ARTICLE III. 66.300. TRADITIONAL NEIGHBORHOOD DISTRICTS

Division 1. 66.310. Intent

Sec. 66.311. General intent, T traditional neighborhood districts.

~~TN t~~Traditional neighborhood districts are intended to foster ~~the development and growth of~~ compact, pedestrian-oriented ~~urban villages~~ development in neighborhood nodes, along transit corridors, and at large redevelopment sites. All four (4) districts are intended to encourage a compatible mix of commercial, ~~and~~ residential, civic, and institutional uses within buildings, sites and blocks; new development in proximity to major transit streets and corridors; and additional choices in housing.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.312. Intent, T1 low-intensity traditional neighborhood district.

The T1 traditional neighborhood district ~~is intended to~~ provides for neighborhood-scale compact, pedestrian-oriented mixed-use areas ~~of limited size,~~ with a variety of residential, office, ~~and~~ service, civic, and institutional uses ~~that primarily serve neighborhood needs~~. It is also intended for corner commercial buildings in residential areas and to serve as a transitional use of land along major thoroughfares~~,~~ and between commercial or industrial districts and residential districts ~~or other less intensive land uses~~.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.313. Intent, T2 medium-intensity traditional neighborhood district.

The T2 traditional neighborhood district ~~is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support~~ provides for medium-intensity compact, pedestrian-oriented commercial, ~~and~~ residential, civic, and institutional development that~~, in turn, can~~ supports ~~and increase~~ transit usage. It is intended primarily for neighborhood nodes and along existing or planned transit corridors. It encourages~~, but does not require,~~ pedestrian-oriented development with a variety of uses and housing types, ~~with~~and appropriate ~~careful attention to the amount and placement of parking and~~ transitions to adjacent residential neighborhoods.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.314. Intent, T3 medium-intensity traditional neighborhood district.

The T3 traditional neighborhood district provides for medium-intensity~~higher-density pedestrian- and transit-oriented~~ residential and commercial mixed-use development in higher intensity neighborhood nodes and transit corridors. It ~~is designed for~~ encourages transit-oriented development with a variety of land uses and higher density housing types to accommodate households of varying sizes, ages, and incomes. ~~development or redevelopment of land on sites large enough to support:~~

~~(a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;~~

~~(b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;~~

~~(c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;~~

~~(d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.~~

~~The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.~~

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.315. Intent, T4 high-intensity traditional neighborhood district.

The T4 traditional neighborhood district provides for high-intensity-density, transit-supportive, pedestrian-friendly mixed-use development. It is particularly intended for use near transit stops along fixed rail transit (including commuter rail, light rail and trolley) corridors, existing and planned transit corridors where a greatermore frequent transit service and reliance on transit makes high-density intensity mixed-use development possible and desirable.

(Ord. No. 11-27, § 1, 4-20-11)

Division 2. 66.320. Principal Uses in Traditional Neighborhood Districts

Sec. 66.321. Traditional neighborhood district use table.

Table 66.321, traditional neighborhood district uses, lists all permitted and conditional uses in the T1—T4 traditional neighborhood districts, and notes applicable development standards and conditions.

Table 66.321. Traditional Neighborhood District Uses

Use	T1	T2	T3	T4	Definition (d) Standards (s)
Residential Uses					
Dwellings					
One-family dwelling	P	P	P		(d), (s)
Two-family dwelling	P	P	P		(d)
Cluster development	P/C	P/C	P/C	P/C	(d), (s)
Multiple-family dwelling	P	P	P	P	(d)
Housing for the elderly	P	P	P	P	(d)
Mixed Commercial—Residential Uses					
Home occupation	P	P	P	P	(d), (s)
Live-work unit	P	P	P	P	(d), (s)
Mixed residential and commercial use	P	P	P	P	
Congregate Living					
Adult care home	P/C	P	P	P	(d), (s)
Community residential facility, licensed correctional	C	C	C	C	(d), (s)
Dormitory	P/C	P	P	P	(d), (s)
Emergency housing facility	P/C	P/C	P/C	P/C	(d), (s)
Foster home	P	P	P	P	(d)
Fraternity, sorority	P/C	P	P	P	(d), (s)
Roominghouse	C	C	C	C	(d), (s)
Shelter for battered persons	P/C	P/C	P/C	P/C	(d), (s)
Sober house	P/C	P/C	P/C	P/C	(d), (s)
Supportive housing facility	P/C	P	P	P	(d), (s)
Civic and Institutional Uses					
Club, noncommercial		P	P	P	(d)
College, university, seminary, or similar institution of higher learning	P	P	P	P	(d)
Community center	P	P	P	P	(d), (s)
Day care	P	P	P	P	(d), (s)
Homeless services facility	P/C	P/C	P/C	P/C	(d), (s)
Museum	P/C	P	P	P	(s)
Public library	P	P	P	P	

Public and private park, playground	P	P	P	P	
Religious institution	P	P	P	P	(d)
School, primary & secondary	P	P	P	P	
Trade school, arts school, dance school, etc.	P	P	P	P	
Public Services and Utilities					
Antenna, cellular telephone	P/C	P/C	P/C	P/C	(d), (s)
Municipal building or use	P	P	P	P	(s)
Solar energy generation facility, community	P/C	P/C	P/C	P/C	(d), (s)
Utility or public service building	C	C	C	C	(d), (s)
Commercial Uses					
Office, Retail, and Service Uses					
General office, studio	P	P	P	P	(d)
General retail	P	P/C	P/C	P/C	(d), (s)
Service business, general	P	P	P	P	(d)
Service business with showroom or workshop		P/C	P/C	P/C	(d), (s)
Animal boarding			P		(d), (s)
Animal day care	P	P	P	P	(d), (s)
Artist's studio	P	P	P	P	(d)
Business sales and services		P	P		(d)
Drive-through sales and services, principal and accessory		C			(s)
Dry cleaning, commercial laundry		P	P	P	(s)
Farmers market	P~~/C~~	P~~/C~~	P~~/C~~	P~~/C~~	(d), (s)
Garden center, outdoor		P	P	P	(d), (s)
Hospital		C	C	C	(d)
Mortuary, funeral home		P	P	P	
Outdoor uses, commercial		P/C	P/C	P/C	(d), (s)
Tattoo shop	P	P	P	P	
Tobacco products shop		P/C	P	P	(d), (s)
Veterinary clinic		P	P	P	(d), (s)
Food and Beverages					
Bar		P/C	P/C	P/C	(d), (s)
Brew on premises store		P	P	P	(d), (s)
Coffee shop, tea house	P/C	P/C	P/C	P/C	(d), (s)
Restaurant		P/C	P/C	P/C	(d), (s)
Restaurant, fast food		P/C	P/C	P/C	(d), (s)
Commercial Recreation, Entertainment and Lodging					
Bed and breakfast residence	P	P	P	P	(d)
Hotel		P	P	P	(d)
Short term rental dwelling unit	P/C	P/C	P/C	P/C	(d), (s)
Health/sports club	P	P	P	P	(d)
Indoor recreation		C	C	C	(d), (s)
Outdoor sports/entertainment				P	(s)
Reception hall/rental hall		C	C	C	
Theater, assembly hall		P/C	P/C	P/C	(s)
Automobile Services					
Auto body shop				C	(d), (s)
Auto convenience market		C	C		(d), (s)
Auto service station		C	C		(d), (s)
Parking Facilities					

Parking facility, commercial		C	C	C	(d), (s)
Transportation					
Bus or railroad passenger station			C	C	
Railroad right-of-way	C	C	C	C	(s)
Limited Production and Processing					
Agriculture	P/C	P/C	P/C	P/C	(d), (s)
Brewery, craft		P/C	P/C	P/C	(d), (s)
Distillery, craft		P/C	P/C	P/C	(d), (s)
Limited production and processing		P/C	P/C	P/C	(d), (s)
~~Mail order house~~		~~P~~	~~P~~	~~P~~	
Printing and publishing		P/C	P/C	P/C	(s)
Storage facility, mixed-use			P	P	(d), (s)
Winery, craft		P/C	P/C	P/C	(d), (s)
Accessory Uses					
Accessory use	P	P	P	P	(d), (s)
Dwelling unit, accessory	P	P	P		(d), (s)
Micro-unit dwellings accessory to a religious institution	P	P	P	P	(d), (s)

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.321, principal uses in traditional neighborhood districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

(C.F. No. 08-640, § 4, 7-9-08; Ord No. 11-26, § 2, 3-23-11; Ord No. 11-27, § 1, 4-20-11; Ord No. 12-26, § 1, 5-23-12; Ord 13-44, § 2, 8-28-13; Ord 13-51, § 5, 11-13-13; Ord 13-57, § 3, 12-4-13; Ord 15-5, § 3, 2-5-15; Ord 16-5, § 1, 4-13-16; Ord 16-25, § 1, 8-17-16; Ord 16-13, § 5, 9-14-16; Ord 17-1, § 3, 1-25-17; Ord 17-38, § 4, 10-25-17; Ord 19-10, § 1, 6-26-19; Ord 19-72, § 2, 1-8-20; Ord 22-3, § 1, 1-19-22; Ord 21-33, § 1, 11-10-21; Ord 23-43, § 7, 10-18-23; Ord 23-57, § 3, 12-13-23)

Division 3. 66.330. Traditional Neighborhood District Density and Dimensional Standards

Sec. 66.331. - Density and dimensional standards table.

Table 66.331, traditional neighborhood district dimensional standards, sets forth density and dimensional standards that are specific to traditional neighborhood 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 66.331. Traditional Neighborhood District Dimensional Standards

Building Type by Zoning District	~~Density~~Intensity	Lot Area~~Size~~ Min.~~imum~~ (per principal unit)	Lot Width Min.	Building Height (feet)		Yard Setbacks (feet)		
	Min.—Max.(a)	~~Area~~ (sq. ft.)(a)	~~Width~~ (feet)	Min.	Max.	Front Min.—Max.	Side Min.	Rear Min.
T1								

1- & 2-family dwelling	~~6—12 units/acre (b)~~ 0.3-1.0 FAR (e)	~~3500~~1000 ~~(b)~~	~~30~~ 25	none	35 (~~e~~d)	1~~0~~5—25 (~~i~~h)	(~~k~~j)	15
~~2-family /townhouse~~	~~8—20 units/acre (b)~~	~~2000 (b)~~	~~20~~	~~none~~	~~35 (e)~~	~~10—25 (i)~~	~~(k)~~	~~15~~
~~Multifamily~~ All other	~~10—25 units/acre (b)~~ 0.3-1.0 FAR (e)	~~1700 (b)~~ n/a	n/a	none	35 (~~e~~d)	~~1~~0—25 (~~i~~h)	(~~k~~j)	(~~k~~j)
~~Nonresidential or mixed use~~	~~0.3—1.0 FAR~~	~~n/a~~	~~n/a~~	~~none~~	~~35 (e)~~	~~0—25~~	~~(k)~~	~~(k)~~
T2								
1- & 2-family dwelling	~~6—12 units/acre (b)~~ 0.3-1.0 FAR (e)	~~3500~~1000 ~~(b)~~	~~30~~ 25	none	35 (~~e~~d)	1~~0~~5—25 (~~i~~h)	(~~k~~j)	15
~~2-family /townhouse~~	~~8—20 units/acre (b)~~	~~2000~~1000 ~~(b)~~	~~20~~ 25	~~none~~	~~35 (e)~~	~~10—25 (i)~~	~~(k)~~	~~15~~
~~Multifamily~~	~~FAR as for mixed use~~	~~n/a~~	~~n/a~~	~~none~~	~~35 (e), (f)~~	~~10—25 (i)~~	~~(k)~~	~~(k)~~
~~Nonresidential or mixed use~~ All other	0.3—2.0 FAR with surface parking, 0.3—3.0 FAR with structured or no parking, and 0.5 min. FAR in light rail station areas (~~c~~b), (e)	n/a	n/a	none	4~~3~~5 (~~e~~d)~~,~~ ~~(f)~~	0—10 (j~~h~~), (i)	(~~k~~j)	(~~k~~j)
T3								
~~1-family dwelling~~	~~8—12 units/acre (b)~~	~~3500 (b)~~	~~30~~	~~25~~	~~35 (e)~~	~~15—25 (i)~~	~~(k)~~	~~15~~
~~2-family /townhouse~~	~~10—20 units/acre (b)~~	~~2000 (b)~~	~~20~~	~~25~~	~~35 (e)~~	~~10—25 (i)~~	~~(k)~~	~~15~~
~~Multifamily~~	~~0.5—3.0 FAR(d)~~	~~n/a~~	~~n/a~~	~~25~~	~~45 (e), (g), (l)~~	~~10—25 (i)~~	~~(k)~~	~~(k)~~
~~Nonresidential or mixed use~~ All	0.5—3.0 FAR (~~d~~c), (e)	n/a	n/a	25	55 (~~e~~d), (~~g~~f)~~,~~ ~~(l)~~	0—10 (j~~h~~), (i)	(~~k~~j)	(~~k~~j)
T4								
~~Multifamily~~	~~0.5 min. FAR (d)~~	~~n/a~~	~~n/a~~	~~25~~	~~75 (e), (h)~~	~~10—25 (i)~~	~~(k)~~	~~(k)~~
~~Nonresidential or mixed use~~ All	0.5 min. FAR (~~d~~c)	n/a	n/a	25	75 (~~e~~d), (~~h~~g)	0—10 (j~~h~~), (i)	(~~k~~j)	(~~k~~j)

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

Notes to table 66.331, traditional neighborhood district dimensional standards:

(a) In calculating the area of a lot that adjoins a dedicated public alley, for the purpose of applying minimum lot area and maximum density requirements, one-half the width of such alley adjoining the lot ~~shall be~~is considered part of the lot. The minimum FAR applies to new buildings. The minimum FAR does not apply to the creation or reconfiguration of lots, or to removal of buildings. For a new building on a zoning lot where an existing building will remain, or where the new building and its associated parking and landscaping will cover only part of the site and leave the rest of the site open for an additional building, minimum FAR may be calculated based on the area of the site covered by the new building and its associated parking and landscaping. Public gathering areas, landscaped areas at least twenty (20) feet wide preserved for future development between the public right-of-way and parking, and land dedicated to the city as public right-of-way may be approved by the planning administrator as counting toward meeting the minimum FAR.

~~(b) Units per acre is calculated based on net acreage. 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 for the purpose of applying lot area and density requirements, the lot area figure may be increased by six hundred (600) square feet for each parking space (up to one (1) parking space per unit) within a multiple-family structure or a structured parking facility. The maximum number of units possible on a lot using this lot area bonus can be calculated using the formula: Maximum units allowed = Lot Area ÷ (minimum lot area per unit - 600).~~

(~~c~~b) Floor area ratio (FAR) ~~shall~~must be prorated upon the percentage of parking that is provided as structured parking. ~~A minimum FAR of 0.5 is required in light rail station areas.~~ Thirty (30) percent of the floor area of structured parking within, above, or below the principal structure may be counted toward meeting the minimum FAR.

(~~d~~c) 1.0-3.0 FAR in light rail station areas for lots more than twenty-five thousand (25,000) square feet in area, with no maximum FAR in T4. The floor area of structured parking above or below space used for principal uses, up to an amount equal to the floor area of the principal uses, may be counted toward meeting the minimum FAR. For lots more than twenty-five thousand (25,000) square feet partly in a light rail station area, minimum FAR ~~shall~~must be prorated upon the percentage of the lot in a light rail station area.

(~~e~~d) ~~Except in the river corridor overlay district, h~~Height of structures may exceed the maximum if set back from side and rear setback lines a distance equal to additional height. Structures ~~shall~~must be no more than ~~twenty-five (25)~~ thirty (30) feet high along side and rear property lines ~~abutting~~adjoining RL-~~H2~~RT2 residential districts at a common property line or alley; structures may exceed this ~~twenty-five (25)~~ thirty (30) foot height limit if stepped back from side and rear property lines a distance equal to the additional height. Additional building height is permitted when stated in an adopted T District master plan.

(~~f~~e) ~~A maximum height of forty-five (45) feet may be permitted with a conditional use permit.~~ In T1 - T3, the FAR maximum may be increased by 0.5 if at least ten (10) percent of new dwelling units are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. The FAR maximum may be increased by an additional 0.5 (total of 1.0 increase) if at least twenty (20) percent of new dwelling units are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. Each unit required to be affordable must be occupied by a household earning up to sixty (60) percent of the area median income. Prior to issuance of a building permit for the new building (or building expansion or conversion), demonstration of the commitment to affordable housing in accordance with this footnote must be provided as a deed restriction or other contractual agreement with the city, or a city housing and redevelopment authority financing agreement or other similar financing agreement. Upon occupancy of the units, documentation of the households' income qualifications is required.

(gf) ~~Except in the river corridor overlay district and within light rail station areas between Lexington Parkway and Marion Street, a~~A maximum height of ninety (90) feet may be permitted with a conditional use permit. Structures ~~shall~~must 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. Additional building height is permitted when stated in an adopted T District master plan.

(~~h~~g) Additional height may be permitted with a conditional use permit. Structures ~~shall~~must 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. Additional building height is permitted when stated in an adopted T District master plan.

(~~i~~h) ~~Where at least fifty (50) percent of the front footage of any block is built up with principal residential buildings and the front yard setbacks of existing buildings with front yards that adjoin the front yard of the lot are all greater or all less than the district standard setback requirement, the minimum front yard setback for new buildings shall be the same as the adjoining front yard setback that is closest to the district standard setback requirement, except where only one existing front yard adjoins the front yard of the lot the minimum front yard setback for new buildings shall be the midpoint between the district standard setback requirement and the adjoining front yard setback. The property owner is responsible for reporting the relevant adjacent existing front setback to the zoning administrator on a registered land survey.~~ The minimum front yard setback ~~shall~~must not exceed the maximum front yard setback requirement. If an interior lot is abutting BC or residential zoning, it may have setbacks up to twenty-five (25) feet to relate to the existing established building façade line. ~~Sixty (60) percent of the front facade must fall within the maximum setback~~. Up to forty (40) percent of the building façade on any lot may exceed the maximum setback to create outdoor seating, gathering areas, or courtyards. Civic and institutional buildings in T1 and T2 districts are exempt from the maximum front yard setback requirement. On corner lots at transitway platforms, no portion of a structure is allowed in the triangular area of the lot included within fifteen (15) feet of the corner along each lot line. For local heritage preservation sites, the minimum and maximum setback standards may be modified to comply with the preservation program and design review guidelines.

(~~j~~i) 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~~must 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.

(~~k~~j) 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~~must be provided. Side and rear yards of at least six (6) feet ~~shall be~~are 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~~must be a minimum of thirteen (13) feet from the centerline of an adjoining alley.

~~(l) For the T3M Upper Landing area bounded by Chestnut Street, Spring Street, Smith Avenue and the Mississippi River, 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. For the T3M Victoria Park area generally bounded by W. 7th Street, Otto Avenue, Shepard Road and Montreal Way, a maximum height of seventy-five (75) feet may be permitted with a conditional use permit. For the T3M West Side Flats area generally bounded by Wabasha Street, Plato Boulevard, Robert Street, and the Mississippi River, the maximum permitted building heights shall be as shown on Figure 5.4 of the *West Side Flats Master Plan and Development Guidelines* adopted by the city council on June 10, 2015; for the parcels on the northeast and northwest corners of Robert Street and Plato Boulevard, a maximum height of seventy-five (75) feet may be permitted without a conditional use permit, and a maximum height of ninety (90) feet may be permitted with a conditional use permit. A shadow study and/or view analysis shall accompany the conditional use permit application to help determine the impact of the additional height.

(Ord. No. 11-27, § 1, 4-20-11; Ord 14-12, § 2, 6-4-14; Ord 15-5, § 3, 2-5-15; Ord 15-20, § 2, 6-10-15; Ord. 21-27, § 1, 8-18-21; Ord 22-1, § 3, 1-19-22)

Division 4. 66.340. Required Conditions

Sec. 66.341. Required conditions in T1—T2 traditional neighborhood districts.

(a) *Placement of parking.* Surface parking must not be located within thirty (30) feet of a corner and maymust be located:

(1) To the rear of the principal building or within the rear yard of the parcel.;

(2) In an interior side yard if rear parking is impractical or insufficient, provided that surface parking areas and entrance drives occupy no more than fifty (50) percent of the total lot frontage. and that Ssurface parking areas in light rail station areas shall occupy no more than sixty (60) feet of the lot frontage.; or

(3) On a separate lot, in compliance with section 63.303.

(4) If a variance of this parking placement requirement is necessary to allow parking in front of a building because of special needs and site constraints, there shouldmust be a good pedestrian connection between the sidewalk and building entrance, and the area shouldmust be well landscaped.

(b) In the T1 district, all activities except for off-street parking and loading shallmust take place within completely enclosed buildings, with the exception of outdoor seating areas for coffee shops or similar uses.

(c) Storefronts or ground floors originally designed for commercial use shall not be converted to more than fifty (50) percent residential use without a conditional use permit. In conversion from commercial to residential use, the elements of traditional storefront design, where present, shallmust be retained. These include door and window openings, display windows, intermediate cornice lines, sign bands, awnings, arcades, and primary entrances facing the public street.

(d) In mixed-use buildings, nonresidential uses shallmust be located on the first floor or lower floors of the building. Residential units in mixed-use buildings may be located on any floor, but not directly beneath a nonresidential use.

(C.F. No. 10-403, § 6, 6-16-10; Ord. No. 11-27, § 1, 4-20-11; Ord 14-12, § 3, 6-4-14; Ord. 21-27, § 1, 8-18-21)

Sec. 66.342. Parking requirements in T3—T4 traditional neighborhood districts.

(a) *Placement of parking.* Surface parking must not be located within thirty (30) feet of a corner and maymust be located:

(1) To the rear of the principal building or within the rear yard area of the parcel.;

(2) In an interior side yard if rear parking is impractical or insufficient~~.~~, provided that ~~S~~surface parking areas and entrance drives accessory to a principal building or use ~~may~~ occupy no more than sixty (60) feet of the total lot frontage~~.~~: or

(3) On a separate lot, in compliance with section 63.3034, provided that surface parking is not permitted as the principal use of a lot unless it is shared among multiple businesses or uses.

~~(4)~~If a variance of this parking placement requirement is necessary to allow parking in front of a building because of special needs and site constraints, there ~~should~~must be a ~~good~~ pedestrian connection between the sidewalk and building entrance, and the area ~~should~~must be well landscaped.

(C.F. No. 10-403, § 6, 6-16-10; Ord. No. 11-27, § 1, 4-20-11; Ord. 21-27, § 1, 8-18-21)

Sec. 66.343. Traditional neighborhood district design standards.

(a) *Applicability.* Thi~~s~~e section ~~traditional neighborhood district design standards under paragraph (b) below apply~~applies to development within T1—T4 traditional neighborhood districts~~., as indicated in table 66.343, applicability of traditional neighborhood district design standards. Site plans and other development proposals within traditional neighborhood districts shall be consistent with the applicable design standards unless the applicant can demonstrate that there are circumstances unique to the property that make compliance impractical or unreasonable.~~ In cases where more specific design standards or guidelines have been developed as part of city council-approved master plans, small area plans, or other city-approved plans for specific sites, those ~~shall~~ take precedence. ~~All s~~Standards in section 63.110, ~~general~~ building design standards, ~~are~~ also appl~~yicable to development within T1—T4 traditional neighborhood districts~~.

~~Table 66.343. Applicability of Traditional Neighborhood District Design Standards~~

~~Guidelines~~	~~T1~~	~~T2~~	~~T3~~	~~T4~~
~~1. Land use diversity~~			~~✓~~	~~✓~~
~~2. Transitions to lower-density neighborhoods~~		~~✓~~	~~✓~~	~~✓~~
~~3. Block length~~		~~✓~~	~~✓~~	~~✓~~
~~4. Compatible rehabilitation and reuse~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~5. Use established building facade line~~	~~✓~~	~~✓~~	~~✓~~	
~~6. Buildings anchor the corner~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~7. Front yard landscaping~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~8. Building facade continuity~~		~~✓~~	~~✓~~	~~✓~~
~~9. Building facade articulation - base, middle and top~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~10. Building height - treatment of 1-story buildings~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~11. Definition of residential entries~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~12. Entrance location~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~13. Door and window openings - minimum and character~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~14. Materials and detailing~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~15. Screening of equipment and service areas~~		~~✓~~	~~✓~~	~~✓~~
~~16. Interconnected street and alley network~~		~~✓~~	~~✓~~	~~✓~~
~~17. On-street parking~~		~~✓~~	~~✓~~	~~✓~~
~~18. Parking location and entrance design~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~19. Residential garage location~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~20. Parking lot lighting~~		~~✓~~	~~✓~~	~~✓~~
~~21. Entrance location for transit access~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~

~~22. Street trees~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~23. Sidewalks~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~

(b) *Traditional neighborhood district design standards.*

~~(1) *Land use diversity.* In general, it is desirable for each block to include some diversity in housing type, building type, and mix of land uses. In T3M districts any two (2) abutting block faces shall include more than one (1) land use or building type.~~

~~(2) *Transitions to lower-density neighborhoods.* Transitions in density or intensity shall be managed through careful attention to building height, scale, massing and solar exposure.~~

~~(3) *Block length.* Block faces in mixed use areas shall typically not exceed four hundred (400) feet. Block faces in residential areas shall typically follow the pattern of neighboring blocks, but shall not exceed six hundred sixty (660) feet, the length of the standard Saint Paul block. This standard may be modified to ensure compliance with the city's adopted comprehensive plan and development or project plans for sub-areas of the city.~~

(~~4~~1) *Compatible rehabilitation and reuse.* Remodeling, additions or other alterations to existing traditional buildings ~~shall~~must be done in a manner that is compatible with the original scale, massing, detailing, glazing and materials of the original building. Original materials ~~shall~~must be retained and preserved to the extent possible. Traditional buildings are typically sited close to the property line along the street and feature architectural and design elements that relate to the human scale.

~~(5) *Use established building facade lines.* New buildings shall relate to the established building facade line on the block where they are located. On most nonresidential or mixed use blocks, this is the inside edge of the sidewalk. For corner buildings, each facade that fronts a public street shall maintain the established building facade line. Portions of the facade may be set back a greater distance to emphasize entries or create outdoor seating and gathering areas.~~

~~(6) *Buildings anchor the corner.* New buildings on corner lots shall be oriented to the corner and both public streets. On corner lots at light rail transit station platforms, no portion of a structure shall be permitted in the triangular area of the lot included within fifteen (15) feet of the corner along each lot line.~~

(~~7~~2) *Front yard landscaping.* Front yard areas located between the principal building and the street ~~shall~~must be landscaped, except on University Avenue where the first four (4) feet may be paved similar to the public sidewalk. Other hard surfaced front yard areas should include amenities such as benches, tables, and planters. The amenities must be placed in a manner that does not create blind corners or areas of concealment.

(~~8~~3) *Building facade continuity.* New buildings along commercial and mixed-use streets ~~shall~~must provide a continuous facade along the street. Where breaks occur, the street edge ~~shall~~must be continued through the use of fencing, low walls, ~~and/or~~ landscaping and/or similar treatments. Civic and institutional uses are exempt.

(~~9~~4) ~~*Building facade articulation*~~*Frontage elements.* The ~~bottom~~base ~~twenty-five (25)~~thirty (30) feet of building~~s~~ sides facing abutting public streets ~~shall~~must include elements that relate to the human scale at grade. ~~These should~~Elements include doors, ~~and~~ windows, ~~texture,~~ projections, awnings, ~~and~~ canopies, ~~ornament~~porches, stoops, etc.

(~~10~~5) *Building roofline design* ~~*height - treatment of 1-story buildings.* New buildings of two (2) or more stories are encouraged.~~ One-story buildings ~~shall~~must be designed to convey an impression of greater height in relation to the street with design elements such as~~. This can be achieved through the use of~~ pitched roofs with dormers or gables facing the street, ~~a higher~~ tall parapets, and/or the use of an intermediate cornice line to separate the ground floor and the

roof ~~upper level~~. Buildings of two (2) or more stories must include a cornice, parapet, or roof overhang in the area between the top floor and highest point of the building.

~~(11) *Definition of residential entries.* Porches, steps, pent roofs, roof overhangs, hooded front doors or similar architectural elements shall be used to define all primary residential entrances.~~

(~~12~~6) *Entrance location.* There ~~shall~~must be a primary pedestrian building entrance on all arterial or collector streets. At a corner location where both streets are arterial or collector streets, this standard may be satisfied with a single entrance at the corner. In multi-tenant buildings, any ground floor nonresidential use with street frontage ~~shall~~must have an entrance facing the street or outdoor pedestrian-oriented courtyard on a primary street frontage.

(~~13~~7) *Door and window openings ~~- minimum and character~~.*

a. For new commercial and civic buildings, windows and doors or openings ~~shall~~must comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along arterial and collector street facades.

~~b. Windows shall be designed with punched and recessed openings, in order to create a strong rhythm of light and shadow.~~

~~c. Glass on windows and doors shall be clear or slightly tinted, and allow views into and out of the interior.~~

~~d~~b. Window shape, size and patterns ~~shall~~must emphasize the intended organization of the facade and the definition of the building.

(~~14~~8) *Building ~~M~~materials ~~and detailing~~.*

~~a.~~ Residential buildings of more than six (6) units and nonresidential or mixed-use buildings ~~shall~~must be built with ~~constructed of~~ high-quality materials such as brick, stone, textured cast stone, tinted masonry units, concrete, fiber cement siding, glass or metal. The following materials are ~~generally~~ not ~~acceptable~~allowed:

- Unadorned plain or painted concrete block;
- ~~Tilt-up concrete panels~~Corrugated metal, unless used as a limited architectural element rather than for entire walls;
- ~~Synthetic stucco products;~~
- Reflective glass; and
- Vinyl, fiberglass, asphalt or fiberboard siding.

~~b. All building facades visible from a public street or walkway shall employ materials and design features similar to those of the front facade.~~

(~~15~~9) *Screening of equipment and service areas.* If an outdoor storage, service or loading area is visible from adjacent residential uses or a public street or walkway, it ~~shall~~must be screened by a decorative fence, wall or screen of plant material at least six (6) feet in height. Fences and walls ~~shall~~must be decorative and architecturally compatible with the primary structure.

(~~16~~10) *Interconnected street and alley network.* The existing street and alley network ~~shall~~must be preserved and extended as part of any new development. ~~If the street network has been interrupted, it shall be restored whenever possible.~~ Cul-de-sac streets are discouraged~~; crescent-shaped or courtyard street arrangements may be used when street connections are impractical~~.

~~(17) *On-street parking.* Streets shall generally have parking on both sides to buffer pedestrians, calm traffic and supplement off-street parking unless the space is needed to accommodate traffic volume, emergency vehicles, transit or deliveries. Parking bump-ins are permitted in special~~

~~cases (such as adjacent to large development sites) in conjunction with a redevelopment project that has at least three-hundred (300) feet of street frontage.~~

(1~~8~~) *Structured ~~P~~parking location and entrance design.*

a. ~~Off-street parking shall be provided within a principal structure, underground, or to the rear of buildings to the greatest extent possible. Limited side yard parking may be appropriate.~~ Entrance drives and garage doors for underground or structured parking may face the street, except adjacent to light rail transit platforms, ~~but~~and ~~shall~~must be designed for pedestrian convenience and safety.

b. ~~Surface parking shall not be located within thirty (30) feet of a corner. Buildings shall be located to emphasize and "anchor" the corner whenever possible.~~ Vehicular entrances to structured parking must be from a side street, when available, to minimize vehicle-pedestrian conflicts, except where it is determined in the review of a site plan that side street access would create or aggravate an unsafe condition or is impractical, unreasonable, or harmful to public safety.

c. Vehicular entrances to structured parking ~~shall~~must be minimized to the extent feasible so ~~that~~ they do not dominate the street frontage~~ of the building~~. Possible design techniques include recessing the entry; extending portions of the structure over the entry; using screening and landscaping to soften the appearance of the entry; using the smallest curb cut and driveway possible; and subordinating the vehicular entrance to the pedestrian entrance in terms of size, prominence in the streetscape location, and design emphasis.

d. New above-grade parking structures fronting on arterial and collector streets ~~shall~~must be lined with active commercial/retail uses at street level with direct access to the sidewalk.

e. Upper levels of ~~new~~ parking structures ~~shall~~must be designed with exterior wall treatments~~, detailing, fenestration and materials that~~ and screening to reduce the view of vehicles~~ and relate to existing adjacent buildings~~.

f. Structured parking must be designed with level parking floors and adequate floor-to-ceiling clearance height to allow the space to be converted to finished floor area if parking is no longer needed in the future and such design is determined cost-effective.

(1~~9~~) ~~*Residential*~~ *One- or two-family garage location.* Attached ~~residential~~ garages ~~shall~~must be recessed at least ten (10) feet behind the front facade of the building. Detached ~~residential~~ garages ~~shall~~must be located in the side or rear yard, recessed at least twenty-five (25) feet behind the front facade of the building. When an alley is present, garages ~~shall~~must be located in the rear yard and accessed through the alley. Individual ~~residential~~ unit garage entrances ~~shall~~must be off alleys or interior courtyards. On corner lots, access to parking may be from the side street.

(~~20~~13) *Parking lot lighting.* Pedestrian-scale lighting ~~shall~~must be provided within parking ~~areas~~facilities. Light standards ~~shall~~must be no more than twenty-five (25) feet in height in parking lots and sixteen (16) feet in height along interior sidewalks and walkways, and have a downcast glow.

(~~2~~14) *Entrance location for transit access.* ~~New and existing retail, office and multifamily housing shall coordinate with the transit agency in locating bus stops and related improvements.~~ A primary ~~B~~building entrance~~s~~ ~~shall~~must be located to provide ~~easy~~direct access to transit stations, including light rail, bus, ~~stops~~ bus rapid transit, and ~~shelters~~ streetcar.

(~~22~~15) *Street trees.* Street trees and other landscape improvements must be planted in compliance with ~~in the street right-of-way, as prescribed by the city forester and~~ section 69.600 ~~of the subdivision regulations, and other landscape improvements shall be provided along all streets at regular intervals to help define the street edge, buffer pedestrians from vehicles, and~~

~~provide shade~~. Trees ~~shall~~must be located in a planting strip at least five (5) feet wide between the curb and sidewalk, or in a planter or planting structure of a design acceptable to the city.

(~~23~~16) *Sidewalks.* ~~Streets shall be designed with sidewalks on both sides except where they abut a park or other open space.~~ In T1-T3, ~~S~~sidewalk width ~~shall~~must be at least five (5) feet; in T4, sidewalk width must be at least ~~and~~ six (6) feet, or more in areas of high pedestrian activity. The T4 district is defined as an area of high pedestrian activity. See the Street Design Manual for additional information.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.344. - Traditional neighborhood district planning requirements.

(a) *Previous plans.* Any pre-existing city-approved plans, such as small area plans, station area plans, ~~precinct~~ district plans or master plans, prepared for the site or the surrounding area ~~shall~~must be incorporated as appropriate in preparing any development plan for a T3 or T4 traditional neighborhood district site. It is understood that these plans may occasionally be amended as conditions change. The intent of such plans ~~shall~~must be realized to the extent possible in any subsequent development plans. For a T3 or T4 development site that, together with adjoining T3 or T4 parcels of land held by the same owner, is fifteen (15) acres or more in area, prior to issuance of building permits for new buildings on the site, a conceptual site plan ~~shall~~must be provided showing how the land under single ownership will be developed in conformance with any pre-existing city-approved plans.

(b) *Master plan.* For a contiguous area of at least fifteen (15) acres in traditional neighborhood districts, a master plan may be provided for review and recommendation by the planning commission and approval by city council resolution. The master plan may be already in existence, or it may be prepared by city staff or by the applicant or developer. A traditional neighborhood area for which a master plan has been adopted by the city council ~~shall~~must be designated as a T1M, T2M, T3M, and/or T4M district. The master plan may include additional regulations or provide specified relief from zoning regulations if the plan as a whole results in improved implementation of the comprehensive plan and of the zoning code's intent. The master plan may include the following information.

(1) Location maps of suitable scale showing the boundaries and dimensions of the site within the context of the community and adjacent parcels, including:

a. Locations of any streets; railroads; significant natural, geographic or topographic features; and other major features within five hundred (500) feet of the site; and

b. Existing parks, open space, major institutions, and concentrations of commercial use within one-half mile of the site.

(2) A site inventory and analysis to identify site resources and constraints, including floodplain, wetlands, poorly drained soils, soils with bedrock near surface, utility easements, slopes greater than twelve (12) percent, and areas of possible soil contamination.

(3) Plan graphics, including but not limited to the following:

a. Topographic contours at five-foot intervals.

b. Layout of blocks.

c. Circulation system, indicating existing and proposed streets or rights-of-way, transit stops, bike routes, sidewalks and other walkways.

d. Street classification system, designating streets by function within the site.

e. Block-level analysis, ~~designating blocks or portions of blocks as "mixed residential," "mixed use," "edge," "transition," or other (see section 66.345 Traditional neighborhood district master plan elements) and~~ identifying primary building types and land uses on each block. Blocks may be designated for a range of traditional neighborhood elements

and building types. Undesignated blocks would allow the full range of uses and building types.

f. Open space plan, including areas to be set aside as public or private open space and their preliminary design treatment.

g. Preliminary landscape plan, indicating street trees and landscape treatment of streets and public spaces.

(4) Plan graphics may include examples of building elevations for each building type; an indication of building scale, height, massing, parking location and relationship to the street; visual analysis of impact on critical views and vistas; and examples of streetscape and other public improvements, including light fixtures, screening walls and fences, benches and other street furniture.

(5) A preliminary stormwater plan, identifying any wetlands or floodplain, and preliminary locations of structures and methods to be used in managing stormwater and surface water on the site. Integration of stormwater treatment into the landscape and site design is encouraged, as is the use of natural methods such as ponds, wetlands or swales.

(6) Phasing plan, where applicable, including the phasing of open space and street improvements.

(7) Utilities plan, indicating existing conditions and proposed changes, as appropriate.

(c) *Changes to master plan.* Once approved, a master plan may be amended~~modified~~ as follows:

(1) *Minor amendment~~modification~~.* Minor amendments~~modifications~~ to an approved master plan may be requested by the property owner or developer. The planning administrator may approve minor amendments~~modifications~~, including changes of less than ten (10) percent in land area designated in a specific category provided such changes are consistent with the intent of the master plan.

(2) *Major amendment~~modification~~.* Major amendments~~modifications~~ to an approved master plan may be initiated by the city council, the planning commission, or any person having an ownership or leasehold interest (contingent included) in property that is the subject of the proposed amendment~~modification~~. Major amendments~~modifications~~ include changes of ten (10) percent or more in land area designated in a specific category; creation of a new public street or removal of a public street segment; removal of a park or open space area; or addition or removal of an entire block. Major amendments~~modifications may be approved as an amendment~~ to the master plan are approved by city council resolution following planning commission review, public hearing and recommendation.

(d) *Modification of traditional neighborhood design standards in master planned areas.* The planning administrator may approve modifications of the traditional neighborhood design standards in Sec. 66.343(b) for master planned areas, when the modification does not include any changes to locations of public infrastructure, such as public streets, parks, sewers, and utilities, or changes to land uses of the master plan approved by city council. The planning administrator must find that:

(1) The modification is consistent with the Comprehensive Plan.

(2) The modification is consistent with intended design character or necessary to achieve a specific design goal of the master plan approved by city council.

(3) The modification provides for additional design flexibility necessary due to unforeseen changes to market conditions.

(4) The modification is requested at least two years after the approval of the applicable master plan.

(5) The modification allows for adequate and safe ingress and egress.

Applications for modifications denied by the planning administrator may be filed for variance as provided in Sec. 61.600 or master plan amendments as provided in Sec. 66.344(c) above.

(Ord. No. 11-27, § 1, 4-20-11; Ord 15-5, § 3, 2-5-15; Ord 22-25, § 1, 6-1-22)

Editor's note(s)—Former § 66.345, renumbered and amended by Ord. No. 11-27, § 1, adopted April 20, 2011.

~~**Sec. 66.345. Traditional neighborhood district master plan elements.**~~

~~This section applies to T3M and T4M districts for which a master plan designates blocks or portions of blocks as "mixed residential," "mixed use," "open space," "edge," or "transition area." A T3M traditional neighborhood district of fifteen (15) or more acres in area should include, at a minimum, a mixed residential area and the specified minimum percentage of open space within one-quarter (¼) mile of a mixed-use neighborhood center. These elements may be found within the T3M district or adjacent to it; the intent is that they would be present within a reasonable walking distance. A mixed use area and/or an edge/transition area may also be required, depending on the criteria listed below.~~

~~(a) *Mixed use area.* The mixed use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses, and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas.~~

~~(1) All residential lots within a T3M or T4M traditional neighborhood district should be located within approximately one-half mile of an existing or proposed mixed use area. The mixed use areas may be existing adjacent mixed use areas such as neighborhood commercial nodes.~~

~~(2) A mixed use area shall be composed of at least two of the following land use categories, as categorized in table 66.321, principal uses in traditional neighborhood districts:~~

~~a. commercial uses, such as general retail, restaurants, offices, services and accommodations~~

~~b. residential uses, not including one-family or two-family dwellings~~

~~c. civic and institutional uses such as school, place of worship, community meeting facility, library, and transit station~~

~~(3) A new mixed use area shall also include centrally located public open space, in the form of a square, park or plaza.~~

~~(b) *Mixed residential area.* A mixed residential area consists of a variety of housing types and limited office and service uses. It may be located anywhere within the district and is intended to be linked to surrounding areas by interconnected streets, paths and open spaces.~~

~~(1) A minimum of fifty (50) percent of all dwelling units in a mixed residential area shall consist of multifamily units, units in mixed-use buildings, and/or attached single-family units such as townhouses and live-work units.~~

~~(2) If over fifty (50) units are proposed in a site plan or master plan, at least two housing types shall be included from the following categories:~~

~~a. One- and two-family dwellings~~

~~b. Attached units such as townhouses and live-work units~~

~~c. other multifamily dwellings~~

~~(3) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a two-block radius.~~

~~(4) Up to twenty (20) percent of total floor area may consist of office and limited service uses as part of live-work units or integrated into residential structures.~~

(5) All residential lots shall be located within one-half (½) mile of existing or planned public or common open space.

(c) *Edge or transition area.* An edge area may be required as a lower-density transitional zone responding to adjacent uses. The required mix of housing types specified in the previous sections shall not apply in transition areas. Densities and uses will depend on adjacent conditions.

(d) *Open space areas.* For a T3M district of fifteen (15) or more acres in area, a minimum of twenty (20) percent of a district's gross acreage, exclusive of street or alley right-of-way, shall be defined in the master plan as open space, which may include undevelopable areas such as steep slopes and wetlands, and stormwater basins.

(1) A minimum of fifty (50) percent of the required open space shall be accessible to and usable by the public, such as a central square or plaza, neighborhood parks, greenways, trail corridors, or extensions of existing parks on the periphery (as specified in comprehensive or small area plans, or in the master plan process).

(2) Existing parks or open space adjacent to the area may satisfy the open space requirement; a fee-in-lieu of park dedication may be required for enhancements to such adjacent existing parks or open space.

(Ord. No. 11-27, § 1, 4-20-11)

Editor's note(s)—Former § 66.344, renumbered and amended by Ord. No. 11-27, § 1, adopted April 20, 2011.

ARTICLE I. - 60.100. GENERAL PROVISIONS AND EXCEPTIONS

Sec. 60.104. Construction of language.

The following rules of construction apply to the text of this code:

(a) The particular shall control the general.

(b) In case of any difference of meaning or implication between the text of this code and any caption or illustration, the text shall control. Illustrations in this zoning code are provided for purposes of describing, clarifying or providing examples; such illustrations are not to scale and do not replace, limit or expand the meaning of the text.

(c) The words "shall" and "must" are~~is~~ mandatory, and the word "may" is permissive.

(d) Words used in the present tense include the future; words used in the singular number include the plural, and the plural the singular, unless the context clearly indicates the contrary.

(e) The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for."

(f) The word "person" includes an individual, a corporation, a partnership, an incorporated association or any other similar entity.

(g) Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either…or," the conjunction shall be interpreted as follows:

(1) "And" indicates that all the connected items, conditions, provisions or events shall apply.

(2) "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.

(3) "Either…or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

(h) "Abut" means having a common boundary or relationship at a common property line, street or alley.

(i) "Adjacent" means located nearby, with or without contact.

(j) "Adjoin" means having a common boundary or relationship at a common property line.

(k) "Contiguous" means abutting.

(l) A "—" shall mean "through" when used between zoning district abbreviations within a land use category, e.g., "RT1—RM2" residential districts shall mean RT1, RT2, RM1, and RM2 residential districts.

(Ord 15-32, § 1, 7-22-15)

ARTICLE I. - 63.100. GENERAL PROVISIONS AND PERFORMANCE STANDARDS

Sec. 63.106. Projections into yards.

(a) Attached vestibules, enclosed entrances and greenhouses may project up to twenty (20) square feet into a required front or rear yard and are subject to lot coverage requirements.

(b) Ramps for the handicapped may project into required yards and are not subject to lot coverage requirements.

(c) Chimneys and fireplaces may project up to one (1) foot into a required yard and are subject to lot coverage requirements.

(d) Except as otherwise provided for in section 63.501(b), overhangs, decorative details and bay windows may project into a required yard sixteen (16) inches plus two (2) inches for each foot of width of the required side yard and are not subject to lot coverage requirements.

(e) Air conditioning condensers may be permitted in required side and rear yards and nonrequired front yards and are not subject to lot coverage requirements.

(f) Attached uncovered balconies located on the second story and above may project up to five (5) feet into a required yard along a street or an alley and not closer than two (2) feet from a property line. Attached uncovered balconies are not subject to lot coverage requirements.

(Ord 23-43, § 4, 10-18-23)

Sec. 63.110. Building design standards.

(a) A primary entrance of principal structures must:

(1) Be located within the front third of the structure unless a pedestrian-oriented courtyard is provided in that area that leads directly to a primary entrance;

(2) ~~b~~Be delineated with elements such as porches, roof overhangs, pent roofs, hooded front doors, recessed entries, landscaping, or similar design features that relate to the human scale; and

(3) ~~h~~Have a direct pedestrian connection to the sidewalk along the abutting street. The connection must not require pedestrians to cross drives or other vehicular movements unless the structure is for an industrial use or its closest wall is located more than three hundred (300) feet from the sidewalk.

(b) One-family, two-family, and multiple-family dwellings with up to six (6) units are also subject to the following standards:

(1) A primary entrance must either~~: 1)~~ face an improved abutting street~~;~~ or ~~2)~~ be located off of a front porch, foyer, courtyard, or similar architectural feature, and set back at least eight (8) feet from the side lot line.

(2) Remodeling, additions or other alterations to the front façade of existing buildings must be done in a manner that is compatible with the original scale, massing, detailing and materials of the original building.

(3) Front yard areas located between the principal building and the street must be landscaped.

(c) For principal buildings, ~~except industrial, production, processing, storage, public service and utility buildings,~~ above grade window and door openings must comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk. In addition, for new principal residential buildings, above grade window and door openings must comprise at least ten (10) percent of the total area of all exterior walls. For principal residential building additions of more than one hundred twenty (120) square feet in floor area, above grade window and door openings must comprise at least ten (10) percent of the wall area, or above grade window and door openings must comprise at least ten (10) percent of the total area of all exterior walls of the building. Windows in garage doors ~~must~~ count as openings; otherwise, the area of garage doors ~~themselves~~ do not count as openings. For residential buildings, windows must be clear or translucent. For nonresidential buildings, windows ~~may~~must be clear, translucent, or tinted and allow views into and out of the building interior on the first floor~~opaque~~. Industrial, production, processing, storage, public service, and utility buildings are exempt from these requirements.

(d) ~~In pedestrian-oriented commercial districts characterized by storefront commercial buildings built up to the public sidewalk, new principal structures must have a maximum setback of fifteen (15) feet from a commercial front lot line.~~ Where at least fifty (50) percent of the frontage of any block or corner is built up with existing buildings within fifteen (15) feet of the public sidewalk, a primary entrance must face the primary abutting public street, and ~~At intersections~~on corner lots, buildings must "hold the corner," that is, have ~~street~~ facades, frontages, and/or projections within fifteen (15) feet of the lot line along both streets to establish a relationship between the building and the public sidewalk.~~, or the site plan must have~~

~~vertical structural elements that "hold the corner." A primary entrance must face a primary abutting public street.~~

(e) Building materials and architectural treatments used on sides of buildings facing an abutting public street ~~should~~must be similar to those used on principal facades.

(f) The visual impact of rooftop equipment must be reduced through such means as location, screening, or integration into the roof design. Screening must be of durable, permanent materials that are compatible with the primary building materials. Exterior mechanical equipment such as ductwork must not be located on primary building facades.

(g) For property with local heritage preservation site or district designation, compliance with applicable historic guidelines is sufficient to meet the requirements of this section.

(C.F. No. 09-1286, § 3, 12-23-09; Ord. No. 11-101, § 1, 10-26-11; Ord 15-33, § 2, 7-22-15; Ord 23-43, § 4, 10-18-23)

ARTICLE II. - 65.100. RESIDENTIAL USES

Sec. 65.130. Cluster development.

The arrangement of multiple one-family dwellings, two-family dwellings, and/or multiple-family dwellings of no more than four (4) units, sharing a common open space on a single zoning lot.

Standards and conditions:

(a) *Lot size.* The parcel must have a minimum size of nine thousand six hundred (9,600) square feet and a maximum size of a one-half (½) acre, but parcels of record prior to August 1, 2023, that are larger than one-half (½) acre are permitted. Individual lots within a cluster development may have less than the required lot area for provided such reductions are compensated for by an equivalent amount of property owned in common elsewhere in the cluster development. Lot area ~~shall~~does not include areas designated as public or private streets.

(b) *Zoning district standards.* ~~Buildings must conform to the dimensional standards for minimum lot area per unit, minimum lot width, height, and setbacks for the zoning district.~~ Required yards within a cluster development may be reduced or eliminated provided required yards are maintained along the periphery of the cluster development. ~~In the RL-H2 districts, the maximum number of principal units per lot does not apply to cluster developments.~~

(1) *RL-H2 Lots.* Buildings must conform to the dimensional standards for minimum lot area per unit, minimum lot width, height, and setbacks for the zoning district. ~~Required yards within a cluster development may be reduced or eliminated provided required yards are maintained along the periphery of the cluster development. In the RL-H2 districts,~~ tThe maximum number of principal units per lot does not apply to cluster developments.

(2) *T Lots.* Buildings must conform to the dimensional standards for minimum and maximum floor area ratio (FAR), minimum lot width, height, and setbacks for the zoning district.

(c) *Lot coverage.* In the RL residential district, the total lot coverage of all buildings must not exceed forty-five (45) percent of the zoning lot. In the H1 residential district, the total lot coverage of all buildings must not exceed fifty (50) percent of the zoning lot. In the H2 residential district, total lot coverage of all buildings must not exceed fifty-five (55) percent of the zoning lot.

(d) *Accessory buildings.* No more than one (1) accessory dwelling unit is permitted per one-family dwelling in the cluster development. The accessory dwelling unit must meet standards (b)—(e) in section 65.913. The accessory unit does not count towards the minimum lot size per unit standard. Accessory buildings must conform to the standards in section 63.501, except (e).

(e) *Principal buildings.* Principal buildings must meet the following standards:

(1) Each principal building must either have an entrance that abuts the common open space or must be directly connected to it by a pedestrian path.

(2) Principal buildings within twenty (20) feet of a street property line may have their entrances facing the street and can connect to the common open space by the sidewalk in public rights-of-way that connects to the pedestrian path.

(3) Principal buildings not facing the common open space or the street must have their main entrances facing a pedestrian path that is directly connected to the common open space.

(4) The building design standards in section 63.110.

(f) *Common open space.* The cluster development must have a common open space for use by all residents. Common open spaces must meet the following standards:

(1) The common open space must be a single, contiguous area.

(2) The common open space must contain a minimum of one hundred fifty (150) square feet per principal unit within the cluster development. Accessory dwelling units are not subject to this requirement.

(3) The common open space must be a minimum of fifteen (15) feet wide at its narrowest dimension.

(4) The common open space must contain landscaping, lawn area, community garden, paved courtyard area, recreational amenities, or a mix of any of these, and may also include stormwater management infrastructure. Impervious elements of the common open space must not exceed seventy-five (75) percent of the total common area. Driveways and parking areas do not count as common open space.

(g) *Pedestrian path.* An accessible, hard-surfaced pedestrian path that is a minimum of four (4) feet wide must be provided that connects an entrance of each dwelling to the following:

(1) The common open space;

(2) Parking areas, if applicable;

(3) Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks; and

(4) A community building, if applicable.

(h) *Community building.* A cluster development may include one community building, for the shared use of residents, that provides space for accessory uses such as a community meeting room, exercise room, day care, laundry facilities, noncommercial community kitchen, or eating area.

(i) *Off-street parking.* Off-street parking facilities for the cluster development must conform to the standards in section 63.300.

(j) Individual lots, buildings, street and parking areas must be designed and situated to minimize alteration of the natural features and topography.

(k) *Conditional use permit.* A minimum lot area per unit that is lower than that required by the zoning district may be permitted with a conditional use permit, subject to the following conditions:

(1) Applications must include site plans, including landscaping and elevations and other information the planning commission may request.

(2) The floor area of individual dwelling units must be limited to no more than six hundred (600) square feet.

(3) The development must not contain any accessory dwelling unit.

(Ord 23-43, § 6, 10-18-23)

ARTICLE V. - 65.400. COMMERCIAL USES

Sec. 65.412. General retail.

General retail sales include the retail sale of products to the general public, sometimes with provision of related services, and produce minimal off-site impacts. General retail sales include but are not limited to the following:

(a) Antiques and collectibles store;

(b) Art gallery;

(c) Bakery;

(d) Bicycle sales and repair;

(e) Book store, music store;

(f) Butcher shop;

(g) Catering;

(h) Clothing and accessories;

(i) Deli;

(j) Drugstore, pharmacy;

(k) Electronics sales and repair;

(l) Florist;

(m) Food and related goods sales;

(n) Jewelry store;

(o) Hardware store;

(p) Leather goods, craft and sales, not tanning;

(~~p~~q) Liquor store;

(~~q~~r) Lower-potency hemp edible retail;

(~~r~~s) News stand, magazine sales;

(~~s~~t) Office supplies, stationery store;

(~~t~~u) Pet store;

(~~u~~v) Photographic equipment, film developing;

~~(v) Stationery store;~~

(w) Picture framing; and

(x) Video store.

Standards and conditions in T1 traditional neighborhood districts:

Retail uses must be less than five thousand (5,000) square feet in floor area.

Standards and conditions in T2-T4 traditional neighborhood districts:

~~In traditional neighborhood districts, a~~A conditional use permit is required for new construction covering more than twenty thousand (20,000) square feet of land to ensure size and design compatibility with the particular location.

(Ord 18-1, § 1, 1-24-18; Ord 24-21, § 1, 9-18-24)

Sec. 65.515. Farmers market.

An outdoor market at a fixed location consisting principally of farmers and gardeners for the purpose of selling the products of their farm, garden, greenhouse, apiary, or forest directly to the public.

Standards and conditions:

(a) In residential districts, a farmers market shall be located on a zoning lot at least one (1) acre in area.

(b) Approval of a site plan showing the number and location of vendors at the site, with contact information for a designated market director responsible for coordinating the market vendors and activities, and for providing the zoning administrator with updated contact information if it changes.

Standards and conditions for farmers markets with more than five (5) vendors in residential, business, or industrial districts:

(c) A conditional use permit is required.

(d) The use shall be limited to no more than three (3) days per week.

(e) Foods, manufactured goods, wares and merchandise may be sold if approved by the planning commission.

Standards and conditions for farmers markets with five (5) or fewer vendors:

(f) Sales shall be limited to no more than two (2) days per week between the hours of 7:00 a.m. and 7:00 p.m.

(Ord 13-51, § 2, 11-13-13)

Sec. 65.613. Coffee shop, tea house.

An establishment engaged principally in the sale of coffee, tea, and other nonalcoholic beverages for consumption on the premises or for carryout, which may also include the sale of a limited number of food items as allowed under a limited food menu license.

Standards and conditions in the T1 traditional neighborhood and B1 business districts:

A conditional use permit is required for a coffee shop or tea house of more than ~~eight hundred (800)~~ fifteen hundred (1,500) square feet in ~~gross~~ floor area ~~or for an accessory cabaret~~. Drive through uses (primary and accessory) are prohibited.

Standards and conditions in T2—T4 traditional neighborhood districts:

See section 65.614, restaurant.

(Ord. No. 11-27, § 1, 4-20-11; Ord. No. 12-26, § 1, 5-23-12; Ord 18-1, § 1, 1-24-18)

Note(s)—Former § 65.612. See editor's note, § 65.111.

Sec. 65.614. Restaurant.

A public eating place which serves a substantial portion of its food for consumption at tables or counters located on the premises. This term ~~shall~~ includes a deli with seating for more than twelve (12) customers.

Standards and conditions:

(a) In ~~T2—T3~~ traditional neighborhood districts, a conditional use permit is required for establishments of more than fifteen thousand (15,000) square feet in floor area to ensure size and design compatibility with the particular location.

(b) Outdoor restaurants ~~shall be~~are accessory to an indoor restaurant or a farmers market.

(Ord. No. 11-27, § 1, 4-20-11; Ord. No. 12-26, § 1, 5-23-12; Ord 15-5, § 2, 2-5-15; Ord 18-1, § 1, 1-24-18)

Sec. 65.780. Limited production and processing.

These uses produce minimal off-site impacts due to their limited nature and scale, are compatible with office, retail and service uses, and may include wholesale and off-premises sales. Limited production and processing includes, but is not limited to, the following:

(1) Apparel and other finished products made from fabrics;

(2) Blueprinting;

(3) Computers and accessories, including circuit boards and software;

(4) Electronic components, assemblies, and accessories;

(5) Film, video and audio production;

(6) Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar processing;

(7) Jewelry, watches and clocks;

(8) Milk, ice cream, and confections;

(9) Musical instruments;

(10) Novelty items, pens, pencils, and buttons;

(11) Precision dental, medical and optical goods;

(12) Signs, including electric and neon signs and advertising displays;

(13) Toys;

(14) Wood crafting and carving; and

(15) Wood furniture and upholstery.

Standards and conditions:

(a) In ~~T2—T3~~ traditional neighborhood districts, a conditional use permit is required for new construction covering more than fifteen thousand (15,000) square feet of land to ensure size and design compatibility with the particular location.

(b) All such uses are intended to be compatible with adjacent commercial and service uses. Odors, noise, vibration, glare and other potential side effects of manufacturing processes ~~shall~~must not be discernable beyond the property line.

(Ord. No. 11-27, § 1, 4-20-11; Ord 13-57, § 2, 12-4-13; Ord 15-5, § 2, 2-5-15)

Editor's note(s)—Former § 65.773. See editor's note, §§ 65.772, 65.773. Former § 65.780 was renumbered as § 65.787.

Sec. 65.782. Printing and publishing.

Standards and conditions:

In ~~T2—T3~~ traditional neighborhood districts and B2 business districts, a conditional use permit is required for new construction covering more than fifteen thousand (15,000) square feet of land to ensure size and design compatibility with the particular location.

(Ord. No. 11-27, § 1, 4-20-11; Ord 13-57, § 2, 12-4-13; Ord 15-5, § 2, 2-5-15)

Editor's note(s)—Former § 65.776. See editor's note, § 65.781.

Sec. 65.785 Storage facility, ~~rental~~ mixed-use.

Rental storage within a mixed-use building that does not exceed fifteen (15) percent of the floor area of the building and does not have rental storage units located on the first floor or at a skyway level.

Standards and conditions ~~in B4—B5 business districts~~:

~~The facility shall be located within a mixed-use building, shall not exceed fifteen (15) percent of the gross floor area of the building, and shall not be located on the first floor (except for access) or skyway level.~~

(a) The storage facility's primary entrance, loading areas, and freight elevators must not be located within the front third of the building, and may not be shared with other uses.

(b) The floor to ceiling height within the mixed-use storage facility must be a minimum of nine (9) feet.

(Ord 15-5, § 2, 2-5-15)

ARTICLE II. - 66.200. RESIDENTIAL DISTRICTS

Division 3. - 66.230. Residential District Density and Dimensional Standards

Sec. 66.231. Density and dimensional standards table.

Table 66.231, residential district dimensional standards, sets forth density and dimensional standards that are specific to residential districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.

Table 66.231. Residential District Dimensional Standards

Zoning District	Lot Area Minimum (per principal unit)	Lot Width Minimum	Maximum Number of Principal Units Per Lot (f)	Building Height Maximum	Yard Setbacks Minimum (feet)			Maximum lot coverage for all buildings
	(sq. feet) (f)	(feet)		(feet)	Front	Side	Rear	(percent of the lot) (f)
RL large lot (l)	9,000 (a)	60	2	35	30 (d)	10 (e)	10	40%
H1 residential (l)	1,500 (a)	30	4 (b)	35	10 (d)	5 (e)	10	45%
H2 residential (l)	1,000 (a)	25	5 (b)	39 (c)	10 (d)	5 (e)	10	50%

Zoning District	Floor Area Ratio (FAR)	Building Height Maximum	Yard Setbacks Minimum (feet)		
	Maximum (g)	(Feet)	Front	Side	Rear
RM1 multiple-family (l)	0.6 FAR with surface parking 1.0 FAR with structured parking	40 (h)	10 (d)	9 (e), (k)	9
RM2 multiple-family	1.5 FAR with surface parking 2.25 FAR with structured parking	50 (i), (k)	10 (d)	9 (e), (j)	9 (j)

RM3 multiple-family	1.5 FAR with surface parking 3.5 FAR with structured parking	no maximum	10 (d)	9 (e), (j)	9 (j)

Notes to table 66.231, residential district dimensional standards:

(a) If a two-family or multiple-family dwelling is developed on parcels where only the land immediately beneath each dwelling unit constitutes an individually described lot and all other land required for yards, other open space, parking, and other necessary land as required by this Code constitutes "common" properties, jointly owned by the owners of the described lots beneath each dwelling unit, the minimum size lot per unit is applied to the entire parcel.

(b) Up to two (2) additional dwelling units for the H1 residential district or one (1) additional dwelling unit for the H2 residential district and an additional five (5) percent lot coverage are permitted on the zoning lot through any combination of the following methods. These additional units are not subject to the minimum lot size per unit standard.

(1) *Affordable rental units.* Two (2) additional dwelling units in H1 and one (1) additional dwelling unit in H2 is permitted if twenty (20) percent of the total number of principal units on the zoning lot are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program published by Minnesota Housing and are affordable to and occupied by households earning up to sixty (60) percent of the area median income for at least ten (10) years. Each affordable unit must have at least the same floor area as another principal dwelling unit on the zoning lot. Prior to issuance of a building permit for the new building (or building expansion or conversion), demonstration of the commitment to affordable housing in accordance with this footnote must be provided as a deed restriction or other contractual agreement with the city, or a city housing and redevelopment authority financing agreement or other similar financing agreement. Upon occupancy of the units, documentation of the households' income qualifications is required.

Number of total principal units on the zoning lot with a density bonus	Number of units required to be affordable at 60% of AMI on the zoning lot
2	1
3	1
4	1
5	2
6	2

(2) *Affordable owner-occupied units.* One (1) additional dwelling unit is permitted for each principal dwelling unit on the zoning lot that is sold at a price affordable to a household earning up to eighty (80) percent of the area median income as defined by the Metropolitan Council's Livable Communities Act Affordability limits for ownership housing. The affordable dwelling unit must have at least the same floor area as another principal dwelling unit on the zoning lot. Prior to issuance of a building permit, demonstration of the commitment to affordable housing in accordance with this footnote must be provided as documentation of the fair market sales price via an appraisal based on full plans and specifications. Upon sale of the affordable unit to the end buyer, documentation of the household's income qualifications is required, and may include but not be limited to base pay or variable pay, income from business or self-employment, income from financial assets, government transfer payments, and insurance or benefit payments.

(3) *Three-bedroom units.* One (1) additional dwelling unit is permitted for each principal dwelling unit on the zoning lot containing three (3) or more bedrooms.

(4) *Conversions of or additions to an existing residential structure.* One (1) additional dwelling unit is permitted if at least fifty (50) percent of the floor area of an existing principal residential structure on the zoning lot is retained.

(c) In the H2 district, the maximum height for buildings with flat or shed roofs is thirty-six (36) feet.

(d) Where at least fifty (50) percent of the front footage of any block is built up with principal buildings and at least one (1) of the front yard setbacks of the existing principal buildings with front yards that adjoin the front yard of the lot is greater than fifteen (15) feet in the H1-RM3 districts or less than thirty (30) feet in the RL district, the following standards apply:

(1) Where there are two (2) existing front yards that adjoin the front yard of the lot, the minimum front yard setback is the midpoint between the district standard setback requirement and the larger of the two (2) adjoining front yard setbacks in the H1-RM3 districts or the midpoint between the district standard setback requirement and the smaller of the two (2) adjoining front yard setbacks in the RL district.

(2) Where only one (1) existing front yard adjoins the front yard of the lot, the minimum front yard setback is the midpoint between the district standard setback requirement and the adjoining front yard setback.

The property owner is responsible for reporting the relevant adjoining front setbacks to the zoning administrator on a certificate of survey.

(e) Side yards are required only for dwelling units on the ends of townhouse structures. The side yard setback requirement from interior lot lines may be reduced or waived when an easement or common wall agreement, certified by the city building official for conformance with the state building code, is recorded on the deeds of the adjoining parcels.

In RM1 and RM2 districts, the minimum side yard setback for a one-family dwelling, two-family dwelling, and multiple-family dwellings of thirty-five (35) feet in height or less on lots of sixty (60) feet width or narrower is five (5) feet.

(f) See section 65.130(a) for additional lot size requirements for cluster developments.

The maximum number of principal units per lot does not apply to cluster developments.

See section 65.130(c) for maximum lot coverage for all buildings for cluster developments.

(g) Floor area ratio (FAR) is prorated upon the percentage of parking that is provided as structured parking. The FAR maximum may be increased by 0.5 if at least ten (10) percent of the dwelling units on the zoning lot are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. ~~affordable at sixty (60) percent of the area median income for at ten (10) years.~~ The FAR maximum may be increased by an additional 0.5 (total of 1.0 increase) if at least twenty (20) percent of the dwelling units on the zoning lot are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. ~~affordable at sixty (60) percent of the area median income for at least ten (10) years.~~ Units required to be affordable must be occupied by households earning up to sixty (60) percent of the area median income. Prior to issuance of a building permit for the new building (or building expansion), demonstration of the commitment to affordable housing in accordance with this footnote must be provided as: a deed restriction or other contractual agreement with the city, or a city housing and redevelopment authority financing agreement or other similar financing agreement. Upon occupancy of the units, documentation of households' income qualifications is required.

(h) On lots more than sixty (60) feet wide and on corner lots, a maximum height of forty-five (45) feet may be permitted with a conditional use permit.

(i) If at least half of provided parking is structured parking, a maximum building height of seventy-five (75) feet may be permitted with a conditional use permit. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.

(j) For portions of a building over fifty (50) feet in height, the minimum side and rear yard setbacks are twenty-five (25) feet or nine (9) feet plus one-half the building height over fifty (50) feet, whichever is less.

(k) For property along Grand Avenue between Fairview Avenue and Cretin Avenue, between lines defined by the parallel alleys immediately north and south of Grand Avenue, building height is limited to four (4) stories and forty (40) feet.

(l) In the RL-RM1 districts, permitted and conditional principal uses other than residential uses must meet the dimensional standards for the RM2 district.

(Ord 13-36, § 2, 6-26-13; Ord 15-33, § 3, 7-22-15; Ord 20-28, § 1, 9-9-20; Ord 20-30, § 1, 9-23-20; Ord. 21-27, § 1, 8-18-21; Ord 22-1, § 3, 1-19-22; Ord 23-43, § 7, 10-18-23)

Division 4. - 66.240. Required Conditions

Sec. 66.241. Multiple-family design standards.

The design standards in section 66.343(b)~~(2), (3),~~ (2~~7~~), (4~~9~~), (~~11~~), (8~~14~~), (9~~15~~), (10~~16~~), ~~(19),~~ (13~~20~~), (14~~21~~), (15~~22~~), and (16~~23~~) ~~shall~~ apply to ~~multiple-family dwellings~~residential buildings of more than six (6) units, along with the provisions in section 66.343(a).

(Ord 20-28, § 1, 9-9-20; Ord 22-1, § 3, 1-19-22)

Editor's note(s)—Ord 22-1, § 3, adopted January 19, 2022, repealed § 66.241, which pertained to required conditions; number of main (principal) buildings and renumbered §§ 66.242 and 66.243 as §§ 66.241 and 66.242.

ARTICLE IV. - 66.400. BUSINESS DISTRICTS

Division 3. - 66.430. Business District Density and Dimensional Standards

Sec. 66.421. Business district use table.

Table 66.421 business district uses, lists all permitted and conditional uses in the OS—B5 business districts, and notes applicable development standards and conditions.

Table 66.421. Business District Uses

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
Residential Uses								
Dwellings								
One-family dwelling			P					(d)
Two-family dwelling			P					(d)
Multiple-family dwelling	P		P			P	P	(d)
Housing for the elderly	P		P			P	P	(d)
Mixed Commercial-Residential Uses								
Home occupation	P	P	P	P	P	P	P	(d), (s)
Live-work unit			P					(d), (s)
Mixed residential and commercial use	P	P	P	P	P	P	P	(d), (s)

Congregate Living								
Adult care home	P	P	P	P	P	P	P	(d), (s)
Community residential facility, licensed correctional			C	C	C	C	C	(d), (s)
Dormitory			P/C			P	P	(d), (s)
Emergency housing facility	P	P	P/C	P/C	P/C	P/C	P/C	(d), (s)
Foster home	P	P	P	P	P	P	P	(d), (s)
Fraternity, sorority			P/C					(d), (s)
Overnight shelter						C	C	(d), (s)
Roominghouse			C			P	P	(d), (s)
Shelter for battered persons	P/C	P/C	P/C	P/C	P	P	P	(d), (s)
Sober house	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Supportive housing facility	P	P	P	P	P	P	P	(d), (s)
Civic and Institutional Uses								
Club, noncommercial				P	P	P	P	(d)
College, university, seminary, or similar institution of higher learning	P	P	P	P	P	P	P	(d), (s)
Community center	P	P	P	P	P	P	P	(d), (s)
Day care	P	P	P	P	P	P	P	(d), (s)
Homeless services facility		P/C	P/C	P/C	P	P	P	(d), (s)
Museum						P	P	
Public library	P	P	P	P	P	P	P	
Public and private park, playground	P	P	P	P	P	P	P	
Religious institution	P	P	P	P	P	P	P	(d)
School, primary & secondary	P	P	P	P	P	P	P	
Trade school, arts school, dance school, etc.	P	P	P	P	P	P	P	
Public Services and Utilities								
Antenna, cellular telephone	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Electric transformer or gas regulator substation		C	C	C	P	P	P	(s)
Municipal building or use	P	P	P	P	P	P	P	(s)
Public utility heating or cooling plant						P		
Solar energy generation facility, community	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Utility or public service building	C	P	P	P	P	P	P	(d), (s)
Commercial Uses								
Office, Retail, and Service Uses								
General office, studio	P	P	P	P	P	P	P	
General retail		P	P	P	P	P	P	(d)
Service business, general	P	P	P	P	P	P	P	(d)
Service business with showroom or workshop			P	P	P	P	P	(d)
Alternative financial establishment					C	P	P	(d), (s)
Animal day care					P	P	P	(d), (s)
Artist's studio	P	P	P	P	P	P	P	(d)
Business sales and services					P	P	P	(d)
Cannabis retail		P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Drive-through sales and services, primary and accessory	C	C		C	P	P	P	(s)
Dry cleaning, commercial laundry		P	P	P	P	P	P	(s)
Farmers market	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)

Garden center, outdoor			C	C	P			(d), (s)
Greenhouse					C			(d), (s)
Hospital					P	P	P	(d)
Mortuary, funeral home					P	P	P	
Outdoor uses, commercial				P/C	P/C	P/C	P/C	(d), (s)
Outdoor uses, commercial sales of consumer fireworks					C			(d), (s)
Package delivery service					P	P	P	(d)
Pawn shop					C	P	P	(d), (s)
Small engine repair, automotive bench work					P	P	P	
Tattoo shop			P	P	P	P	P	
Tobacco products shop			P/C	P	P	P	P	(d), (s)
Veterinary clinic				P	P	P	P	(d), (s)
Food and Beverages								
Bar				P/C	P	P	P	(d), (s)
Brew on premises store				P	P	P	P	(d), (s)
Coffee kiosk				P	P	P	P	(d), (s)
Coffee shop, tea house		P/C		P	P	P	P	(d), (s)
Restaurant				P	P	P	P	(d)
Restaurant, fast-food				P/C	P/C	P	P	(d), (s)
Commercial Recreation, Entertainment and Lodging								
Bed and breakfast residence		P	P	P	P			(d), (s)
Bingo hall, auction hall				C	P	P	P	
Hotel					P	P	P	(d)
Motel					P	P	P	(d)
Short term rental dwelling unit	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Health/sports club				P	P	P	P	(d)
Indoor recreation				C	P	P	P	(d)
Outdoor sports/entertainment							P	
Reception hall/rental hall				P	P	P	P	
Steam room/bathhouse facility			P	P	P	P	P	(d)
Theater, assembly hall				P	P	P	P	
Adult Entertainment								
Adult use					C	C	C	(d), (s)
Automobile Services								
Auto convenience market				C	C		P	(d), (s)
Auto service station				C	C		P	(d), (s)
Auto specialty store				C	C		P	(d), (s)
Auto repair station					C		P	(d), (s)
Auto sales, indoor					P	P	P	
Auto sales and rental, outdoor					C			(d), (s)
Car wash, detailing					C			(s)
Parking Facilities								
Parking facility, commercial						P	P	(d), (s)
Transportation								
Bus or railroad passenger station					P	P	P	
Helistop					C	C	C	(d), (s)
Railroad right-of-way	C	C	C	C	C	P	P	(s)
Limited Production, Processing and Storage								

Agriculture	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Brewery, craft				P/C	P/C	P/C	P/C	(d), (s)
Distillery, craft				P/C	P	P	P	(d), (s)
Finishing shop					P		P	(d), (s)
Limited production and processing					P		P	(d), (s)
~~Mail order house~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	
Plastic products							P	(d)
Printing and publishing				P/C	P	P	P	(s)
Recycling collection center					P			(d), (s)
Recycling drop-off station			P	P	P	P	P	(d), (s)
Storage facility, ~~rental~~ mixed-use						P	P	(d), (s)
Toiletries and cosmetic manufacturing							P	
Warehousing and storage							P	(s)
Wholesale establishment					P	P	P	(d), (s)
Winery, craft				P/C	P/C	P/C	P/C	(d), (s)
Accessory Uses								
Accessory use	P	P	P	P	P	P	P	(d), (s)
Dwelling unit, accessory			P					(d), (s)
Micro-unit dwellings accessory to a religious institution	P	P	P	P	P	P	P	(d), (s)

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.421, principal uses in business districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

(C.F. No. 05-441, § 4, 8-24-05; C.F. No. 07-633, § 2, 8-15-07; C.F. No. 07-1148, § 2, 1-9-08; C.F. No. 08-640, § 5, 7-9-08; Ord No. 10-33, § 2, 10-27-10; Ord No. 11-26, § 2, 3-23-11; Ord No. 11-27, § 1, 4-20-11; Ord No. 12-26, § 1, 5-23-12; Ord 13-51, § 6, 11-13-13; Ord 13-57, § 3, 12-4-13; Ord 15-5, § 3, 2-5-15; Ord 16-5, § 1, 4-13-16; Ord 17-1, § 4, 1-25-17; Ord 17-38, § 5, 10-25-17; Ord 19-10, § 1, 6-26-19; Ord 19-60, § 1(Att. A), 10-9-19; Ord 19-72, § 2, 1-8-20; Ord 22-3, § 1, 1-19-22; Ord 21-33, § 1, 11-10-21; Ord 23-43, § 7, 10-18-23; Ord 23-57, § 3, 12-13-23; Ord 24-21, § 1, 9-18-24)

ARTICLE VI. 67.600. EG EAST GRAND AVENUE OVERLAY DISTRICT

Sec. 67.601. Establishment; intent.

The EG East Grand Avenue Overlay District is established as shown on the official zoning map accompanying this code to provide design standards for development in the east Grand Avenue area.

Sec. 67.602. Standards and regulations.

(a) Design standards. The T~~2~~ District standards in sections 66.341(a) and 66.343 apply.

(b) Building and frontage regulations.

(1) Stepbacks. All portions of a building above a height of forty (40) feet must be stepped back from the minimum front, side street, or rear setback lines a distance equal to the additional height up to ten (10) feet.

(2) Established building line. The maximum front and side street setbacks is ten (10) feet. If an interior lot is on or abutting BC or residential zoning, it may have setbacks up to twenty-five (25) feet to relate to the existing established building façade line. Up to forty (40) percent of the building façade on any lot may exceed this maximum setback to create outdoor seating or gathering areas.

(3) Frontage elements. The base thirty (30) feet of building sides facing abutting public streets must include elements that relate to the human scale at grade. Elements include doors, windows, projections, awnings, canopies, porches, stoops, etc.

ARTICLE V. - GENERAL REQUIREMENTS AND DESIGN STANDARDS

Sec. 69.507. Blocks.

(a) *Block width.* Blocks ~~shall~~must have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width ~~shall~~may be permitted in blocks adjacent to major streets, railroads or topographic barriers.

(b) *Block length.* ~~The lengths, widths and shapes of blocks shall be as are appropriate for the locality and the type of development contemplated, but b~~Block lengths ~~in residential areas shall~~must generally be between ~~not exceed one thousand (1000)~~ three hundred thirty (330) and six hundred sixty (~~10~~660) feet, depending on the surrounding development context. This may be modified by the city council to ensure compliance with the comprehensive plan and development or project plans for sub-areas of the city.

(c) *Crosswalks.* Pedestrianways or crosswalks, not less than eight (8) feet wide, may be required by the city council through the center of blocks ~~more than eight hundred (800) feet long~~ where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities.

(d) *Industrial blocks.* Blocks designed for industrial uses ~~shall~~must be of such length and width as may be determined suitable by the ~~planning commission~~city council for prospective use.

(C.F. No. 03-1028, § 1, 4-7-04)

ARTICLE VI. - IMPROVEMENTS

Sec. 69.600. Required improvements.

(a) *Generally.* In instances where the subdivider owns all the property being served by the following listed improvements, and he petitions the city to construct the same, the subdivider will be charged the full cost of the improvement notwithstanding limitations contained in the city's assessment policy. In the event other properties, not owned by the subdivider, are served by the improvements, and if the city is petitioned to construct the same, the apportionment of costs, if required, will be determined by the City of Saint Paul. Prior to approval of the final plat by the city council, the subdivider must either have installed and dedicated to the city, or guaranteed to install in a manner set forth in section 69.500 et seq., and which meets the standards of the director of public works, the following improvements on the site. Exceptions to these requirements are allowed in the RL residential district; the nature of these exceptions are noted below.

(b) *Water facilities.* Except in the RL residential district, public water service to be installed by the city. Such service must consist of adequate water facilities, including fire hydrants and laterals to the property line. In the RL residential district, where new private wells or central water systems are permitted and existing private systems are not required to connect to a public water main, public water service need not be provided.

(c) *Sewer facilities.* Except in the RL residential district, public sanitary sewer service to be installed by the city. Such service must consist of adequate sanitary sewer facilities, including installation of laterals to the

public right-of-way line. In the RL residential district, where new individual sewage treatment systems are permitted and existing systems are not required to connect to a public sewer system, public sewer facilities need not be provided.

(d) *Storm sewer.* Storm sewer facilities not connected with street construction, to be installed by the city. The subdivider may install or may petition the city to install those storm sewer facilities that are connected with street construction (i.e., catch basins, leads to storm sewers).

(e) *Streets.* Except in the RL residential district, paved public streets, including curb and gutter, for those streets proposed in an approved subdivision. The subdivider may install the improvements~~,~~ or ~~he~~ may petition the city to install such improvements. In the RL residential district, new streets may be unpaved and existing unpaved streets ~~is~~are not ~~be~~ required to be paved.

(f) *Monuments.* Durable iron monuments ~~shall~~must be set at all angle and curve points on the outside boundary lines of the plat, at all block and lot corners, and at all intermediate points on the block and lot lines indicating changes of direction in the lines, prior to the final recording of the plat.

(1) A statement or note on the final plat ~~shall~~must identify the type, size of monument set and the license number of the responsible land surveyor. Monuments set should be of durable iron, no less than one-half inch in diameter and fourteen (14) inches in length.

(2) The plat ~~shall~~must identify the type and size of monuments found and also identify by whom set if known or marked by a license number.

(g) *Street trees.* Street trees having a trunk diameter of not less than two (2) inches measured two (2) feet above grade, ~~shall~~must be installed by the subdivider along all streets at intervals no greater than forty (40) feet and at least one (1) per lot, along with other landscape improvements, to help define the street edge, buffer pedestrians from vehicles, and provide shade. Existing trees which meet the standards of this section may be used to satisfy these requirements. ~~Only honey locust, hard maple, green ash, ginkgo or other long-lived shade tree approved by the city forester shall be planted.~~ Only tree species approved by the city forester can be planted, and must be planted through a Forestry Tree Work Permit Application. Trees must meet the quality and condition standards set forth in *American Standard for Nursery Stock* (ANSI Z60.1-2014).

(h) *Street names and signs.* Street signs at all intersections within or abutting the subdivision to be installed by the city. Street names ~~shall be~~are subject to the approval of the city council.

(i) *Street lights.* Street lights meeting city standards and specifications ~~shall~~must be installed by the subdivider at all interior street intersections within an approved subdivision. Such lights ~~shall~~must also be installed on all interior streets within the subdivision at points designated by the director of public works and ~~shall~~must be no more than two hundred (200) feet apart.

(j) *Topsoil sodding and seeding.* Redistribution of topsoil on the lot and boulevard, to be done by the subdivider. The subdivider ~~shall~~must seed or sod the disturbed boulevard areas.

(k) *Sidewalks.* Public sidewalks along both sides of collector and arterial streets and in such other locations required by the city council. The subdivider may install such improvements or petition the city to install such improvements.

(Ord. No. 17890, § 6, 11-21-91; C.F. No. 93-1718, § 118, 12-14-93; C.F. No. 03-1028, § 1, 4-7-04; Ord 23-43, § 8, 10-18-23)