City of Minneapolis
Community Planning & Economic Development
Planning Division
250 South 4th Street, Room 300
Minneapolis MN 55415-1316
612-673-3000

COMMUNITY RESIDENTIAL FACILITY / SUPPORTIVE HOUSING REQUIREMENTS

1) DEFINITIONS FROM THE MINNEAPOLIS ZONING ORDINANCE.

A) *Community residential facility*. A facility where one (1) or more persons reside on a twenty-four (24) hour per day basis under the care and supervision of a program licensed by the Minnesota Department of Human Services (DHS). Community residential facilities shall not include facilities that are also eligible for licensure by the Minnesota Department of Corrections (DOC). Note: the use is commonly referred to as a "CRF". [520.160]

B) *Supportive housing.* A facility that provides housing for twenty-four (24) hours per day and programs or services designed to assist residents with improving daily living skills, securing employment or obtaining permanent housing. It does not include:

- Senior housing with services designed specifically to serve the needs of aging residents.
- Inebriate housing.
- Any facility licensed by the Minnesota Department of Human Services (DHS), Department of Health (DOH) or Minnesota Department of Corrections (DOC).
- Any other county, state or federal community correctional facility.
- Fraternities, sororities or other student housing.
- Any facility owned, leased or operated by the Minneapolis Public Housing Authority (MPHA).
- The use of one (1) dwelling unit on one (1) zoning lot which meets the occupancy requirements of the zoning district in which it is located. [520.160]

2) USES ALLOWED IN THE ZONING DISTRICTS, GENERALLY.

A) A *Community Residential Facility (CRF)* serving **six (6)** or fewer persons is: permitted in all the Residence Districts (R1, R1A, R2, R2B, R3-R6), all the Office-Residence Districts (OR1-2-3), and all the Commercial Districts (C1-2, C3A, C3S, C4). [546.30, 547.30, 548.30]

A CRF serving **seven to sixteen (7-16)** is a conditional use in the R3, R4, R5, and R6 Districts, all the Office-Residence Districts (OR1-2-3), and all the Commercial Districts (C1-2, C3A, C3S, C4). [546.30, 547.30, 548.30]

A CRF serving **seventeen to thirty-two (17-32)** is a conditional use in the R4-R6 Districts, the OR2 and OR3 Districts, and the C2, C3A, C3S, and C4 Districts. [546.30, 547.30, 548.30]

A CRF serving **seven to thirty-two persons (7-32)** is a conditional use in all Downtown zoning districts. (549.30) A CRF is prohibited in all the Industrial districts. (550.30)

B) *Supportive Housing* is a conditional use in the R4-R6 Districts, the OR2 and OR3 Office-Residence Districts, the C2 and C4 Commercial Districts, and all Downtown Districts. [546.30, 547.30, 548.30, 549.30]

Attention: If you need other disability related accommodations, such as a sign language interpreter, accessible meeting site, or materials in alternative format, please contact 612-673-2162 (673-2157 TTY/VOICE) at least five days prior to the meeting. If you want help translating this information, call – **Hmong** – Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800; **Spanish** – Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700; **Somali** - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500.

3) SPECIFIC DEVELOPMENT STANDARDS REGARDING CRF'S AND SUPPORTIVE HOUSING [536.10-20]

Purpose. Specific development standards are established to provide supplemental regulations to address the unique characteristics of certain land uses. [536.10]

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

A) Community residential facility

1. The use shall be located at least one-fourth (1/4) mile from all existing community residential facilities.
2. On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
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.
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.
5. The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms. [536.20]

B) Supportive housing

1. Supportive housing shall be located at least one-fourth (1/4) mile from all existing supportive housing and from all of the following uses, except in the B4H Overlay District:
   - Community correctional facility.
   - Community residential facility.
   - Inebriate housing.
   - Motel.
   - Overnight shelter.
2. The maximum number of persons served shall not exceed thirty-two (32), except in the B4H Overlay District.
3. On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
4. 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.
5. 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.
6. The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms. [536.20]

4) FINDINGS FOR CONDITIONAL USE PERMITS APPLICABLE TO SUCH USES [525.300]

Purpose of conditional use permits. A conditional use permit (C.U.P.) allows the city to review uses, which because of their unique characteristics, cannot be permitted as of right in a particular zoning district, but which may be allowed upon showing that such use in a specified location will comply with all of the conditions and standards of this zoning ordinance. [525.300]

Required findings for conditional use permits. The city planning commission shall make each of the following findings before granting a conditional use permit:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
2. The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.
4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
5. The conditional use is consistent with the applicable policies of the comprehensive plan.
6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located. [525.340]

5) ADDITIONAL INFORMATION REGARDING THE LAND USE APPROVAL PROCESS

1. Applicants must be aware variances to the ¼ mile spacing requirement (the development standards of section 536 **EXIST ONLY IN THE CASE OF RELOCATION** of an existing facility resulting in a greater degree of conformance with the ¼ mile spacing standard.
2. The applicant bears the responsibility for ensuring the ¼ mile requirement has been met via the following methods: a) Research by the applicant b) City records c) the map of existing facilities.