Traditional Neighborhood (T) District Zoning Study

How simplified, objective rules can make Saint Paul an even better place to live, work, and do business

October 15, 2025

SAINT PAUL
MINNESOTA

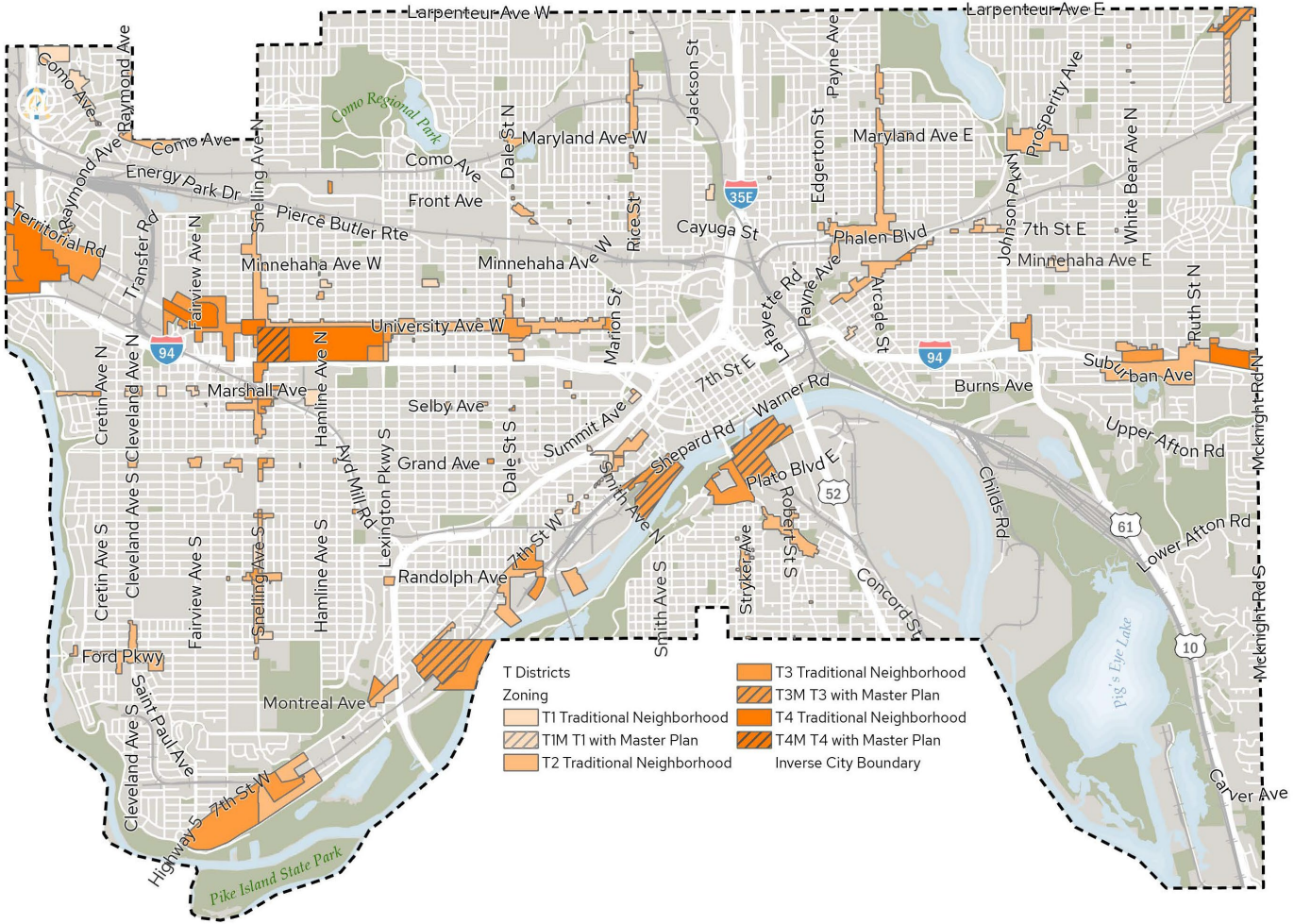
STPAUL.GOV

Purpose of the Zoning Study

Align the T Districts with the 2040 Comprehensive Plan

Update the rules based on staff experience since 2004

T Districts in Saint Paul



Key Text Amendments

		Code Section
1	Clarified Purpose of T Districts	66.311-66.315
2	Increased Development Flexibility at Nodes and Corridors	66.331, 66.343
3	Additional Neighborhood-Scaled Uses Allowed	66.321
4	Incentives for Affordable Housing	66.331(e)
5	Streamlined Objective Design Standards	63.110, 66.343
6	Improved Code Language	Throughout

Arti Artist

New live/work spaces along transit routes give her more housing options! More shops on the ground floor make her neighborhood more vibrant!

Developer Dan

Regulations are more straightforward, helping him save time in review process! Density bonuses make affordable housing more attractive to build! More sites along corridors are options for development!

Jaime Junior

A new corner store is opening down the street that they're allowed to walk to! Sidewalks feel safe from cars because buildings are built close to the street!

Planning Commission Public Hearing

51 testimonies			
46 written	5 verbal	50 support	1 opposition

Key comments:

- Support for zoning study, proposed amendments, and density bonuses for affordability
- Interest in expanding geography of T Districts through rezonings along corridors
- Interest in combining T1 with T2

Planning Commission recommended approval to City Council

Study Timeline

Spring-Summer 2022

- Planning Commission initiation
- Email blast
- Background research

Fall 2022-Fall 2024

- Prepare draft text amendments
- Meetings with DSI, ONS, etc.

Winter 2025

- CNPC review

Spring 2025

- PC review
- District Council workshops
- BRC follow up
- Council briefings

Summer 2025

- PC public hearing & proposal revisions
- CNPC follow up

Fall 2025

- PC vote
- City Council public review & hearing
- City Council decision

Thank you!

Spencer Miller-Johnson
Senior City Planner
Planning & Economic Development Department
651-266-6093
Spencer.Miller-Johnson@stpaul.gov