

# ZONING DISTRICTS

## COMMERCIAL CLASSIFICATIONS

This bulletin offers an explanation of the five commercial zoning district regulations.

### COMMERCIAL (CHAPTER 548)

The commercial districts provide a range of goods and services for city residents, promote employment opportunities and the adaptive reuse of existing commercial buildings. These districts also provide residential uses, institutional and public uses, parking facilities, limited production and processing and public serves.

There are five categories within the commercial zoning district:

- Neighborhood Commercial (C1)
- Neighborhood Corridor Commercial (C2)
- Community Activity Center (C3A)
- Community Shopping Center (C3S)
- General Commercial District (C4)

#### \*What is FAR?

FAR stands for floor area ratio. Each commercial district has a maximum FAR which controls the density and bulk allowed on each site. The way to calculate FAR is:

$$\text{gross floor area of all buildings} \div \text{lot area}$$

For example, a 5-story building is proposed with 5,000 square feet of space on each level after subtracting the parking ramp (gross floor area). The proposed site is 20,000 square feet. They would have an FAR of **1.25**  $((5,000 \times 5) \div 20,000)$ , therefore the proposed project would fit in any of the commercial districts.

The table below outlines the different standards and purpose for each zoning classification. Minimum lot width and area requirements are specific to each use.

|                      | C-1 (Neighborhood Commercial)        | C-2 (Neighborhood Corridor Commercial)                        | C-3A (Community Activity Center)               | C-3S (Community Shopping Center)           | C-4 (General Commercial)  |
|----------------------|--------------------------------------|---|--|--|---|
| Primary Purpose      | Small retail and commercial services | Retail sales and commercial services larger in scale than C-1 | Major urban activity and entertainment centers | Major retail centers                       | Wide range of commercial development with mix of retail, business, and limited industrial |
| Maximum Height*      | 2.5 stories or 35 feet               | 4 stories or 56 feet  | 4 stories or 56 feet                           | 4 stories or 56 feet                       | 4 stories or 56 feet  |
| Maximum FAR**        | 1.7                                  | 1.7   | 2.7  | 2.7  | 1.7   |
| Maximum Area Per Use | 5,000 square feet (commercial uses)  | 30,000 SF (commercial uses)                                   | 5,000 SF (retail sales and service uses)       | 4,000 SF (wholesale and off premise sales) | 30,000 SF (production, processing and storage uses)                                       |
| Setbacks             | None                                 | None  | None   | None                                       | None  |

\*The height limitations of principal structures may be increase by conditional use permit (548.110)

\*\*Additional height, FAR, and setback requirements may apply based on adjacent land uses

#### FOR MORE INFORMATION

Consult Chapters 548 of the City's Zoning Ordinance Online at:  
<http://www.minneapolismn.gov/zoningmaps/>