

Attachment B Proposed amendments to Section Table 66.931. Ford District Dimensional Standards in the Saint Paul Zoning Code

Chapter 66. Zoning Code – Zoning District Uses, Density and Dimensional Standards

ARTICLE IX. 66.900. FORD DISTRICTS

Table 66.931. Ford District Dimensional Standards

Building Type by Zoning District (a)	Floor Area Ratio (Min.- Max.)	Lot Width Min. (feet)	Building Width Max. (feet)	Building Height (feet)		Lot Coverage Max. by Buildings	Building Setback (feet) (g)	
				Min.	Max.		ROW (h) (Min.- Max.)	Interior Min.
F1 river residential								
One-family dwelling	0.25 - 1.5	60	60	20	48	40%	10 - 40	10
Multi-unit home	0.25 - 1.5	80	60	20	48	40%	10 - 40	10
Townhouse, rowhouse	0.25 - 1.5 (b)	20 (b)	150	20	48	50% (b)	10 - 20	6 (i)
Carriage house	0.25 - 1.5	n/a	60	n/a	30	40%	10 - 20	6 (i)
F2 residential mixed low								
Townhouse, rowhouse	1.0 - 2.0	20(b)	350	30	55	50% (b)	10 - 20	6 (i)
Multifamily	1.0 - 2.0	n/a	n/a	30	55	70%	10 - 20	6 (i)
Carriage house	1.0 - 2.0	n/a	60	n/a	30	per main building	10 - 20	6 (i)
Live/work	1.0 - 2.0	30	150	30	55	70%	5 - 20	6 (i)
Nonresidential or mixed	1.0 - 2.0	n/a	500	30	55	70%	5 - 15	6 (i)
F3 residential mixed mid								
Townhouse, rowhouse	1.0 - 4.0	20 (b)	350	30	65 (c)	50% (b)	10 - 20	6 (i)
Multifamily	2.0 - 4.0	n/a	n/a	40	65 (c)	70%	10 - 20	6 (i)
Live/work	2.0 - 4.0	30	150	40	65 (c)	70%	5 - 20	6 (i)
Nonresidential or mixed	2.0 - 4.0	n/a	500	40	65 (c)	70%	5 - 15	6 (i)
F4 residential mixed high								
Townhouse, rowhouse	3.0 - 6.0	20 (b)	350	48	75 (d)	50% (b)	10 - 20	6 (i)
Multifamily	3.0 - 6.0	n/a	n/a	48	75 (d)	70%	10 - 20	6 (i)
Live/work	3.0 - 6.0	30	150	48	75 (d)	70%	5 - 20	6 (i)
Nonresidential or mixed	3.0 - 6.0	n/a	500	48	75 (d)	70%	5 - 15	6 (i)
F5 business mixed								
Multifamily	2.0 - 4.0	n/a	n/a	40	65 (e)	70%	5 - 15	6 (i)
Nonresidential or mixed	2.0 - 4.0	n/a	500	40	65 (e)	70%	5 - 15	6 (i)
F6 gateway								
Nonresidential or mixed	1.0 - 3.0	n/a	500	30	65	70%	5 - 15	6 (h)(i)

Min. - Minimum Max. - Maximum ROW - Public Right-of-Way n/a - not applicable

Notes to table 66.931, Ford district dimensional standards:

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- (a) Building types are described and defined in Chapter 6 of the Ford Site Zoning and Public Realm Master Plan.
- (b) The minimum lot width figure for townhouses is per unit. Where land under each unit constitutes an individually described lot and all other land required for yards, parking and access constitutes “common” properties jointly owned by the owners of the units, the floor area ratio, lot width, and lot coverage requirements shall be applied to the entire parcel.
- (c) A maximum building height of seventy-five (75) feet may be permitted with a minimum ten (10) foot setback from all minimum setback lines for all portions of the building above a height of twenty-five (25) feet.
- (d) All portions of a building above a height of twenty-five (25) feet shall be stepped back a minimum of ten (10) feet from all minimum setback lines. The maximum building height may exceed seventy-five (75) feet, to a maximum of one hundred ten (110) feet, subject to the following conditions:
 - (1) A minimum of one (1) acre of buildable land in the F1, F2, F3, and/or F4 districts shall have been dedicated or conveyed to the city for public use for parks, playgrounds, recreation facilities, trails, or open space, in excess of the amount of land required to be dedicated for parkland at the time of platting. Such dedication of the additional parkland must be consistent with the criteria for parkland dedication in section 69.511, and is subject to city council approval.
 - (2) Maximum developable gross floor area of dedicated land from (c)(1), based on its underlying zoning, may be transferred and added to development allowed in an F4-zoned area, in compliance with other applicable requirements for the district or building, such as FAR, setbacks and open space coverage.
- (e) Building height may exceed sixty-five (65) feet, to a maximum of seventy-five (75) feet, with a minimum ten (10) foot setback from all minimum setback lines for all portions of the building above a height of thirty (30) feet, except for corner elements and portions of the building facing the civic square identified in the Ford Site Zoning and Public Realm Master Plan, Chapter 8.
- (f) Portions of a parking structure that are less than one story above grade, as defined in Section 60.208, and serve as amenity space shall be excluded from lot coverage by buildings in lot coverage calculations. A building that provides Functional Green Roof Area that faces the right of way, civic areas, central stormwater feature, and/or city parks as specified in the Ford Site Zoning and Public Realm Master Plan, can receive a 1% lot coverage bonus for every 1% of Functional Green Roof provided, up to a 10% lot coverage bonus.
- (g) Building setback is the horizontal distance between a lot line and the nearest above-grade point of a building. An interior setback is measured from an interior lot line, which is a lot line separating a lot from another lot or lots. A public right-of-way (ROW) setback is measured from a lot line that is not an interior lot line: a lot line separating a lot from a street, alley, or public way.
- (h) Maximum building setback shall apply to at least sixty (60) percent of the building facade along the right-of-way. Buildings shall be setback a minimum of thirty (30) feet, with no maximum setback, from a lot line separating a lot from Mississippi River Boulevard.

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- (i) No setback is required for building walls containing no windows or other openings when the wall meets the fire resistance standards of the Minnesota State Building Code and there is a Common Interest Community (CIC) or recorded maintenance easement that covers the affected properties.
- (j) bonus.

Section 2.

These amendments shall take effect and be in force thirty (30) days from and after its passage, approval and publication.