



A GUIDE TO

# Site Plan Review:

## Medium- to Large-Scale Developments

Buildings subject to Site Plan Review (see Article I) should meet the following design standards, as well as those included in Chapter 535, Regulations of General Applicability.

### BUILDING FOOTPRINT & MASSING

The first floor of buildings shall be located **within 8 feet from 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.

### ROOF LINE

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

### CONTEXT

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

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

### BASIC LANDSCAPE REQUIREMENTS

at least **20% of site** not occupied by buildings should be landscaped as follows

$$= \text{at least 1 shrub per 100 ft}^2 + \text{at least 1 tree per 500 ft}^2 + \text{turf grass, native grass, or other perennial plants}$$

All landscape plantings shall be **tolerant** of drought, cold, heat, and salt and should comply with general maintenance and quality standards (§530.200, §530.210).

### ECOLOGICAL FUNCTION

Landscape designs that perform **ecologically beneficial functions**, like interception and filtration of stormwater or preservation of natural amenities, are preferred. (§530.190)

**Reduction** of the site's **total impervious pavement** area and the use of permeable paver systems where feasible is strongly encouraged. (§530.150)



### ON-SITE PARKING

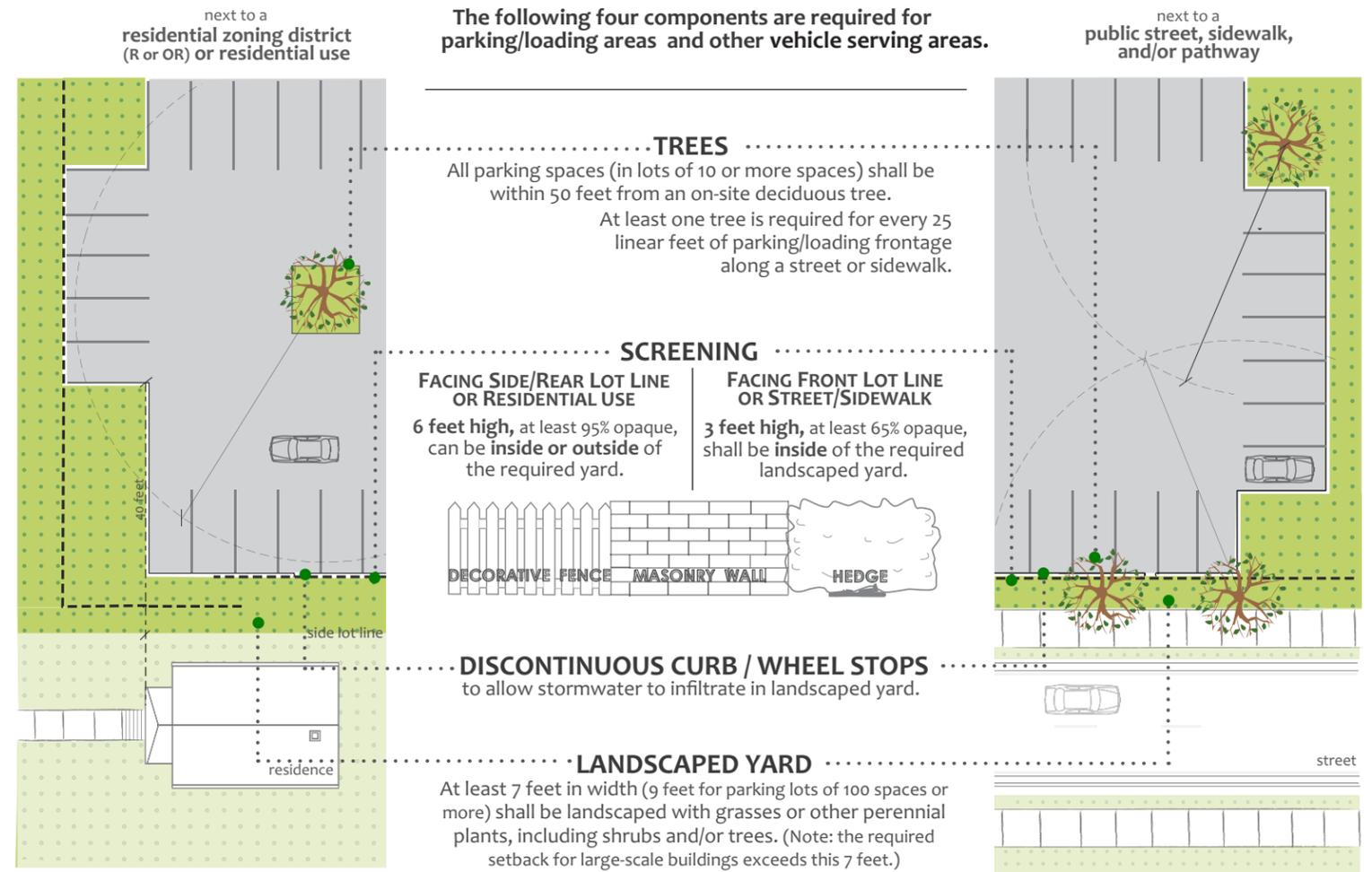
On-site parking facilities shall be **located toward the rear or interior of the site**, within the principal building served, or entirely below grade.

### 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.

### LANDSCAPING & SCREENING

The following four components are required for parking/loading areas and other vehicle serving areas.



### EXTERIOR WALLS & MATERIALS

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.

### WINDOWS

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

#### RESIDENTIAL BUILDINGS:

At least **20% of walls** on the first floor and **10% of walls** on each level above the first shall be windows.

#### NON-RESIDENTIAL:

At least **30% of walls** on the first floor and **10% of walls** on upper stories shall be windows. Ground-level windows must allow views into the building at eye level (4-7 feet above the adjacent grade).

### FOR MORE INFORMATION

Consult the Site Plan Review **Chapter 530** of the City's Zoning Code online at: <http://www.minneapolismn.gov/government/ordinances.asp>

