SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
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**February 6, 2026**

TO: Planning Commission

FROM: Comprehensive and Neighborhood Planning Committee

SUBJECT: Green Roof Incentive Scrivener's Error: Proposed Amendment to Sec. 66.931(f)

## Background

The *Ford Site Zoning and Public Realm Master Plan* (Master Plan) was adopted by the City Council in September 2017. In June 2018, Ford Land announced Ryan Companies as the Master Developer for the site. Construction of infrastructure and vertical projects began in 2019 and is anticipated to continue for the next decade. The Master Plan can be found online here.

The Master Plan and Zoning Code work in partnership to regulate development within the Highland Bridge site. The Master Plan provides the vision, policy, and standards for development, with specific land use and development standards adopted in Sec. 66.900 (Ford (F) Districts) of the Zoning Code. Some development standards are duplicated in both the Master Plan and Zoning Code.

The Master Plan (page 57) states that a 1% lot coverage bonus is allowed for every 1% of functional green roof space provided, up to a maximum of 10%. The Zoning Code (Sec. 66.931(f)) states that the maximum lot coverage bonus allowed is 5%. On October 13, 2021, the City Council adopted amendments to the Master Plan and Zoning Code related to open space, including the lot coverage bonus for functional green roof space up to a maximum of 10%. Due to a scrivener's error, the lot coverage bonus was reflected in the Zoning Code as a maximum of 5%.



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## Proposed Zoning Code Text Amendment

The proposed amendment below corrects the error and brings the zoning in alignment with the Master Plan, as originally intended:

> (f) Portions of a parking structure that are less than one (1) 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 one (1) percent lot coverage bonus for every one (1) percent of Functional Green Roof provided, up to a ~~five (5)~~ten (10) percent lot coverage bonus.

## Recommendation

The Comprehensive and Neighborhood Planning Committee recommends that the attached amendment to Sec. 66.931(f) be released for public review with a Planning Commission public hearing set for the March 20, 2026 meeting.

## Attachments

1. Redline Zoning Code Amendment
2. Open Space Amendment Staff Report, August 2021
3. Open Space Amendment City Council Resolution, October 2021

## Sec. 66.931. Ford district dimensional standards table.

Table 66.931, Ford district dimensional standards, sets forth density and dimensional standards that are specific to Ford districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability. Where an existing building does not conform to the following requirements, the building may be expanded without fully meeting the requirements as long as the expansion does not increase the nonconformity.

Table 66.931. Ford District Dimensional Standards

| Building Type by Zoning District (a) | Floor Area Ratio Min.—Max(j) | Lot Width Min. (feet) | Building Width Max. (feet) | Building Height (feet) | | Max. Lot Coverage by Buildings(f) | Building Setbacks (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 (i) |

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

Notes to table 66.931, Ford district dimensional standards:

(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 stepback 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 stepback 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 (1) 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 one (1) percent lot coverage bonus for every one (1) percent of Functional Green Roof provided, up to a ~~five (5)~~ten (10) percent 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. The minimum setback for a townhouse from a lot line along Beechwood, Saunders and Yorkshire Avenues, shall be four (4) feet. Civic and institutional buildings are exempt from the maximum setback requirement.

(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) Civic and institutional buildings are exempt from the minimum FAR requirement.

(Ord 17-40, § 1, 9-27-17; Ord 19-19, § 4, 4-10-19; Ord 19-54, § 1, 9-11-19; Ord 20-17, § 2, 5-13-20; Ord 21-35, § 1, 10-13-21; Ord 23-30, § 2(Att.) 7-26-23)

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**DATE:** August 20, 2021

**TO:** City Council

**FROM:** Planning Commission

**RE:** Summary of public comments and recommendation on proposed amendments to Open Space Lot Specific Standards for the Ford Site Zoning and Public Realm Master Plan (Ford MP)

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## Background

On June 11, 2021 the Planning Commission released proposed amendments to Open Space Lot Specific Standards for the Ford Site Zoning and Public Realm Master Plan.[1] The Planning Commission public hearing was held on July 23, 2021. Note that PED Planning and Department of Safety and Inspections (DSI) staff also presented the proposed amendments at the June 15, 2021 Highland District Council Community Development meeting. All of the public comments received are attached in Appendix A.

## Public Comment Summary

A total of 64 comments were received and a recommendation from the Highland District Council for the proposed amendment language proposed by staff with a request to consider a maximum five (5) percent lot coverage bonus instead of ten (10) percent.

The majority of comments, besides the recommendation from the Highland District Council, asks the City to keep the definition of open space or amend the definition of open space as it relates to private lot development. Many of the comments assumed that in providing a lot coverage bonus, it would automatically increase the density of proposed projects or assumed that the previously-dedicated, publicly-accessible space would be changed with this amendment.

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[1] To access the report please visit: https://www.stpaul.gov/sites/default/files/2021-06/Final_PC_FordOpenSpaceforLots_proposedamendments_packet%2006.09.21.pdf or see Attachment A

As stated in the previous report there are already several regulations that govern the allowable density and scale of private lot development. Density is already controlled by maximum the Floor Area Ratio (FAR), height, and lot coverage requirements. There are no proposed amendments to these dimensional standards.

Additionally, as stated previously, there are no proposed amendments in this study to Ford Master Plan's Chapter 8 - Parks and Open Space. The proposed amendments would not impact publicly-owned parks and privately-owned, publicly-accessible open space parcels dedicated to the City via the November 20, 2019 Ford plat.

There was also some confusion on the proposal to remove the phrases "surface on" and "which is surfaced" from the definition of functional green roof. See below for the proposed language.

> Functional Green Roof as follows: Functional Green Roof Area shall be defined as area atop a roof ~~surface~~ on a building, open to the sky and air, ~~which is surfaced~~ with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of substrate and planted material shall be at least two (2) inches.

Some comments assumed that a concrete patio could count as a functional green roof. However, given that the word "roof" remains in the definition and living soil and plant materials are also in the definition a concrete patio could not be considered a functional green roof. The amended language better reflects the intent of the images shown in the Ford MP.

Members of the Comprehensive and Neighborhood Planning Committee (CNPC) asked staff to research if there are other cities that offer a lot coverage or other regulation incentives for providing solar access. A quick scan did not reveal any specific language on lot coverage bonuses, although some cities do not count ground solar installations as part of the lot coverage calculation. Most incentives are tied to FAR increases or other density bonuses. Given all of the years of outreach on setting dimensional standards that relate to density for the F districts, staff did not believe it was appropriate to amend those dimensional standards for solar installations. Additionally, there are already requirements in the Ford MP regarding solar-readiness.

CNPC members discussed the Highland District Council recommendation of a maximum 5% lot coverage bonus instead of a 10% lot coverage bonus. In the examples provided in the previous report, the potential lot coverage bonus for projects could be up to 8% (Block 3, Lot 1 the Lunds Project), 4% and 2% for the Presbyterian Homes projects (Block 6 and Block 7). After much discussion, the Committee decided to keep the 10% lot coverage bonus to encourage more green roofs on Highland Bridge.

**Planning Commission Recommendation:**

The Planning Commission moves forward the following language for City Council approval:

Add the definition for "Lot Coverage" from Sec. 60.213 –L. Lot coverage. *The part or percent of the* lot occupied by the above-grade portion of buildings from the Saint Paul Zoning Code to Chapter 5 entitled " Building and Lot Terminology"

Remove the Open Space Lot Specific Standards and the definition of Open Space as it pertains to private lots in the Ford MP and replace the incentive for Green Roofs in Chapter 4: Zoning – Districts and General Standards, as follows:

Lot Coverage Bonus for Green Roof Areas: A building that provides Functional Green Roof Area that faces 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.

Amend Functional Green Roof as follows:

Functional Green Roof Area shall be defined as area atop a roof ~~surface~~ on a building, open to the sky and air, ~~which is surfaced~~ with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of substrate and planted material shall be at least two (2) inches.

**Attachments**

- Attachment A: Study of Proposed Amendments to Open Space Lot Specific Standards for the Ford Site Zoning and Public Realm Master Plan

**ATTACHMENT A**

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**DATE:** June 4, 2021

**TO:** Planning Commission

**FROM:** Comprehensive and Neighborhood Planning Committee

**RE:** Study of Proposed Amendments to Open Space Lot Specific Standards for the Ford Site Zoning and Public Realm Master Plan

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## Background

On September 17, 2017, the City adopted the Ford Site Zoning and Public Realm Master Plan[1] (Ford MP) and added new ordinances to the zoning code under Leg. Code §§ 66.900 to 66.950 ("Ford Ordinances") which, under Leg. Code § 66.911, are designed specifically for the Ford site for use with the Ford Site Zoning and Public Realm Master Plan. The Ford MP provides additional standards for specific building types and standards, as well as set principles for a mix of uses and activities, housing variety, jobs and tax base, energy and sustainability, transportation choice, and parks and amenities.

*Timeline of milestone events*

- September 2017, Ford MP and associated ordinances are adopted by the City Council
- June 2018, Ford Land announced Ryan Companies (Ryan) as the Master Developer for the site
- April 2019, City Council adopted amendments to the Ford MP and zoning amendments that were initiated by Ryan Companies (Ryan)
- September 2019, the City amended the Ford MP to include design standards
- November 2019, Ryan platted (or subdivided) the Ford Site into 36 development parcels and also dedicated to the public various land parcels for public rights-of-way and park and open space areas as envisioned under the Ford MP
- December 2019, Ryan and the City of Saint Paul and the Housing and Redevelopment Authority entered into a development agreement

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[1] To learn more visit https://www.stpaul.gov/departments/planning-and-economic-development/planning/ford-sitehighland-bridge/ford-site-zoning#:~:text=The%20Ford%20Site%20Master%20Plan,adjacent%2013%2Dacre%20rail%20yard.

- December 2019, Ryan became the owner of the Ford Site, now known as Highland Bridge
- May 2020, City Council adopted amendments to the Ford MP and zoning amendments that were initiated by Ryan
- June 2020, Zoning Administrator interpretation of the Open Space Lot Coverage language
- April 2021, Naming of city parks on Highland Bridge[2]
- May 2021, RES 21-686 asking Planning Commission to initiate a study of amending the Ford Site Master Plan as it relates to Open Space Lot Specific Standards

## Issue

With the adoption of the Ford MP, the accompanying zoning code, and the Ford Plat, Ryan and its sub-developers submitted Highland Bridge development proposals which were reviewed by city planning and zoning staff against the Master Plan standards and the Ford District ordinances.

**City planning staff (PED and DSI) review of the initial development applications determined that the regulations of Open Space Lot Specific Standards and Green Roof Areas as Open Space envisioned under the Ford MP could not be implemented as currently written and required an interpretation. Based on the broad Open Space definition within the Ford MP (*areas covered by landscape materials, gardens, walkways, patios, recreation facilities, or play areas)*, the Zoning Administrator determined that all private property areas that meet the open space definition, regardless of location, apply 100% towards the minimum Open Space Lot Coverage requirement. This interpretation includes elements such as open-air amenity decks and green roofs as examples of landscape materials, patios, and recreation facilities.**

In addition to Open Space Lot Specific Standards, a combination of lot and building standards was developed within each Ford zoning district to achieve a responsible balance between building mass, open space, and transition space to the public right-of way. There are building footprint requirements such as setbacks, lot coverage, and open space as it pertains to lots, massing/density requirements such as Floor Area Ratio (FAR), building height, and specific design standards. The setback requirements in the Ford Zoning Districts are greater than those in the City's T2, T3, and T4 (mixed use) districts to ensure that the blocks have a soft edge between the buildings and sidewalks to create a comfortable and attractive pedestrian environment. All development projects on Highland Bridge are also subject to the Ford Site design standards which support the development of a walkable, pedestrian- and bike-

[2] To learn more visit: https://www.stpaul.gov/departments/parks-and-recreation/design-construction/current-projects/highland-bridge-parks-ford

friendly built environment, and encourage a sense of place. The standards address how the faces of buildings meet the street, what exterior building materials should be used, and landscaping.

**Given the number and type of existing regulations that address how private lots interact with the public realm on the Ford Site, the existing Open Space Lot Specific Standards on the Ford Site are not necessary and cause undue confusion and complexity.**

**The Ford MP general standards, including Open Space for Lot Specific Standards, always referred to private development amenities such as patios, balconies, walkways, and play areas, rather than publicly-accessible parks and open spaces on the Ford Site.**

**There are no proposed amendments in this study to *Chapter 8-Parks and Open Space* in the Ford MP. This study's proposed amendments would not impact publicly-owned parks and privately-owned, publicly-accessible open space parcels dedicated to the City via the November 20, 2019 Ford plat.[3]**

Below are the definitions that in the Ford MP and the zoning code that are relevant to the discussion:

- **Open Space** is defined as "areas covered by landscape materials, gardens, walkways, patios, recreation facilities, or play areas." **This standard is referring to amenity space for residents, visitors, and users on private development lots. It is not referring to the previously platted (dedicated) land for public parks and civic areas and stormwater features (privately-owned and publicly-accessible).**

- **Functional Green Roof Area** shall be defined as area atop surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of substrate and planted material shall be at least two (2) inches.

- **Green Roof Areas as Open Space** Where a rooftop surface includes Functional Green Roof Area, visible from the public right-of-way if below the third floor, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Functional Green Roof Area, such as a patio or deck,

[3]Highland Bridge has 25.76 (21.16%) of total open space which includes the City Parks, central stormwater feature, civic areas, and Highland ball fields. In addition, Ward 3 has 21.5% of its land area in parkland overall, and District 15 has 43.2 acres of parkland per 1000 people without the newly added spaces, making this area (ward – average percent is 12.4% – and planning district – average 14.1 acres of parkland per 1000 people ) one with a relatively higher ratio of open space to people than other areas of Saint Paul. Citywide parkland data is from 2017.

is eligible to meet up to 50% of the open space requirements of the property/site, as measured in gross square feet of the usable adjacent space. All such usable outdoor space shall be set back at least one (1) foot from all outer roof edges, and shall be located and oriented in relation to adjacent properties to minimize potential visual, noise and privacy impacts to abutting uses

Current Definitions in the Zoning Code that relate to Open Space Lot Specific Standards that apply to Ford Site developments:

- **Lot coverage** the part or percent of the lot occupied by the above-grade portion of buildings.
- **66.931 (f)-** Portions of a parking structure that are less than one (1) 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.

For the initial development proposals submitted for Highland Bridge, the Ford MP definition of Open Space as it pertains to private lots has been interpreted to include all areas covered by landscape materials, gardens, walkways, patios, recreation facilities, or play areas on any story of a building or at the ground level, and these areas counted entirely toward the specific percentage required under the Open Space Lot Coverage standard. This meant that Functional Green Roofs also counted toward the open space percentage. That said, there is value in an incentive for green roofs; to do so, city staff developed the following proposal to replace the Open Space Lot Specific standards for the Ford MP:

Remove the Open Space Lot Specific Standards in the Ford MP and replace the incentive for Green Roofs in Chapter 4: Zoning – Districts and General Standards, as follows:

> Lot Coverage Bonus for Green Roof Areas**:**
> A building that provides Functional Green Roof Area that faces 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.

Amend Functional Green Roof as follows:

> **Functional Green Roof Area** shall be defined as area atop a roof ~~surface on~~ a building, open to the sky and air, ~~which is surfaced~~ with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of substrate and planted material shall be at least two (2) inches.

## Discussion

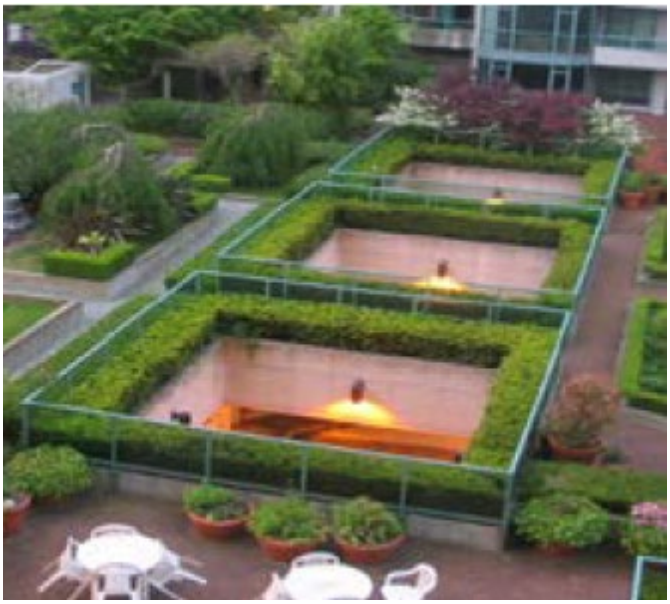
City staff spent several months determining that the current definition of Open Space as it pertains to Open Space Lot Specific Standards were not serving their intended purpose *and* that the term — Open Space as it refers to amenities on private development lots — was causing unnecessary confusion with already dedicated and significant amounts of public parks and privately accessible open spaces such as the civic areas and stormwater amenity on this site.

Staff considered replacing the term "Open Space" as it relates to private development lots with "Outdoor Amenity Space." While replacing the term with "Outdoor Amenity Space" may ease the confusion the term is causing — it does not solve implementation issues on what should count towards open space or how to incentivize green roofs. Many of the lots on Highland Bridge are on an uneven, sloping grade and some have a 10-foot drop from east to west or north to south. Determining what could count as the Outdoor Amenity Space at the ground plane would be challenging on lots where there are significant grade changes. Additionally, trying to incentivize green roofs through an open space lot specific standard introduces the same challenge on lots that have uneven grade given that the current requirement allows up to 50% of amenity space adjacent to a green roof to count towards the current open space requirement. That calculation becomes difficult to do on lots with uneven grade.

The current incentive for Functional  Green Roof Areas also has the following language: *Where a rooftop surface includes Functional Green Roof Area, visible from the public right-of-way if below the third floor*. A roof top surface may not be visible from the right of way, and it is hard to determine if a functional green roof would be visible from the public right-of-way based on staff analysis of a submitted site plan. However, it is possible to determine if a green roof is facing a right of way, civic areas, central stormwater feature, and/or city parks. This addresses the Planning Commission's prior concern about the potential for a green roof being completely enclosed by a building.

Staff are also proposing to amend the definition of Functional Green Roofs to better reflect the images in the Ford MP by removing the words surfaced. The definition already includes the words atop of a building open to light and air. The image below could be interpreted not to count as functional green roof because the roof material is not touching the surface. Removing the term surface simplifies the definition and better reflects the images in the Ford MP.

Image from Green Roofs section in the Ford Site Zoning and Public Realm Master Plan



The intent of the open space requirement on private lots was to create space or breathing room between buildings, however there are already several regulations in the Ford MP that regulate the pedestrian environment, buildings, and the space in between buildings. They are listed below.

| Regulation | Description |
|---|---|
| Design Standards | Several guidelines to address how the private development complements the public realm. These are outlined in Chapter 5 and include landscaping requirements, wall and fence materials, building standards and materials. |
| Lot Coverage | Part or percent of the lot occupied by the above-grade portion of buildings, ensures a building cannot cover the lot. |
| FAR (Floor Area Ratio) | The Ford MP and accompanying code sets a FAR for each F district. FAR is a measurement of the total floor area of all buildings and structures on a zoning lot divided by the area of said lot. FAR establishes the overall mass of the building |
| Height | The Ford MP sets height limitations for every district (ranging from 48' to 75') which also controls massing |
| Setbacks | The Ford MP requires setbacks for every single F District (min 5' to 10' depending on district) which ensures a building cannot cover an entire lot and there is space between buildings |
| Landscaping Requirements | The Ford MP requires the space between a building façade and the right of way to be landscaped |
| Surface Parking | Surface parking shall not exceed 20 spaces per development block. |
| Stormwater Requirements | Permits issued by the Capital Regional Watershed District (CRWD) require a certain percentage of pervious area per lot. On the Ford Site 86.22 acres of 122 acres must be pervious. Additionally, the Ford Site Green Infrastructure District was calculated based on the impervious area, if Ryan were to exceed the number of acres of permitted impervious area on any lot, they would have to provide project-specific solution to mitigate the excess |

The proposed amendment provides a building lot coverage bonus for every percentage of green roof provided, capped at a 10% maximum lot coverage bonus. This gives a direct incentive for green roofs (whereas the current language is indirect), and is easier to

implement than the current language. Looking at a table of dimensional requirements below, it means that no lot would ever exceed 80% lot coverage without a zoning variance. Given the other requirements in the plan, no building could ever occupy 100% of a lot's area.

Dimensional Standards for F Districts

| Building Type by Zoning District (a) | Floor Area Ratio Min.—Max | Lot Width Min (feet) | Building Width Max. (feet) | Building Height (feet) | | Max. Lot Coverage by Buildings(f) | Lot coverage by Open Space | Building Setbacks (feet) | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Min. | Max. | | | ROW Min.—Max. | Interior Min. |
| F1 river residential | | | | | | | | | |
| One-family dwelling | 0.25 - 1.5 | 60 | 60 | 20 | 48 | 40% | 40% | 10- 40 | 10 |
| Multi-unit home | 0.25 - 1.5 | 80 | 60 | 20 | 48 | 40% | 40% | 10- 40 | 10 |
| Townhouse, rowhouse | 0.25—1.5 (b) | 20 (b) | 150 | 20 | 48 | 50% (b) | 25% | 10 - 20 | 6 (i) |
| Carriage house | 0.25 - 1.5 | n/a | 60 | n/a | 30 | 0.4 | 40% | 10 - 20 | 6 (i) |
| F2 residential mixed low | | | | | | | | | |
| Townhouse, rowhouse | 1.0 - 2.0 | 20 (b) | 350 | 30 | 55 | 50% (b) | 25% | 10 - 20 | 6 (i) |
| Multifamily | 1.0 - 2.0 | n/a | n/a | 30 | 55 | 0.7 | 70% | 10 - 20 | 6 (i) |
| Carriage house | 1.0 - 2.0 | n/a | 60 | n/a | 30 | per main building | 40% | 10 - 20 | 6 (i) |
| Live/work | 1.0 - 2.0 | 30 | 150 | 30 | 55 | 0.7 | 25% | 5 - 20 | 6 (i) |
| Nonresidential or mixed | 1.0 - 2.0 | n/a | 500 | 30 | 55 | 0.7 | 25% | 5 - 15 | 6 (i) |
| F3 residential mixed mid | | | | | | | | | |
| Townhouse, rowhouse | 1.0 - 4.0 | 20 (b) | 350 | 30 | 65 (c) | 50% (b) | 25% | 10 - 20 | 6 (i) |
| Multifamily | 2.0 - 4.0 | n/a | n/a | 40 | 65 (c) | 0.7 | 25% | 10 - 20 | 6 (i) |

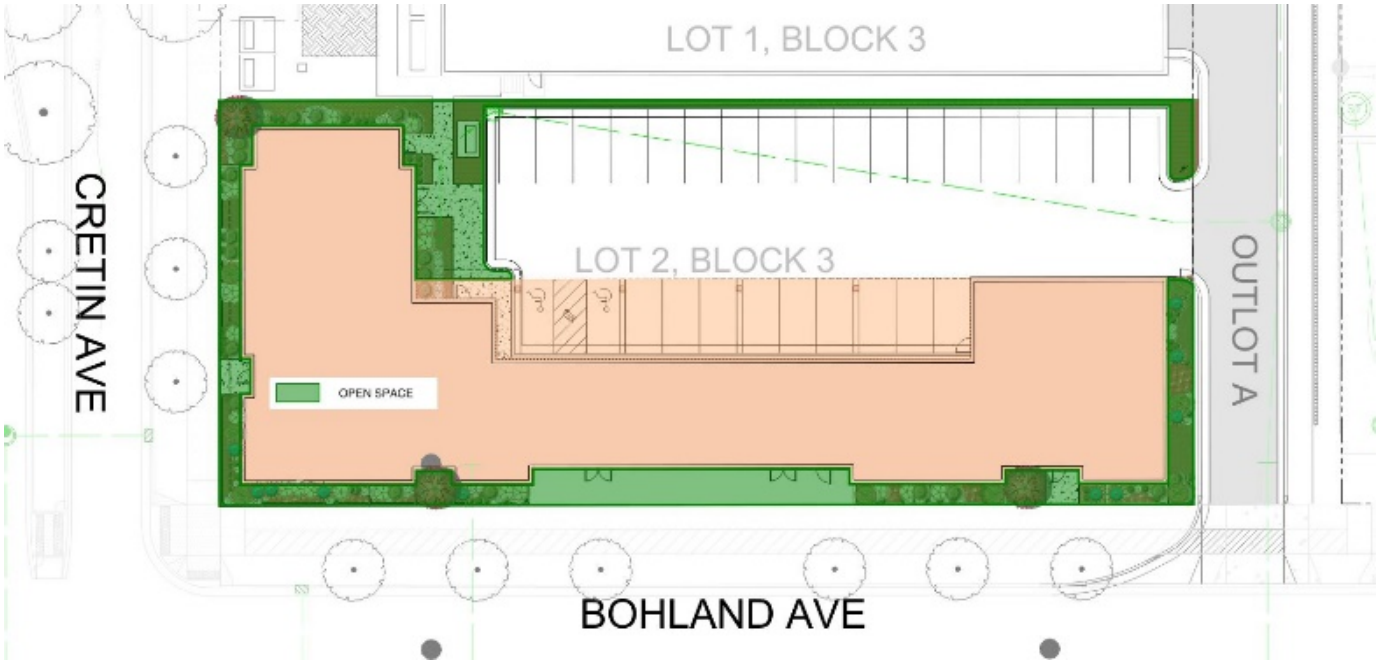
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Live/work | 2.0 - 4.0 | 30 | 150 | 40 | 65 (c) | 0.7 | 25% | 5 - 20 | 6 (i) |
| Nonresidential or mixed | 2.0 - 4.0 | n/a | 500 | 40 | 65 (c) | 70% | 25% | 5 -15 | 6 (i) |
| F4 residential mixed high | | | | | | | | | |
| Townhouse, rowhouse | 3.0 - 6.0 | 20 (b) | 350 | 48 | 75 (d) | 50% (b) | 25% | 10 - 20 | 6 (i) |
| Multifamily | 3.0 - 6.0 | n/a | n/a | 48 | 75 (d) | 70% | 25% | 10 -20 | 6 (i) |
| Live/work | 3.0 - 6.0 | 30 | 150 | 48 | 75 (d) | 70% | 25% | 5 -20 | 6 (i) |
| Nonresidential or mixed | 3.0 - 6.0 | n/a | 500 | 48 | 75 (d) | 70% | 25% | 5 -15 | 6 (i) |
| F5 business mixed | | | | | | | | | |
| Multifamily | 2.0— 4.0 | n/a | n/a | 40 | 65 (e) | 70% | 25% | 5 - 15 | 6 (i) |
| Nonresidential or mixed | 2.0 - 4.0 | n/a | 500 | 40 | 65 (e) | 70% | 25% | 5 - 15 | 6 (i) |
| F6 gateway | | | | | | | | | |
| Nonresidential or mixed | 1.0 - 3.0 | n/a | 500 | 30 | 65 | 70% | 25% | 5 - 15 | 6 (i) |
| Multifamily | 2.0— 4.0 | n/a | n/a | 40 | 65 (e) | 70% | 25% | 5 - 15 | 6 (i) |

## How this would work on past Highland Bridge development plans

### Example 1: Block3, Lot 1 aka Lunds and multifamily housing

The development provides over 37,000 sf of open space between the building setback area, open-air amenity deck, and green roof, which is approximately 8,000 SF (8% of the building area). Using a 1% lot coverage bonus, capped at 10%, the new lot coverage for the building would be 78% (70% is base maximum lot coverage). This development received a variance for building lot coverage as it covered 90.3% of the lot. Even with a lot coverage bonus for a green roof, this building would have still needed a lot coverage variance.

**Example 2: Block 3, Lot 2 aka Commonbond**
The development did not include a green roof and met the 70% maximum lot coverage requirement (53.4% proposed). This project applied for two variances: open space lot coverage (25% required, 16% proposed) and minimum setback for off-street parking. This project would not have required an open space variance if the term is eliminated.



Example 3: Block 6, Lot 1 aka Presbyterian Homes

The development provides approximately 4,424 SF of green roof (4%). Using a 1 to 1 lot coverage bonus, capped at 10%, the new lot coverage for the building would be 74% (70% is the maximum base lot coverage). The building met the 70% lot coverage requirement, but only because it met condition 66.931 (f)- Portions of a parking structure that are less than one (1) 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. Providing the option to increase the lot coverage could have provided the developer some flexibility in design choices.

**Example 4: Ford, Block 7, Lot 1 aka Presbyterian Homes**

The development provides approximately 962 SF of green roof (2%). Using a 1 to 1 lot coverage bonus, capped at 10%, the new lot coverage for the building would be 72% (70% is maximum base lot coverage). The project met the 70% lot coverage requirement as proposed.

**Comprehensive Neighborhood Planning Committee Recommendation**

Comprehensive and Neighborhood Planning Committee recommends that the Planning Commission release for public review the attached resolution and ordinance and schedule a public hearing for July 23, 2021.

**Attachments**

Attachment A: City Council Resolution RES 21-686

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

Attachment C: Proposed amendments to the Ford Site Zoning and Public Realm Master Plan

Attachment D: Draft Resolution to Planning Commission

Attachment A



# Legislation Text

**File #:** RES 21-686, **Version:** 1

Amending open space lot specific standards for the Ford Site Zoning and Public Realm Master Plan.

WHEREAS, on September 17, 2017 the City Council commenced the redevelopment phase of Ford Motor Company's former Twin City Assembly Plant ("Ford Site") by adopting the Ford Site Zoning and Public Realm Master Plan ("Master Plan") and adding new ordinances to the zoning code under Leg. Code §§ 66.900 to 66.950 ("Ford Ordinances") which, under Leg. Code § 66.911, are "designed specifically for the Ford site for use with the Ford Site Zoning and Public Realm Master Plan, which provides additional standards for specific building types and standards to address sustainability objectives"; and

WHEREAS, the Ford Ordinances and the Master Plan established various standards for each zoning district within the Ford Site, now branded as "Highland Bridge," to facilitate, with other policy objectives, a balance in building mass and transition space to public rights-of way through the application of so-called "area" standards, which include building setbacks, building lot coverage and open space lot coverage, building mass, density and floor area ratio standards for each Ford Site zoning district; and

WHEREAS, following the adoption of the Master Plan and the Ford Ordinances, as permitted under Leg. Code § 66.952, the documents have been twice amended; first on April 10, 2019 and again on May 6, 2020; and

WHEREAS, pursuant to Leg. Code § 66.952, the Ford Site "master developer" was also required to prepare a plat of the Ford Site which was subsequently submitted and approved by the City on November 20, 2019; and

WHEREAS, the Ford Site plat effectively divided the Ford Site into 36 development parcels and also dedicated to the public various land parcels deemed necessary for public rights-of-way and park and open space areas within the Ford Site as envisioned under the Master Plan; and

WHEREAS, with the adoption of the Master Plan, Ford District ordinances and Ford Site plat, the Ford Site master developer, together with its sub-developers, have begun to submit Ford Site development proposals which were reviewed by City planning and zoning staff against the Master Plan standards and the Ford District ordinances; and

WHEREAS, City planning staff review of the initial development applications caused them to determine that the regulations of Lot Coverage by Open Space and Green Roof Areas as Open Space, envisioned under present Master Plan standards and their associated Ford Site ordinances, presented difficulties in evaluating and applying them to development applications and, with the certain knowledge that future development applications will be forthcoming, planning staff recommend that amendments to these standards be considered in light of these difficulties; and

WHEREAS, for example, City planning staff note that it is difficult to implement the Lot Coverage by Open Space and Green Roof Areas as Open Space concepts under the Master Plan with other Master Plan area regulations which are applicable to building setbacks, floor area ratios, lot coverage by buildings, and design standards intended to set a "soft edge" between private buildings and public sidewalks in order to create a comfortable and attractive pedestrian environment within the Ford Site as envisioned under the Master Plan, with actual site-specific conditions like parcel size or topography; and

WHEREAS, City planning staff further advise that the Master Plan's vision for Functional Green Roofs as a means to improve stormwater management, reduce greenhouse gases, reduce urban heat island effect, and

promote sustainable and efficient energy use is compromised by a lack of specificity in the language of the Master Plan for calculating bonuses; and

WHEREAS, City planning staff propose the following amendments to the Master Plan and the Ford Site zoning ordinances to address these present difficulties when future development applications are received by staff for review:

1. Remove the term “Open Space” from the Master Plan as it pertains to privately owned development parcels and lots and remove the definition of Green Roof Areas as Open Space. This amendment would not impact publicly owned park and open space parcels and lots dedicated to the City via the November 20, 2019 Ford plat.

2. Add the definition for “Lot Coverage by Buildings” from the Ford Site zoning ordinances to Master Plan Chapter 5 entitled “Building and Lot Terminology.”

3. Amend the Master Plan’s current incentive language for Green Roofs in Chapter 4: Zoning - Districts and General Standards, as follows:

Lot Coverage Bonus for Green Roof Areas

Projects that provide Functional Green Roof can receive a 1% lot coverage by buildings bonus for every 1% of Functional Green Roof provided by the project, up to a maximum 10% lot coverage by buildings bonus.; and

WHEREAS, it is the further recommendation of City planning staff that the proposed amendments be treated as “major amendments” to the Master Plan which, pursuant to Leg. Code § 66.951(b), permits the City Council to approve major amendments to the Master Plan by resolution following a review and recommendation from the Planning Commission and a public hearing before the Council; NOW,

THEREFORE, BE IT RESOLVED, that the Council of the City of Saint Paul hereby requests the Planning Commission to initiate a study of amending the Ford Site Master Plan as proposed above from City planning staff and to submit a report and recommendation regarding the proposed amendments to the City Council as expeditiously as possible for Council action.

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* | *Lot Width* | *Building Width* | *Building Height (feet)* | | *Lot Coverage* | *Building Setback (feet)* (g) | |
|---|---|---|---|---|---|---|---|---|
| | *(Min.- Max.)* | *Min. (feet)* | *Max. (feet)* | *Min.* | *Max.* | *Max. by Buildings* | *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:

(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 stepback 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 stepback 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.

(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.

Attachment D

**Purpose**: To maximize ecosystem restoration, preservation and stability to the greatest extent practical is critical to economic, social, biological, and aesthetic value and sustainability of the site. The flora and fauna on the site will provide aesthetic and health benefits for all inhabitants and visitors to the site.

The previous state of the site was largely developed with little vegetative and habitat layer. Reintroducing a strong system of plants will increase the site's value economically, socially and environmentally. Planting and vegetation across the site and in smaller areas should focus on visual interest through all seasons and be attractive to wildlife, especially birds and pollinators. The intent of these standards is to:

- Maximize biodiversity of the site and provide maximum possible contribution to local landscape ecology
- Reduce removal of significant existing vegetation
- Re-establish habitat and extensive vegetation on site with new plantings
- Create visual interest
- Provide wildlife habitat
- Maximize ecological services

**The following standards are to be used in place of standards in Saint Paul Zoning Code Section 63.115. Landscaping and plant materials.**

~~*Open Space Coverage*~~

~~Required open space coverage for lots is addressed in Chapter 5 Building Types. Open space is defined as areas covered by landscape materials, gardens, walkways, patios, recreation facilities, or play areas.~~

*Green Roofs*

**Functional Green Roof Area** shall be defined as area atop a roof ~~surface~~ on a building, open to the sky and air, ~~which is surfaced~~ with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of soil and planted material shall be at least two (2) inches to be considered Functional Green Roof Area.

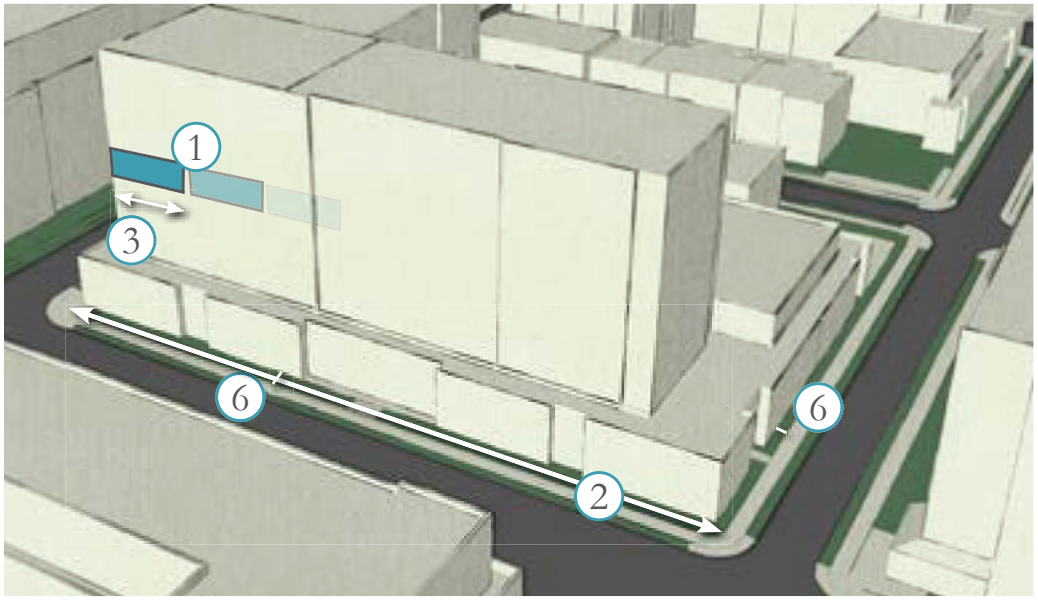
**Roof Design Exemptions for Functional Green Roof Area**
Functional Green Roof Areas shall be exempt from the rooftop design standards identified in "Pitch, Orientation, Materials and Reflectivity".

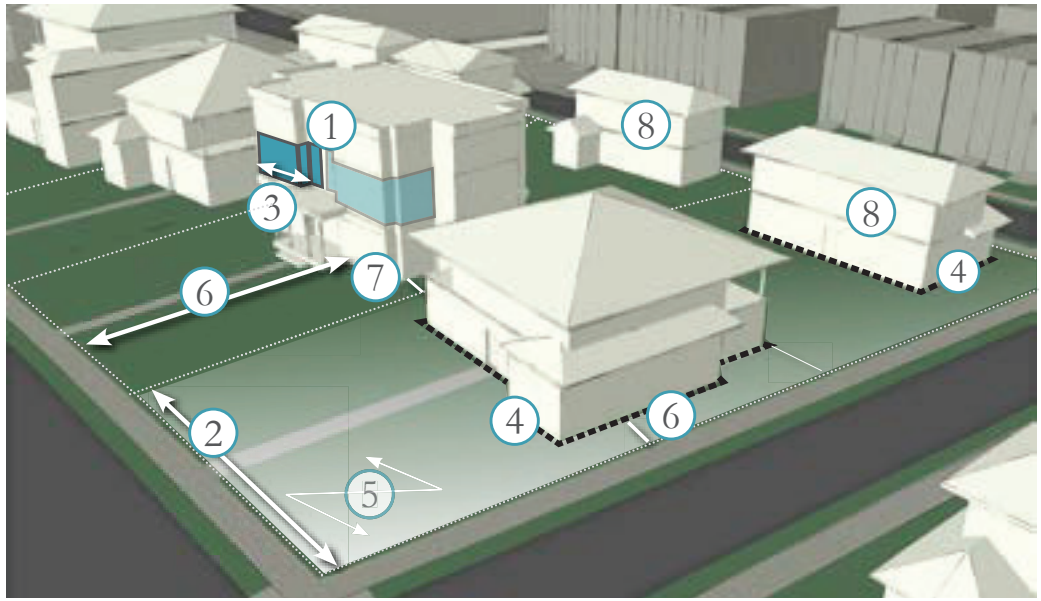
~~**Green Roof Areas as Open Space**~~
~~Where a rooftop surface includes Functional Green Roof Area, visible from the public right-of-way if below the third floor, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Functional Green Roof Area, such as a patio or deck, is eligible to meet up to 50% of the open space requirements of the property/site, as measured in gross square feet of the usable adjacent space. All such usable outdoor space shall be set back at least one (1) foot from all outer roof edges, and shall be located and oriented in relation to adjacent properties to minimize potential visual, noise and privacy impacts to abutting uses.~~

**Lot Coverage Bonus for Green Roof Areas**
Projects that provide Functional Green Roof can receive a 1% lot coverage bonus for every 1% of Functional Green Roof provided, up to a 10% lot coverage bonus

## *Building and Lot Terminology*

The same zoning concepts and regulations can apply to multiple building and lot types. The concepts as they apply to two example situations are shown here.




1. Dwelling Unit Counts
2. Lot Width
3. Dwelling Unit Width
4. ÷ 5. Lot Coverage *
6. Right-of-Way Setback
7. Interior Lot Line Setback
8. Accessory Structures

*Lot Coverage is defined as he part or percent of the lot occupied by the above-grade portion of buildings

## 6.3 Building Type Standards

Zoning standards related to each building type are summarized in the table below. These standards are in addition to those related to the underlying zoning district. Subsequent pages address each building type individually, identifying their specific zoning standards and characteristics.

### *Table 6.2 Building Type Standards Summary Table*

| | | | BUILDING TYPE | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **STANDARD** | Single-Family Home | Multi-Unit Home | Carriage House | Townhouse / Rowhouse | Multi-Family | Live/Work | Mixed Residential & Commercial | Civic & Institutional | Commercial & Employment | Parking Structure |
| Units per Bldg | 1 | 2-6 | 1-2 | 3-16 | 6+ | 2-8 | n/a | | | |
| Building Width, maximum | 60’ | | | 350’(e) | n/a | 150’ | 500’ | | | |
| Lot Width, minimum | 60’ | 80’ | Per requirement of primary structure | 20’(b) | n/a | 30’ | n/a | | | |
| Lot Coverage by Bldgs, maximum | 40% | | Included in coverage with primary structure | 50% | 70% (d) | | | | | |
| ~~Lot Coverage for Open Space, minimum~~ | ~~40%~~ | | ~~Included in coverage with primary structure~~ | ~~25%~~ | | | | | | |
| Building Height | Determined by Zoning District | | 30’ maximum | Determined by Zoning District | | | | | | |
| Public Right-of-Way Setback (a) | Min. = 10’<br>Max. = 40’ | | Min. = 10’<br>Max. = 20’ | | | Min. = 5’<br>Max. = 20’ | Min. = 5’<br>Max. = 15’ | | | |
| Interior Lot Line Setback | Min. = 10’<br>Max. = n/a | | Min. = 6’ (c)<br>Max. = n/a | | | | | | | |
| Parking | Min. = 0.75 space per dwelling unit and Max. = 2.0 spaces per dwelling unit;<br>Min. = 0.25 space per bedroom and Max. = 1.0 space per bedroom for congregate living. | | | | | Use combined standards for residential and non-residential uses | Min. = 1.0 space per 600 square feet gross floor area<br>Max. = 1.0 space per 200 square feet gross floor area | | | |
| Accessory Structures | up to 3 including carriage house | Up to 1 per dwelling unit | | | Up to 2 per structure | Up to 1 per dwelling unit | Up to 2 per structure | | | |

(a) Maximum building setback limit shall apply to at least 60% of the building façade 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. The minimum setback for a townhouse from a lot line along Beechwood, Saunders and Yorkshire Avenues shall be four (4) feet.

(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) 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.

(d) 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.

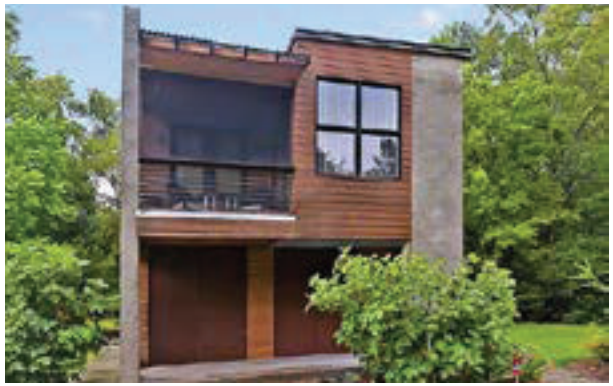
(e) Maximum building width ifor townhouses on Mississippi River Boulevard is 150’

# Multi-Unit Home

| | |
|---|---|
| Dwelling units | 2-6 units per building |
| Lot width, minimum | 80 feet |
| Building width, maximum | 60 feet |
| Lot coverage by buildings, maximum | 30% (includes coverage by secondary building - Carriage House, and by other accessory buildings) |
| ~~Lot coverage by open space, minimum~~ | ~~50%~~ |
| Building height | Minimum 20 feet; maximum 48 feet |
| Setbacks | |
| Public Right-of-Way | Minimum 30 feet from Mississippi River Boulevard and minimum 10 feet from other rights-of-way; maximum 40 feet |
| Interior Lot Line | 10 feet minimum |
| Parking requirements | Minimum 0.75 spaces per dwelling unit; maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking |
| Accessory buildings allowed | Up to 3 including the Carriage House building |

**Definition:** The Multi-Unit Home building type is a small- to medium-sized building that consists of side-by-side or stacked dwelling units.

**Access**: Each unit will have a private interior entrance, but may share front and rear ingress/egress with other units. Building exteriors shall be accessed from the front street.



## Carriage House

| | |
|---|---|
| Dwelling units | 1-2 units per building |
| Lot width, minimum | Per requirement for primary structure. |
| Building width, maximum | 60 feet |
| Lot coverage by buildings, maximum | 30% (includes coverage by primary building and other accessory buildings) |
| ~~Lot coverage by open space, minimum~~ | ~~50%~~ |
| Building height | Maximum 30 feet |
| Setbacks | |
| Public Right-of-Way | Minimum 10 feet; maximum 20 feet |
| Interior Lot Line | Minimum 6 feet |
| Parking requirements | Minimum 0.75 spaces per dwelling unit; maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking |
| Accessory buildings allowed | Up to 1 per dwelling unit |

**Definition:** A combined residential and garage building, with small accessory dwelling unit(s) located above and/or adjacent to the garage.

**Access**: Vehicles shall access this building type from alley or service streets. Pedestrians may access carriage houses from alleys, directly from the primary structure or from front streets.

## Live/Work

| | |
|---|---|
| Dwelling units | 2-8 units per building |
| Lot width, minimum | 30 feet |
| Building width, maximum | 150 feet |
| Lot coverage by buildings, maximum | 70% |
| ~~Lot coverage by open space, minimum~~ | ~~25%~~ |
| Building height | Determined by zoning district |
| Setbacks | |
| Public Right-of-Way | Minimum 5 feet; maximum 20 feet |
| Interior Lot Line | At least 6 feet, except as noted in Table 6.2, Building Type Standards Summary Table, footnote (c) |
| Parking requirements | Minimum 0.75 spaces per dwelling unit; maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking |
| Accessory buildings allowed | Up to 1 per dwelling unit |

**Use**: A building that consists of two to eight dwelling units above and/or behind a flexible ground floor space that can be used for offices, small service establishments, homecrafts which are typically considered accessory to a dwelling unit, or limited retailing associated with fine arts, crafts, or personal services. The non-residential component of the unit shall not exceed 50% of the total gross floor area of the unit. Both the ground-floor flex space and the unit(s) directly above it are owned by one entity. This building type is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands.

**Access**: Upper floor units, both residential and office, share common exterior entries. Ground floor units will have individual store fronts and exterior access. Vehicular access shall be confined to side and rear streets.

## Townhouse / Rowhouse

| | |
|---|---|
| Dwelling units | 3-16 units per building |
| Lot width, minimum | 20 feet |
| Building width, maximum | 350 feet, except on Missippi River Boulevard, where the maximum is 150 feet |
| Lot coverage by buildings, maximum | 50% |
| ~~Lot coverage by open space, minimum~~ | ~~25%~~ |
| Building height | Determined by zoning district |
| Setbacks | |
| Front | Minimum 10 feet; maximum 20 feet |
| Interior Lot Line | Minimum 6 feet, except as noted in Table 6.2 Building Type Standards Summary Table, footnote (c) |
| Parking requirements | Minimum 0.75 spaces per dwelling unit; maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking |
| Accessory buildings allowed | Up to 1 per dwelling unit |

**Definition:** A residential building consisting of three or more dwelling units attached horizontally in a linear arrangement, with each unit having a private entrance and having totally exposed front and rear walls to be used for access, light, and ventilation.

**Access**: Each unit has independent front and rear egress, and may have private space in the front and/or rear of the unit. If stairs are needed, they will directly connect the sidewalk to the front door.

# Multi-Family

| | |
|---|---|
| Dwelling units | 6 or more |
| Lot width, minimum | n/a |
| Building width, maximum | n/a |
| Lot coverage by buildings, maximum | 70%, except as noted in Table 6.2 Building Type Standards Summary Table, footnote (d) |
| ~~Lot coverage by open space, minimum~~ | ~~25%~~ |
| Building height | Determined by zoning district |
| Setbacks | |
| Public Right-of-Way | Minimum 10 feet; maximum 20 feet |
| Interior Lot line | Minimum 6 feet, except as noted in Table 6.2, Building Type Standards Summary Table, footnote (c) |
| Parking requirements | Minimum .75 spaces per dwelling unit, maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking |
| Accessory buildings allowed | Up to 2 per main (principal) building |

**Definition:** A building with multiple dwelling units. The dwelling units may be of mixed sizes (number of bedrooms) and styles to encourage mixed-income development and to meet the needs of families of all sizes. This building type allows for different types of housing arrangements besides single family, such as senior housing or congregate living. The building may include other uses, such as local office and commercial.

**Access**: Entry to individual units on the ground floor may be shared through one exterior entry, or units may have individual entries along the front facades. Ground level non-residential units may have individual access on front facades. Upper floor units may be accessed through common exterior entries. Vehicular access shall be confined to side and rear streets.

## Mixed Residential & Commercial

| | |
|---|---|
| Dwelling units | n/a |
| Lot width, minimum | n/a |
| Building width, maximum | 500 feet |
| Lot coverage by buildings, maximum | 70%, except as noted in Table 6.2 Building Type Standards Summary Table, footnote (d) |
| ~~Lot coverage for open space, minimum~~ | ~~25%~~ |
| Building height | Determined by zoning district |
| Setbacks | |
| Public Right-of-Way | Minimum 5 feet; maximum 15 feet |
| Interior Lot Line | Minimum 6 feet, except as noted in Table 6.2, Building Type Standards Summary Table, footnote (c) |
| Parking requirements | Residential: minimum .75 spaces per unit; maximum 2 spaces per unit, except as noted in Chapter 4, Parking.<br>Commercial: minimum 1 space per 600 square feet gross floor area; maximum 1 space per 200 square feet gross floor area |
| Accessory buildings allowed | Up to 2 per main (principal) building |

**Use**: A building type intended to provide a vertical mix of uses with ground-floor retail, office or service uses; and upper-floor office or residential uses. The commercial uses should include a range of business sizes, from small neighborhood services to large office spaces.

**Access**: Upper floor units, both residential and office, share common exterior entries. Ground floor units will have individual store fronts and exterior access. Vehicular access shall be confined to side and rear streets.

## Commercial & Employment

| | |
|---|---|
| Dwelling units | n/a |
| Lot width, minimum | n/a |
| Building width, maximum | 500 feet |
| Lot coverage by buildings, maximum | 70%, except as noted in Table 6.2 Building Type Standards Summary Table, footnote (d) |
| ~~Lot coverage for open space, minimum~~ | ~~25%~~ |
| Building height | Determined by zoning district |
| Setbacks | |
| Public Right-of-Way | Minimum 5 feet; maximum 15 feet |
| Interior Lot Line | Minimum 6 feet, except as noted in Table 6.2, Building Type Standards Summary Table, footnote (c) |
| Parking requirements | 1 space per 600 square feet gross floor area, minimum;<br>1 space per 200 square feet gross floor area, maximum |
| Accessory buildings allowed | Up to 2 per main (principal) building |

**Use**: A building that contains primarily commercial uses. The ground floor shall primarily contain retail, restaurants, professional services and offices; the upper floors shall contain primarily offices and support spaces for the ground floor businesses. These commercial uses should include a range of business and retail sizes, from small neighborhood services to large office spaces, to serve a variety of local, neighborhood, and city needs.

**Access**: Upper floor units will share common exterior entries. Ground floor units will have individual exterior store fronts. Vehicular access shall be confined to side and rear streets.

## Civic & Institutional

| | |
|---|---|
| Units per building | n/a |
| Lot width, minimum | n/a |
| Building width, maximum | 500 feet |
| Lot coverage by buildings, maximum | 70%, except as noted in Table 6.2 Building Type Standards Summary Table, footnote (d) |
| ~~Lot coverage for open space, minimum~~ | ~~25%~~ |
| Building height | Determined by zoning district |
| Setbacks | |
| Public Right-of-Way | Minimum 30 feet from Mississippi River Boulevard and minimum 5 feet from other rights-of-way; maximum 15 feet |
| Interior Lot Line | Minimum 6 feet, except as noted in Table 6.2, Building Type Standards Summary Table, footnote (c) |
| Parking requirements | 1 space per 600 square feet gross floor area, minimum;<br>1 space per 200 square feet gross floor area, maximum |
| Accessory buildings allowed | Up to 2 per main (principal) building |

**Use**: Civic Buildings should be provided as locations that reinforce community identity and support self-government.

**Access**: Building design should reinforce accessibility for all members of the community, and entrances should be clearly discernable from the public realm. Vehicular access shall be confined to side and rear streets.

# city of saint paul
# planning commission resolution
# file number ____
# date _____

WHEREAS, Zoning Code § 61.801(b), based on Minnesota Statutes § 462.357, Subd. 4, provides that amendments to the Zoning Code may be initiated by the Planning Commission; and

WHEREAS, on September 17, 2017 the City Council commenced the redevelopment phase of Ford Motor Company's former Twin City Assembly Plant ("Ford Site") by adopting the Ford Site Zoning and Public Realm Master Plan ("Master Plan") and adding new ordinances to the zoning code under Leg. Code §§ 66.900 to 66.950 ("Ford Ordinances") which, under Leg. Code § 66.911, are "designed specifically for the Ford site for use with the Ford Site Zoning and Public Realm Master Plan, which provides additional standards for specific building types and standards to address sustainability objectives"; and

WHEREAS, the Ford Ordinances and the Master Plan established various standards for each zoning district within the Ford Site, now branded as "Highland Bridge," to facilitate, with other policy objectives, a balance in building mass and transition space to public rights-of way through the application of so-called "area" standards, which include building setbacks, building lot coverage and open space lot coverage, building mass, density and floor area ratio standards for each Ford Site zoning district; and

WHEREAS, following the adoption of the Master Plan and the Ford Ordinances, as permitted under Leg. Code § 66.952, the documents have been thrice amended; first on April 10, 2019, second on September 19, 2019, and again on May 6, 2020; and

WHEREAS, pursuant to Leg. Code § 66.952, the Ford Site "master developer" was also required to prepare a plat of the Ford Site which was subsequently submitted and approved by the City on November 20, 2019; and

WHEREAS, the Ford Site plat effectively divided the Ford Site into 36 development parcels and also dedicated to the public various land parcels deemed necessary for public rights-of-way and park and open space areas within the Ford Site as envisioned under the Master Plan; and

WHEREAS, with the adoption of the Master Plan, Ford District ordinances and Ford Site plat, the Ford Site master developer, together with its sub-developers, have begun to submit Ford Site development proposals which were reviewed by City planning and zoning staff against the Master Plan standards and the Ford District ordinances; and

WHEREAS, City planning staff review of the initial development applications caused them to determine that the regulations of Lot Coverage by Open Space and Green Roof Areas as Open Space, envisioned under present Master Plan standards and their associated Ford Site ordinances, presented difficulties in evaluating and applying them to development applications and, with the certain knowledge that future development applications will be forthcoming,

planning staff recommend that amendments to these standards be considered in light of these difficulties; and

WHEREAS, for example, City planning staff note that it is difficult to implement the Lot Coverage by Open Space and Green Roof Areas as Open Space concepts under the Master Plan with other Master Plan area regulations which are applicable to building setbacks, floor area ratios, lot coverage by buildings, and design standards intended to set a “soft edge” between private buildings and public sidewalks in order to create a comfortable and attractive pedestrian environment within the Ford Site as envisioned under the Master Plan, with actual site-specific conditions like parcel size or topography; and

WHEREAS, City planning staff further advise that the Master Plan’s vision for Functional Green Roofs as a means to improve stormwater management, reduce greenhouse gases, reduce urban heat island effect, and promote sustainable and efficient energy use is compromised by a lack of specificity in the language of the Master Plan for calculating bonuses; and

WHEREAS, on May 5, 2021 the City Council passed RES-21-686 asking Planning Commission to initiate a study of amending the Ford Site Master Plan as it relates to Open Space Lot Specific Standards

WHEREAS, City planning staff propose the following amendments to the Master Plan and the Ford Site zoning ordinances to address these present difficulties when future development applications are received by staff for review:

1. Remove the term “Open Space” from the Master Plan as it pertains to privately owned development parcels and lots and remove the definition of Green Roof Areas as Open Space. This amendment would not impact publicly owned park and open space parcels and lots dedicated to the City via the November 20, 2019 Ford plat.

2. Add the definition for “*lot coverage*” from the Zoning Code to Master Plan Chapter 5 entitled “Building and Lot Terminology.”

3. Amend the Master Plan’s current incentive language for Green Roofs in Chapter 4: Zoning - Districts and General Standards, as follows:

Lot Coverage Bonus for Green Roof Areas

Projects that provide Functional Green Roof can receive a 1% lot coverage by buildings bonus for every 1% of Functional Green Roof provided by the project, up to a maximum 10% lot coverage by buildings bonus.; and amend the definition of Functional Green Roof as follows:

Functional Green Roof Area shall be defined as area atop ~~surface on~~ a building, open to the sky and air, ~~which is surfaced~~ with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of substrate and planted material shall be at least two (2) inches.

WHEREAS, the Comprehensive and Neighborhood Planning Committee, on June 2, 2021, forwarded its recommendation to the Planning Commission for initiation of a zoning study for Zoning Code amendments corresponding to proposed amendments to the Ford Site Zoning and Public Realm Master Plan;

NOW, THEREFORE, BE IT RESOLVED, under provisions of Minnesota Statutes § 462.357 and Legislative Code § 61.801, that the Planning Commission hereby initiates a zoning study to consider Zoning Code amendments corresponding to proposed amendments to the Ford Site Zoning and Public Realm Master Plan.

# Legislation Details (With Text)

| | | | |
|---|---|---|---|
| **File #:** | RES PH 21-252 **Version:** 1 | | |
| **Type:** | Resolution-Public Hearing | **Status:** | Passed |
| | | **In control:** | City Council |
| | | **Final action:** | 10/13/2021 |
| **Title:** | Amending the open space lot specific standards for the Ford Site Zoning and Public Realm Master Plan. (Public hearing closed October 6, 2021.) | | |
| **Sponsors:** | Chris Tolbert | | |
| **Indexes:** | | | |
| **Code sections:** | | | |
| **Attachments:** | 1. 01_PC_Memo_Ford_Open_Space_for_Lots, 2. 02_PC_resolution_Ford_open_space_for_lots, 3. 03_Ford_open_space_for_lots_MP_amendments, 4. 04_pcactionminutes082021, 5. 05_pcactionminutes072321, 6. 06_Ford_open_for_ lots_public_comment, 7. Isom Comment, 8. Marge Isom RES- PH- 21-252 | | |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 10/15/2021 | 1 | Mayor's Office | Signed | |
| 10/13/2021 | 1 | City Council | Adopted | Pass |
| 10/6/2021 | 1 | City Council | Laid Over | Pass |

Amending the open space lot specific standards for the Ford Site Zoning and Public Realm Master Plan. (Public hearing closed October 6, 2021.)

WHEREAS, on September 17, 2017 the City Council commenced the redevelopment phase of Ford Motor Company's former Twin City Assembly Plant ("Ford Site") by adopting the Ford Site Zoning and Public Realm Master Plan ("Master Plan") and adding new ordinances to the zoning code under Leg. Code §§ 66.900 to 66.950 ("Ford Ordinances") which, under Leg. Code § 66.911, are "designed specifically for the Ford site for use with the Ford Site Zoning and Public Realm Master Plan, which provides additional standards for specific building types and standards to address sustainability objectives"; and

WHEREAS, Zoning Code § 61.801(b), based on Minnesota Statutes § 462.357, Subd. 4, provides that amendments to the Zoning Code may be initiated by the Planning Commission; and

WHEREAS, the Ford Ordinances and the Master Plan established various standards for each zoning district within the Ford Site, now branded as "Highland Bridge," to facilitate, with other policy objectives, a balance in building mass and transition space to public rights-of way through the application of so-called "area" standards, which include building setbacks, building lot coverage and open space lot coverage, building mass, density and floor area ratio standards for each Ford Site zoning district; and

WHEREAS, following the adoption of the Master Plan and the Ford Ordinances, as permitted under Leg. Code § 66.952, the documents have been thrice amended; first on April 10, 2019, second on September 19, 2019, and again on May 6, 2020; and

WHEREAS, pursuant to Leg. Code § 66.952, the Ford Site "master developer" was also required to prepare a plat of the Ford Site which was subsequently submitted and approved by the City on November 20, 2019;

and

WHEREAS, the Ford Site plat effectively divided the Ford Site into 36 development parcels and also dedicated to the public various land parcels deemed necessary for public rights-of-way and park and open space areas within the Ford Site as envisioned under the Master Plan; and

WHEREAS, with the adoption of the Master Plan, Ford District ordinances and Ford Site plat, the Ford Site master developer, together with its sub-developers, have begun to submit Ford Site development proposals which were reviewed by City planning and zoning staff against the Master Plan standards and the Ford District ordinances; and

WHEREAS, City planning staff review of the initial development applications caused them to determine that the regulations of Lot Coverage by Open Space and Green Roof Areas as Open Space, envisioned under present Master Plan standards and their associated Ford Site ordinances, presented difficulties in evaluating and applying them to development applications and, with the certain knowledge that future development applications will be forth coming, planning staff recommend that amendments to these standards be considered in light of these difficulties; and

WHEREAS, for example, City planning staff note that it is difficult to implement the Lot Coverage by Open Space and Green Roof Areas as Open Space concepts under the Master Plan with other Master Plan area regulations which are applicable to building setbacks, floor area ratios, lot coverage by buildings, and design standards intended to set a “soft edge” between private buildings and public sidewalks in order to create a comfortable and attractive pedestrian environment within the Ford Site as envisioned under the Master Plan, with actual site-specific conditions like parcel size or topography; and

WHEREAS, City planning staff further advise that the Master Plan’s vision for Functional Green Roofs as a means to improve stormwater management, reduce greenhouse gases, reduce urban heat island effect, and promote sustainable and efficient energy use is compromised by a lack of specificity in the language of the Master Plan for calculating bonuses; and

WHEREAS, on May 5, 2021 the City Council passed RES-21-686 asking Planning Commission to initiate a study of amending the Ford Site Master Plan as it relates to Open Space Lot Specific Standards; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee, on June 2, 2021, forwarded its recommendation to the Planning Commission for initiation of a zoning study for Zoning Code amendments corresponding to proposed amendments to the Ford Site Zoning and Public Realm Master Plan;

WHEREAS, the Planning Commission held a duly noticed public hearing on July 23, 2021 and the Comprehensive and Neighborhood Planning Committee of the Saint Paul Planning Commission, having reviewed the public hearing testimony and a memorandum containing analysis provided by staff, provided a recommendation for consideration by the Saint Paul Planning Commission; and

WHEREAS, on August 20th, 2021 the Planning Commission, based upon the Comprehensive and Neighborhood Planning Committee Committee’s August 13, 2021 memorandum and all the public testimony received in response to the proposed Master Plan Amendments and recommendations regarding corresponding amendments to the Ford District Zoning, all of which are incorporated herein by reference; and

WHEREAS, the City Council, based upon the recommendation of the Planning Commission, as substantially set forth in the Planning Commission resolution #21-41 and the report of commission staff dated August 20, 2021, both of which shall be incorporated herein by reference; and

NOW, THEREFORE BE IT RESOLVED, after considering all public testimony, that the Saint Paul City Council hereby adopts the following amendments (unless otherwise stated) to the Master Plan for use with the Ford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zoning districts for the Ford site redevelopment area.

1. Remove the term “Open Space” from the Master Plan as it pertains to privately owned development parcels and lots and remove the definition of Green Roof Areas as Open Space. This amendment would not impact publicly owned park and open space parcels and lots dedicated to the City via the November 20, 2019 Ford plat.

2. Add the definition for “*lot coverage*” from the Zoning Code to Master Plan Chapter 5 entitled “Building and Lot Terminology.”

3. Amend the Master Plan’s current incentive language for Green Roofs in Chapter 4: Zoning - Districts and General Standards, as follows:

Lot Coverage Bonus for Green Roof Areas

Projects that provide Functional Green Roof can receive a 1% lot coverage by buildings bonus for every 1% of Functional Green Roof provided by the project, up to a maximum 10% lot coverage by buildings bonus.; and amend the definition of Functional Green Roof as follows:

Functional Green Roof Area shall be defined as area atop ~~surface~~ ~~on~~ a building, open to the sky and air, ~~which~~ ~~is~~ ~~surfaced~~ with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of substrate and planted material shall be at least two (2) inches.



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