
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	Area (Square Feet)	Lot Width (Feet)	Floor Area Ratio (Multiplier)	Height
RESIDENTIAL USES				
Dwellings				
Single- or two-family dwelling	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed 33 feet.
Cluster development	5,000 or 1,250 sq. ft. per dwelling unit, whichever is greater	40	1.5	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000 or 1,250 sq. ft. per dwelling unit, whichever is greater	40	1.5	4 stories, not to exceed 56 ft.
Planned unit development	1 acre or 1,250 sq. ft. per dwelling unit, whichever is greater	As approved by C.U.P.	1.5	4 stories, not to exceed 56 ft.
Congregate Living				
Community residential facility serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Community residential facility serving seven (7) to thirty-two (32)	5,000 or 1,250 sq. ft. per rooming unit, whichever is	40	1.5	4 stories, not to exceed 56 ft.

persons	greater			
Board and care home/Nursing home/Assisted living	20,000	80	1.5	4 stories, not to exceed 56 ft.
Emergency shelter serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Emergency shelter serving seven (7) to thirty-two (32) persons	5,000 or 1,250 sq. ft. per rooming unit, whichever is greater	40	1.5	4 stories, not to exceed 56 ft.
Faculty house	10,000	80	1.5	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000 <u>5,000</u> or 1,250 sq. ft. per rooming unit, whichever is greater	80 <u>40</u>	1.5	2.5 stories <u>4 stories</u> , not to exceed 35 <u>56</u> ft.
Hospitality residence	10,000 or 1,250 sq. ft. per rooming unit, whichever is greater	80	1.5	4 stories, not to exceed 56 ft.
Residential hospice	10,000	80	1.5	2.5 stories, not to exceed 35 ft.
Supportive housing	5,000 or 1,250 sq. ft. per rooming unit, whichever is greater	40	1.5	4 stories, not to exceed 56 ft.
INSTITUTIONAL AND PUBLIC USES				

Educational Facilities				
Early childhood learning center	20,000	100	1.0	4 stories, not to exceed 56 ft.
Preschool	5,000	40	1.0	4 stories, not to exceed 56 ft.
School, K—12	20,000	100	1.0	4 stories, not to exceed 56 ft.
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	20,000	100	1.0	4 stories, not to exceed 56 ft.
Cemetery	80 Acres	1,200	None	4 stories, not to exceed 56 ft.
Community garden	None	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	1.0	As approved by C.U.P.
Golf course	20,000	100	1.0	4 stories, not to exceed 56 ft.
Library, public	20,000	100	1.0	4 stories, not to exceed 56 ft.
Park, public	20,000	100	1.0	4 stories, not to exceed 56 ft.
Religious Institutions				
Place of assembly	10,000	80	1.0	4 stories, not to exceed 56 ft.
COMMERCIAL USES				
Bed and breakfast home	5,000	40	1.0	2.5 stories, not to exceed 35 ft.
Child care center	4,000	As approved by C.U.P.	1.0	As approved by C.U.P.

PARKING FACILITIES	5,000	40	None	As approved by C.U.P.
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

Section 3. That Section 546.570 contained in Chapter 546, Residence Districts, be amended to read as follows:

ARTICLE VIII. R5 MULTIPLE-FAMILY DISTRICT

Table 546-15 R5 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)	Maximum Height
RESIDENTIAL USES				
Dwellings				
Single- or two-family dwelling existing on the effective date of this ordinance	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed 33 feet.
Cluster development	5,000	40	2.0	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000	40	2.0	4 stories, not to exceed 56 ft.
Planned unit development	1 acre	As approved by C.U.P.	2.0	4 stories, not to exceed 56 ft.
Congregate Living				

Community residential facility serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	40	2.0	4 stories, not to exceed 56 ft.
Board and care home/ Nursing home/ Assisted living	20,000	80	2.0	4 stories, not to exceed 56 ft.
Emergency shelter serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Emergency shelter serving seven (7) to thirty-two (32) persons	5,000	40	2.0	4 stories, not to exceed 56 ft.
Faculty house	10,000	80	2.0	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000 <u>5,000</u>	80 <u>40</u>	2.0	2.5 stories 4 stories, not to exceed 35 <u>56</u> ft.
Hospitality residence	10,000	80	2.0	4 stories, not to exceed 56 ft.
Residential hospice	10,000	80	2.0	2.5 stories, not to exceed 35 ft.
Supportive housing	5,000	40	2.0	4 stories, not to exceed 56 ft.
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
Early childhood learning center	20,000	100	1.0	4 stories, not to exceed 56 ft.
Preschool	5,000	40	1.0	4 stories, not to exceed 56 ft.

School, K—12	20,000	100	1.0	4 stories, not to exceed 56 ft.
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	20,000	100	1.0	4 stories, not to exceed 56 ft.
Cemetery	80 Acres	1,200	None	4 stories, not to exceed 56 ft.
Community garden	None	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	1.0	As approved by C.U.P.
Golf course	20,000	100	1.0	4 stories, not to exceed 56 ft.
Library, public	20,000	100	1.0	4 stories, not to exceed 56 ft.
Park, public	20,000	100	1.0	4 stories, not to exceed 56 ft.
Religious Institutions				
Place of assembly	10,000	80	1.0	4 stories, not to exceed 56 ft.
COMMERCIAL USES				
Bed and breakfast home	5,000	40	1.0	2.5 stories, not to exceed 35 ft.
Child care center	4,000	As approved by C.U.P.	1.0	As approved by C.U.P.
PARKING FACILITIES	5,000	40	None	As approved by C.U.P.
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

Section 3. That Section 546.620 contained in Chapter 546, Residence Districts, be amended to read as follows:

ARTICLE IX. R6 MULTIPLE-FAMILY DISTRICT

Table 546-17 R6 Lot Dimension and Building Bulk Requirements

Uses	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (Multiplier)	Maximum Height
RESIDENTIAL USES				
Dwellings				
Single- or two-family dwelling existing on the effective date of this ordinance	5,000	40	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed 33 feet.
Cluster development	5,000	40	3.0	2.5 stories, not to exceed 35 ft.
Multiple-family dwelling	5,000	40	3.0	6 stories, not to exceed 84 ft.
Planned unit development	1 acre	As approved by C.U.P.	3.0	6 stories, not to exceed 84 ft.
Congregate Living				
Community residential facility serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Community residential facility serving seven (7)	5,000	40	3.0	6 stories, not to exceed 84 ft.

to thirty-two (32) persons				
Board and care home/Nursing home/Assisted living	20,000	80	3.0	6 stories, not to exceed 84 ft.
Emergency shelter serving six (6) or fewer persons	5,000	40	None	2.5 stories, not to exceed 35 ft.
Emergency shelter serving seven (7) to thirty-two (32) persons	5,000	40	3.0	6 stories, not to exceed 84 ft.
Faculty house	10,000	80	3.0	2.5 stories, not to exceed 35 ft.
Fraternity or sorority	10,000 <u>5,000</u>	80 <u>40</u>	2.0	2.5 stories 4 stories, not to exceed 35 <u>56</u> ft.
Hospitality residence	10,000	80	3.0	4 stories, not to exceed 56 ft.
Residential hospice	10,000	80	3.0	2.5 stories, not to exceed 35 ft.
Supportive housing	5,000	40	3.0	6 stories, not to exceed 84 ft.
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
Early childhood learning center	20,000	100	2.0	4 stories, not to exceed 56 ft.
Preschool	5,000	40	2.0	4 stories, not to exceed 56 ft.
School, K—12	20,000	100	2.0	4 stories, not to exceed 56 ft.
Social, Cultural, Charitable and Recreational Facilities				

Athletic field	20,000	100	2.0	4 stories, not to exceed 56 ft.
Cemetery	80 Acres	1,200	None	4 stories, not to exceed 56 ft.
Community garden	None	None	None	None
Developmental achievement center	4,000	As approved by C.U.P.	2.0	As approved by C.U.P.
Golf course	20,000	100	2.0	4 stories, not to exceed 56 ft.
Library, public	20,000	100	2.0	4 stories, not to exceed 56 ft.
Park, public	20,000	100	2.0	4 stories, not to exceed 56 ft.
Religious Institutions				
Place of assembly	10,000	80	2.0	4 stories, not to exceed 56 ft.
COMMERCIAL USES				
Bed and breakfast home	5,000	40	2.0	2.5 stories, not to exceed 35 ft.
Child care center	4,000	As approved by C.U.P.	2.0	As approved by C.U.P.
Parking Facilities	5,000	40	None	As approved by C.U.P.
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

ARTICLE III. OR2 HIGH DENSITY OFFICE RESIDENCE DISTRICT

Table 547-4 Lot Dimension and Building Bulk Requirements in the OR2 District

Uses	Minimum Lot Area	Maximum Height	Maximum Floor Area
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	(Square Feet)		Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single- or two-family dwelling	5,000	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet.	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	5,000	2.5 stories, not to exceed 35 ft.	2.5
Dwelling unit, as part of a mixed use building	5,000	4 stories, not to exceed 56 ft.	2.5
Multiple-family dwelling	5,000	4 stories, not to exceed 56 ft.	2.5
Planned unit development	1 acre	4 stories, not to exceed 56 ft.	2.5
Congregate Living			
Community residential facility serving six (6) or fewer persons	5,000	2.5 stories, not to exceed 35 ft.	None
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	4 stories, not to exceed 56 ft.	2.5
Board and care home/Nursing home/Assisted living	20,000	4 stories, not to exceed 56 ft.	2.5
Dormitory	10,000	4 stories, not to exceed 56 ft.	2.5

Emergency shelter serving six (6) or fewer persons	5,000	2.5 stories, not to exceed 35 ft.	None
Emergency shelter serving seven (7) to thirty-two (32) persons	5,000	4 stories, not to exceed 56 ft.	2.5
Faculty house	10,000	2.5 stories, not to exceed 35 ft.	2.5
Fraternity or sorority	10,000 <u>5,000</u>	2.5 stories 4 stories, not to exceed 35 <u>56</u> ft.	2.5
Hospitality residence	10,000	4 stories, not to exceed 56 ft.	2.5
Residential hospice	10,000	2.5 stories, not to exceed 35 ft.	2.5
Supportive housing	5,000	4 stories, not to exceed 56 ft.	2.5
INSTITUTIONAL AND PUBLIC USES			
Medical Facilities			
Birth Center	4,000	4 stories, not to exceed 56 feet	2.5
Laboratory, medical or dental	4,000	4 stories, not to exceed 56 feet	2.5
Educational Facilities			
Early childhood learning center	20,000	4 stories, not to exceed 56 ft.	2.5
Preschool	5,000	4 stories, not to exceed 56 ft.	2.5
School, grades K—12	20,000	4 stories, not to exceed 56 ft.	2.5
School, vocational or business	20,000	4 stories, not to exceed 56 ft.	2.5

Social, Cultural, Charitable and Recreational Facilities ;			
Athletic field	20,000	4 stories, not to exceed 56 ft.	2.5
Cemetery	80 acres	As approved by C.U.P.	None
Club or lodge	20,000	4 stories, not to exceed 56 ft.	2.5
Community center	20,000	4 stories, not to exceed 56 ft.	2.5
Community garden	None	None	None
Developmental achievement center	4,000	4 stories, not to exceed 56 ft.	2.5
Educational arts center	20,000	4 stories, not to exceed 56 ft.	2.5
Library	20,000	4 stories, not to exceed 56 ft.	2.5
Museum	20,000 4 stories, not to exceed 56 ft.	2.5	
Park, public	None	4 stories, not to exceed 56 ft.	2.5
Theater, indoor	20,000	4 stories, not to exceed 56 ft.	2.5
Religious Institutions			
Convent, monastery or religious retreat center	5,000 or 750 sq. ft. per rooming unit, whichever is greater	4 stories, not to exceed 56 ft.	2.5
Place of assembly	20,000	4 stories, not to exceed 56 ft.	2.5
COMMERCIAL USES			
Office	4,000	4 stories, not to exceed 56 ft.	2.5

Bed and breakfast home	5,000	2.5 stories, not to exceed 35 ft.	2.5
Child care center	4,000	4 stories, not to exceed 56 ft.	2.5
Clinic, medical or dental	4,000	4 stories, not to exceed 56 ft.	2.5
Funeral home	15,000	4 stories, not to exceed 56 ft.	2.5
Neighborhood serving retail sales and service	10,000	As approved by C.U.P.	As approved by C.U.P.
Planned unit development	1 acre	4 stories, not to exceed 56 ft.	2.5
PARKING FACILITIES	5,000	4 stories, not to exceed 56 ft.	2.5
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.

ARTICLE IV. OR3 INSTITUTIONAL OFFICE RESIDENCE DISTRICT

Table 547-5 Lot Dimension and Building Bulk Requirements in the OR3 District

Uses	Minimum Lot Area (Square Feet)	Maximum Height	Maximum Floor Area Ratio (Multiplier)
RESIDENTIAL USES			
Dwellings			
Single- or two-family dwelling	5,000	2.5 stories, not to exceed 28 ft. The highest point of the roof of a single- or two-family dwelling with a gable, hip, or gambrel roof shall not exceed thirty-three (33) feet.	0.5 or 2,500 sq. ft. of GFA per unit, whichever is greater
Cluster development	5,000	2.5 stories, not to exceed 35 ft.	3.5

Dwelling unit, as part of a mixed use building	5,000	6 stories, not to exceed 84 ft.	3.5
Multiple-family dwelling	5,000	6 stories, not to exceed 84 ft.	3.5
Planned unit development	1 acre	6 stories, not to exceed 84 ft.	3.5
Congregate Living			
Community residential facility six (6) or fewer persons	5,000	2.5 stories, not to exceed 35 ft.	None
Community residential facility serving seven (7) to thirty-two (32) persons	5,000	6 stories, not to exceed 84 ft.	3.5
Board and care home/Nursing home/Assisted living	20,000	6 stories, not to exceed 84 ft.	3.5
Dormitory	10,000	6 stories, not to exceed 84 ft.	3.5
Emergency shelter serving six (6) or fewer persons	5,000	2.5 stories, not to exceed 35 ft.	None
Emergency shelter serving seven (7) to thirty-two (32) persons	5,000	6 stories, not to exceed 84 ft.	3.5
Faculty house	10,000	2.5 stories, not to exceed 35 ft.	3.5
Fraternity or sorority	10,000 <u>5,000</u>	2.5 stories <u>4 stories</u> , not to exceed 35 <u>56</u> ft.	3.5
Hospitality residence	10,000	4 stories, not to exceed 56 ft.	3.5

Residential hospice	10,000	2.5 stories, not to exceed 35 ft.	3.5
Supportive housing	5,000	6 stories, not to exceed 84 ft.	3.5
INSTITUTIONAL AND PUBLIC USES			
Educational Facilities			
College or university	2 acres	6 stories, not to exceed 84 ft.	3.5
Early childhood learning center	20,000	6 stories, not to exceed 84 ft.	3.5
Preschool	5,000	6 stories, not to exceed 84 ft.	3.5
School, grades K—12	20,000	6 stories, not to exceed 84 ft.	3.5
School, vocational or business	20,000	6 stories, not to exceed 84 ft.	3.5
Social, Cultural, Charitable and Recreational Facilities			
Athletic field	20,000	6 stories, not to exceed 84 ft.	3.5
Club or lodge	20,000	6 stories, not to exceed 84 ft.	3.5
Community center	20,000	6 stories, not to exceed 84 ft.	3.5
Community garden	None	None	None
Developmental achievement center	4,000	6 stories, not to exceed 84 ft.	3.5
Educational arts center	20,000	6 stories, not to exceed 84 ft.	3.5
Library	20,000	6 stories, not to exceed 84 ft.	3.5
Museum	20,000	6 stories, not to exceed 84 ft.	3.5

Park, public	None	4 stories, not to exceed 56 ft.	3.5
Theater, indoor	20,000	6 stories, not to exceed 84 ft.	3.5
Religious Institutions			
Convent, monastery or religious retreat center	5,000 or 300 sq. ft. per rooming unit, whichever is greater	6 stories, not to exceed 84 ft.	3.5
Place of assembly	20,000	6 stories, not to exceed 84 ft.	3.5
Medical Facilities			
Birth Center	4,000	6 stories, not to exceed 84 ft.	3.5
Blood/plasma collection facility	4,000	6 stories, not to exceed 84 ft.	3.5
Hospital	20,000	6 stories, not to exceed 84 ft.	3.5
Laboratory, medical or dental	4,000	6 stories, not to exceed 84 ft.	3.5
COMMERCIAL USES			
Office	4,000	6 stories, not to exceed 84 ft.	3.5
Bed and breakfast home	5,000	2.5 stories, not to exceed 35 ft.	3.5
Child care center	4,000	6 stories, not to exceed 84 ft.	3.5
Clinic, medical or dental	4,000	6 stories, not to exceed 84 ft.	3.5
Funeral home	15,000	6 stories, not to exceed 84 ft.	3.5
Neighborhood serving retail sales and service	10,000	As approved by C.U.P.	As approved by C.U.P.

Planned unit development	1 acre	6 stories, not to exceed 84 ft.	3.5
PARKING FACILITIES	5,000	6 stories, not to exceed 84 ft.	3.5
PUBLIC SERVICES AND UTILITIES	As approved by C.U.P.	As approved by C.U.P.	As approved by C.U.P.