

Attachment C

Vegetation & Landscaping

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

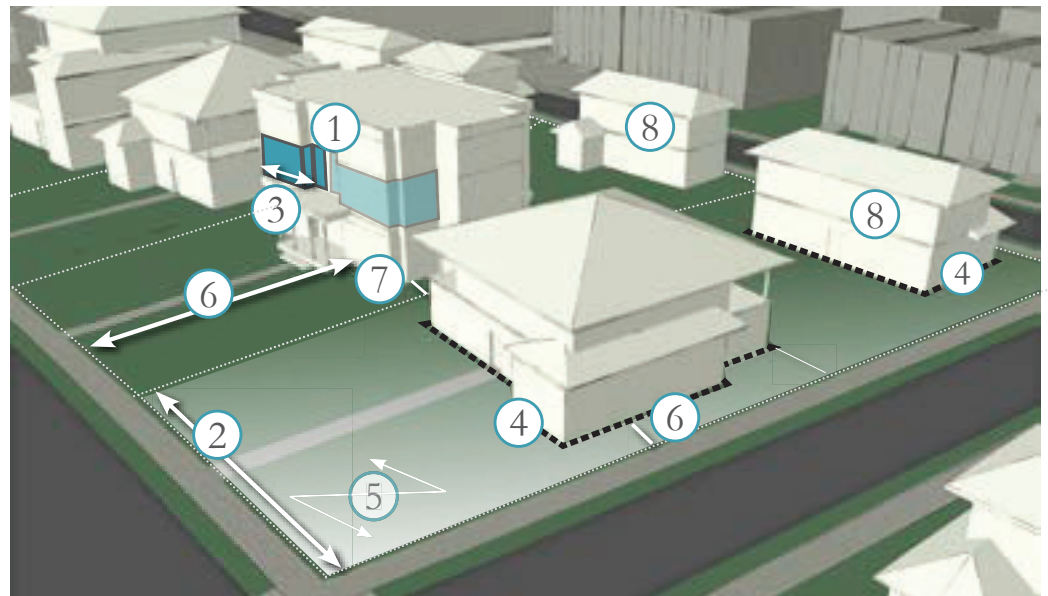
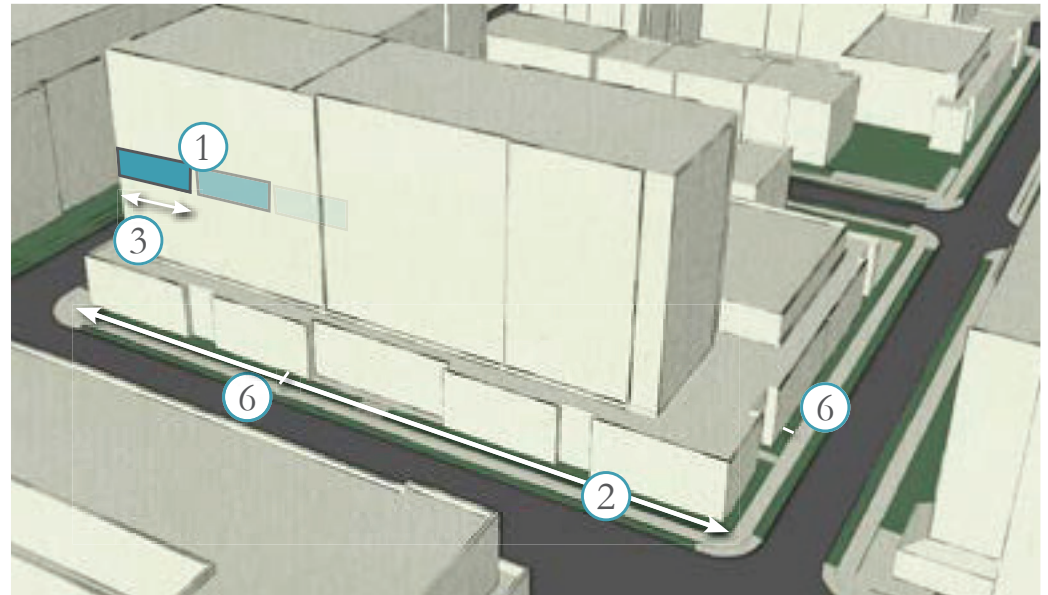
Projects that provide Functional Green Roof can receive a 1% lot coverage bonus for every 1% of Functional Green Roof provided, up to a 10% lot coverage bonus

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 the 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

STANDARD	BUILDING TYPE									
	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' Max. = 40'		Min. = 10' Max. = 20'			Min. = 5' Max. = 20'		Min. = 5' Max. = 15'		
Interior Lot Line Setback	Min. = 10' Max. = n/a		Min. = 6' (c) Max. = n/a							
Parking	Min. = 0.75 space per dwelling unit and Max. = 2.0 spaces per dwelling unit; 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 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 for 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 Mississippi 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.



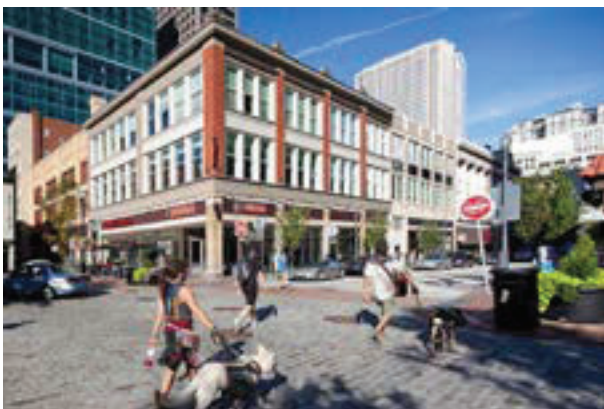
Mixed Residential & Commercial

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. 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; 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; 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.

