



A GUIDE TO

# Residential Densities

from *The Minneapolis Plan for Sustainable Growth*

This guide offers sample building types and ideal locations of urban residential densities; examples from Minneapolis are provided.

**LOW** : defined by The Minneapolis Plan as <20 dwelling units per acre

**Located in:**

Community Corridors and areas not designated as Land Use Features

### Single Family

**Total Units:** 1  
**Units/Acre:** <8  
**Stories:** 1-2.5  
**Zoning:** R1, R1A



### Duplex

**Total Units:** 2  
**Units/Acre:** 4-8  
**Stories:** 1-2.5  
**Zoning:** R2, R2B



**HIGH** : defined by The Minneapolis Plan as 50-120 dwelling units per acre

**Located in:**

Community Corridors, Neighborhood Commercial Nodes, Commercial Corridors, Activity Centers, Growth Centers, Transit Station Areas

### Low-Rise

**Total Units:** 4-40  
**Units/Acre:** 35-62  
**Stories:** 2-4  
**Zoning:** R4, R5, C1, C2, OR2



### Mid-Rise

**Total Units:** 60-200  
**Units/Acre:** >100  
**Stories:** 5-8  
**Zoning:** R6, C3A



**MEDIUM** : defined by The Minneapolis Plan as 20-50 dwelling units per acre

**Located in:**

Community Corridors, Neighborhood Commercial Nodes, Commercial Corridors

### Four-Plex

**Total Units:** 3-5  
**Units/Acre:** 17-35  
**Stories:** 2-4  
**Zoning:** R3, R4



### Side-Attached Townhome

**Total Units:** 4-12  
**Units/Acre:** 17-35  
**Stories:** 2-4  
**Zoning:** R3, R4



### Stacked Townhome

**Total Units:** 8-24  
**Units/Acre:** 35-62  
**Stories:** 3-4  
**Zoning:** R4, C1



**VERY HIGH** : defined by The Minneapolis Plan as >120 dwelling units per acre

**Located in:**

Activity Centers, Growth Centers, Transit Station Areas

### High-Rise

**Total Units:** 150+  
**Units/Acre:** >120  
**Stories:** 8-50+  
**Zoning:** B4, OR3



## ZONING CLASSIFICATIONS

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100, R101, R102, R103, R104, R105, R106, R107, R108, R109, R110, R111, R112, R113, R114, R115, R116, R117, R118, R119, R120, R121, R122, R123, R124, R125, R126, R127, R128, R129, R130, R131, R132, R133, R134, R135, R136, R137, R138, R139, R140, R141, R142, R143, R144, R145, R146, R147, R148, R149, R150, R151, R152, R153, R154, R155, R156, R157, R158, R159, R160, R161, R162, R163, R164, R165, R166, R167, R168, R169, R170, R171, R172, R173, R174, R175, R176, R177, R178, R179, R180, R181, R182, R183, R184, 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