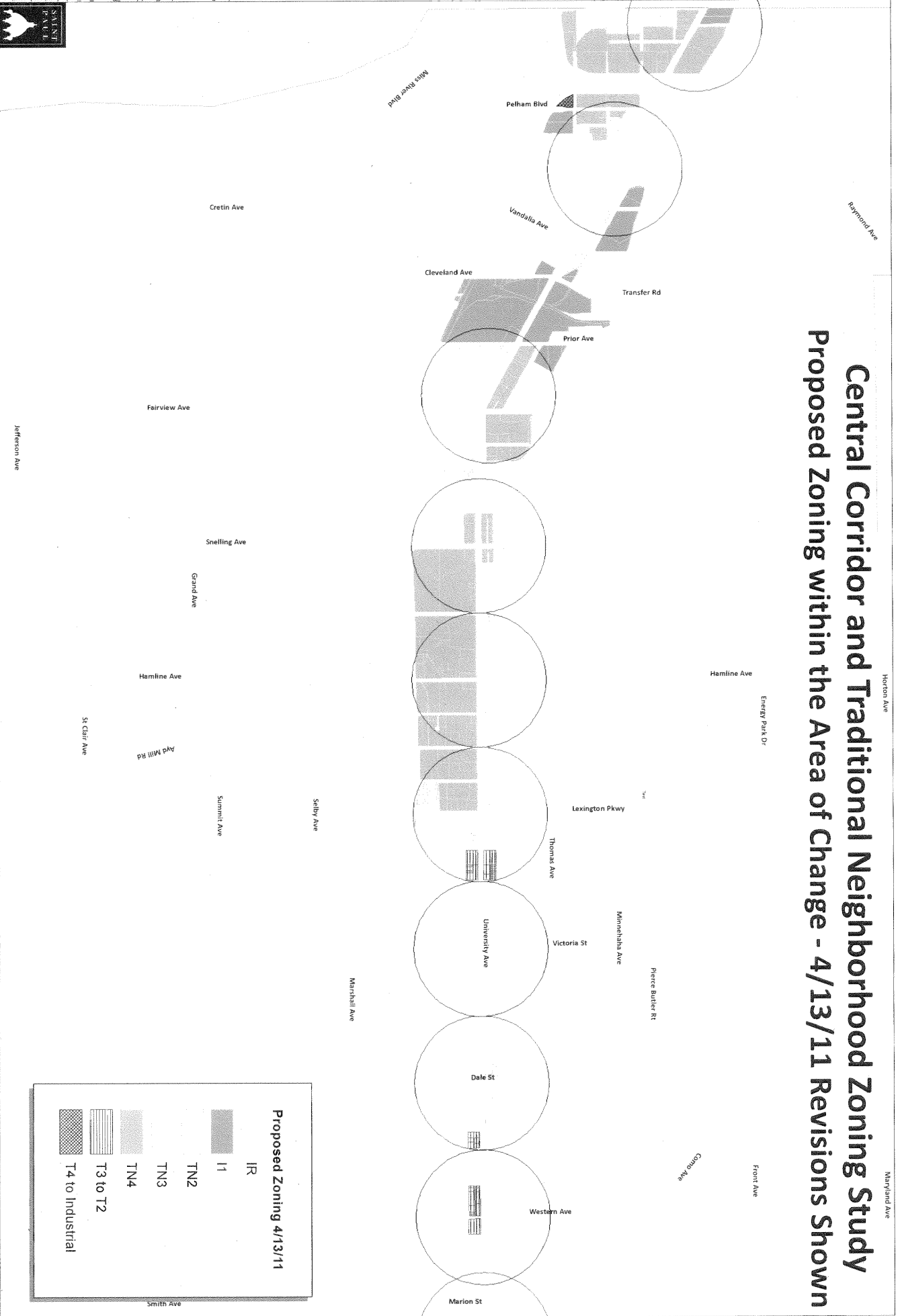




Central Corridor and Traditional Neighborhood Zoning Study

Proposed Zoning within the Area of Change - 4/13/11 Revisions Shown



Proposed Zoning 4/13/11

- IR
- I1
- TN2
- TN3
- TN4
- T3 to T2
- T4 to Industrial

4/13/2011 Amendment to
Attachment A: Amendments to the Saint Paul Legislative Code

Central Corridor/Traditional Neighborhood Zoning Study:
Draft Zoning Text Amendments – 3/4/11

(4/13/11 amendments are noted with a double underline)

- See *

Table 66.331. Traditional Neighborhood District Dimensional Standards

Building Type by Zoning District	Density	Lot Size Minimum (per unit)		Height (feet)		Yard Setbacks (feet)		
		Min. - Max. (a)	Area (sq. ft.) (a)	Width (feet)	Min. (stories)	Max. (feet)	Front Min. - Max.	Side Min.
TN1								
1-family dwelling	6 - 12 units/acre (b)	3500 (b)	30	none	35 (d) (e)	15 - 25 (h) (i)	(j) (k)	15
2-family/townhouse	8 - 20 units/acre (b)	2000 (b)	20	none	35 (d) (e)	10 - 25 (h) (i)	(j) (k)	15
Multifamily	10 - 25 units/acre (b)	1700 (b)	n/a	none	35 (d) (e)	15 <u>10</u> - 25 (h) (i)	(j) (k)	(j) (k)
Nonresidential or mixed use (including parking structures)	0.3 - 1.0 FAR	n/a	n/a	none	35 (d) (e)	0 - 15	(j) (k)	(j) (k)
TN2								
1-family dwelling	6 - 12 units/acre (b)	3500 (b)	30	none	35 (d) (e)	15 - 25 (h) (i)	(j) (k)	15
2-family/townhouse	8 - 20 units/acre (b)	2000 (b)	20	none	35 (d) (e)	10 - 25 (h) (i)	(j) (k)	15
Multifamily	<u>10 - 34 units/acre (b)</u> FAR as for mixed use	<u>1,300 (b)</u> n/a	n/a	none	35 (d),(e),(f)	<u>15 10</u> - 25 (h) (i)	(j) (k)	(j) (k)
Nonresidential or mixed use (including parking structures)	<u>0.5 0.3</u> - 2.0 FAR with surface parking and <u>0.5 0.3</u> - 3.0 FAR with structured parking (c)	n/a	n/a	none	35 (d),(e),(f)	0 - 10 (j)	(j) (k)	(j) (k)
TN3								
1-family dwelling	8 - 12 units/acre (b)	3500 (b)	30	<u>25</u>	35 (d) (e)	15 - 25 (h) (i)	(j) (k)	15
2-family/townhouse	10 - 20 units/acre (b)	2000 (b)	20	<u>25</u>	35 (d) (e)	10 - 25 (h) (i)	(j) (k)	15
Multifamily	<u>30 - 44 units/acre (b)</u> 0.5 - 3.0 FAR (d)	<u>1,000 (b)</u> n/a	n/a	<u>25</u>	45 (d),(f),(j) (e),(g),(l)	<u>15 10</u> - 25 (h) (i)	(j) (k)	(j) (k)
Nonresidential or mixed use	<u>1.0 0.5</u> - 3.0 FAR (d)	n/a	n/a	<u>25</u>	55 (f),(j) (e),(g),(l)	0 - 10 (j)	(j) (k)	(j) (k)
Parking structures	n/a	n/a	n/a	n/a	45 (g)	0 - 25	20	20
T4								
Multifamily	0.5 min. FAR (d)	n/a	n/a	<u>25</u>	75 (e),(h)	10 - 25 (i)	(k)	(k)
Nonresidential or mixed use	0.5 min. FAR (d)	n/a	n/a	<u>25</u>	75 (e),(h)	0 - 10 (j)	(k)	(k)

Min. - Minimum Max. - Maximum FAR - Floor Area Ratio n/a - not applicable

Notes to table 66.331, traditional neighborhood district dimensional standards:

- (a) Units per acre is calculated based on net acreage for residential development. Density based on units per acre must be calculated for parcels of an acre or more in size. For smaller parcels, the maximum number of units may be calculated based upon minimum lot size per unit. In calculating the area of a lot that adjoins a dedicated public alley, for the purpose of applying

conditional use permit. Structures shall be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.

- ~~(g)~~ Except in the river corridor overlay district, a maximum height of sixty-five (65) feet may be permitted with a conditional use permit.
- (h) Additional height may be permitted with a conditional use permit. Structures shall be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.
- (ih) Where at least fifty (50) percent of the front footage of the block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing structures, or the normal setback requirement in the district plus half the amount the average setback is greater than the normal setback requirement, whichever is less. Existing structures set back twenty (20) percent more or less than the average shall be discounted from the formula. The minimum front yard setback shall not exceed the maximum front yard setback requirement. Sixty (60) percent of the front facade must fall within the maximum setback. For local heritage preservation sites, the standard may be modified to comply with the preservation program and design review guidelines.
- (j) For properties fronting on University Avenue between Marion and Emerald Streets a minimum four (4) foot front yard setback is required. The four (4) foot setback shall be either landscaped or paved. If paved (preferred), the property owner may provide a permanent easement to the City to provide additional sidewalk space. An additional six (6) feet may be added to provide an outdoor activity zone, pedestrian seating or amenities, resulting in a building setback of ten (10) feet. For local heritage preservation sites, the standard may be modified to comply with the preservation program and design review guidelines.
- (ki) No side or rear yards are required along the interior lot lines except as otherwise specified in the building code; provided, that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet shall be provided. Side and rear yards of at least six (6) feet shall be required when a nonresidential use adjoins a side yard of a residential property. These setback requirements from interior lot lines shall be waived when an easement agreement is recorded as to the affected properties. Proof of such recorded easement shall be provided at the time of application for a building permit. The recording of the easement agreement shall be interpreted to mean that the following intents and purposes of these setback requirements are met: adequate supply of light and air to adjacent property; sufficient space for maintenance of the building from the same lot; and prevention of damage to adjoining property by fire or runoff from roofs. The setback shall be a minimum of thirteen (13) feet from the centerline of an adjoining alley.
- (lj) In developments for which a master plan was adopted by the city council as of August 23, 2001, and for which there was a signed, approved redevelopment agreement with the housing and redevelopment authority of the city as of August 23, 2001, a maximum height of sixty-five (65) feet may be permitted without a conditional use permit, and a maximum height of one hundred (100) feet may be permitted with a conditional use permit, provided that such developments, to the extent reasonably possible, follow the design guidelines of the "Sustainable Decisions Guide for City Facilities" or other sustainable development guidelines. In developments for which there was a signed, approved redevelopment agreement with the housing and redevelopment authority of the city as of March 17, 2004, a maximum height of seventy-five (75) feet may be permitted with a conditional use permit.

4/13/2011 Amendment #2 to

Attachment B: Amendments to the Saint Paul Zoning Map

Do not rezone property located at 649 Pelham Boulevard (PIN 322923210014). Previous recommendation was to rezone from I1 to T4. Amend proposal to maintain I1 zoning at this location.