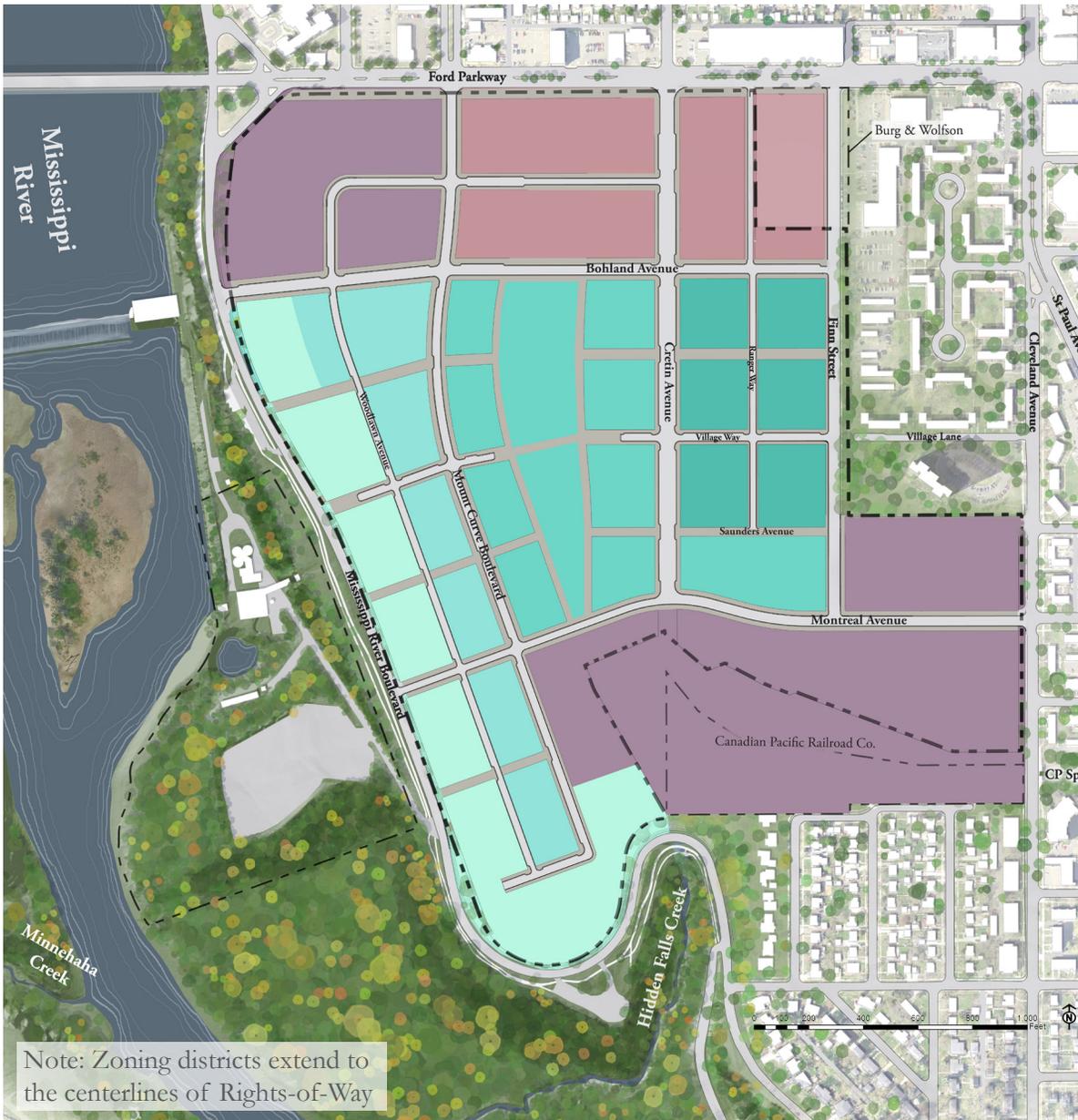


4.4 Zoning Districts



The range of land use and development across the districts aims to achieve four overarching goals for the site:

- (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.

ZONING DISTRICTS

- River Residential (48' Max)
- Residential Mixed Low (55' Max)
- Residential Mixed Mid (65' or 75' Max)¹
- Residential Mixed High (75' or 110' Max)²
- Business Mixed (65' Max)³
- Gateway (65' Max)

¹ Maximum height up to 75' with stepbacks per Table 66.931(b)(c)

² Maximum height up to 110' with dedicated parkland per Table 66.931(e)(d)

³ Maximum height up to 75' per Table 66.931(d)(c)

The site shall be developed in a moderately dense, urban manner that reflects the historic pattern of mixed-use urban neighborhoods. Buildings are to be located toward the front of the lot, ranging in height from two (2) to ten (10) stories, and occupying much of the available lot area, with remaining space used efficiently for landscaping, small yard or common areas, parking access, and storage or waste facilities.

Table 4.1 Zoning District Summary

Zoning District	Description	Land Uses	Building Heights	Floor Area Ratio
F1 River Residential	High quality design and residential form that is compatible with the look of Mississippi River Blvd Boulevard	Residential mix of one-family dwellings, multi-unit homes, <u>townhouses</u> , and carriage houses	20 feet - Minimum 48 feet - Maximum	0.25 - 1.5
F2 Residential Mixed Low	Primarily residential with few business uses; lower density	Residential mix of primarily townhouses with some small multi-family	30 feet - Minimum 55 feet - Maximum	1.0 - 2.0
F3 Residential Mixed Mid	Primarily residential with some business uses; medium density	Predominantly multi-family residential, with limited retail, service and office	30 feet - Minimum 65 feet - Maximum (or 75 feet with stepback) ¹	1.0 - 4.0
F4 Residential Mixed High	Mix of residential and business uses; high density	Predominantly multi-family residential, with limited retail, service and office	48 feet - Minimum 75 feet - Maximum (or 110 feet with dedicated parkland) ²	3.0 - 6.0
F5 Business Mixed	Primarily retail, office and service with some multi-family residential	Primarily retail, service & office with some multi-family	40 feet - Minimum 65 feet - Maximum (or 75 feet with stepback) ³	2.0 - 4.0
F6 Gateway	Attractive gateways into site, focused on employment but with some retail, service, and residential	Office, institutional, retail & service; limited multi-family, and mixed residential & commercial	30 feet - Minimum 65 feet - Maximum	1.0 - 3.0

¹ Maximum height up to 75' with stepbacks per Table 66.931, note (b)(c)

² Maximum height up to 110' with dedicated parkland per Table 66.931, note (c)(d)

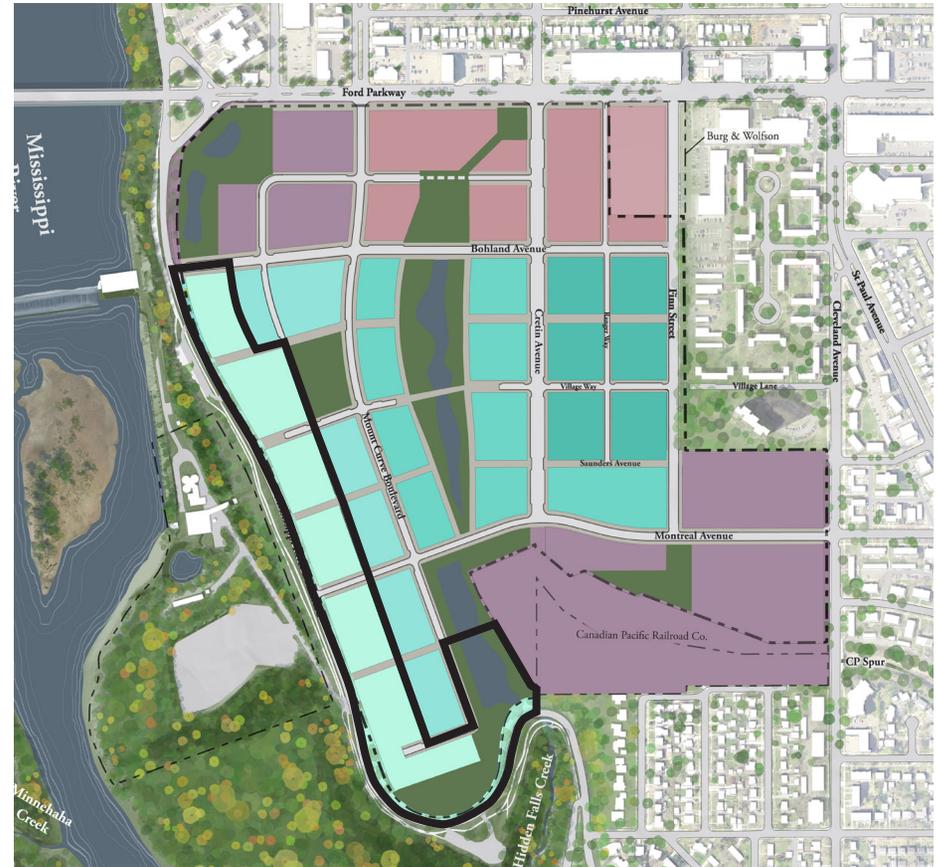
³ Maximum height up to 75' per Table 66.931, note (d)(e)



F1 River Residential District

The River Residential District is intended to provide for high-quality, large home buildings with one to six dwelling units each and rear carriage units with an additional one to two housing units in a combined garage structure. The district is characterized by deep setbacks from Mississippi River Boulevard, consistent with the historic form of residential homes along the corridor.

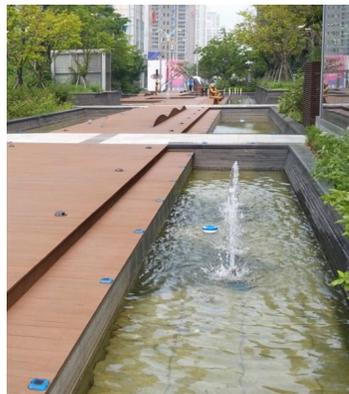
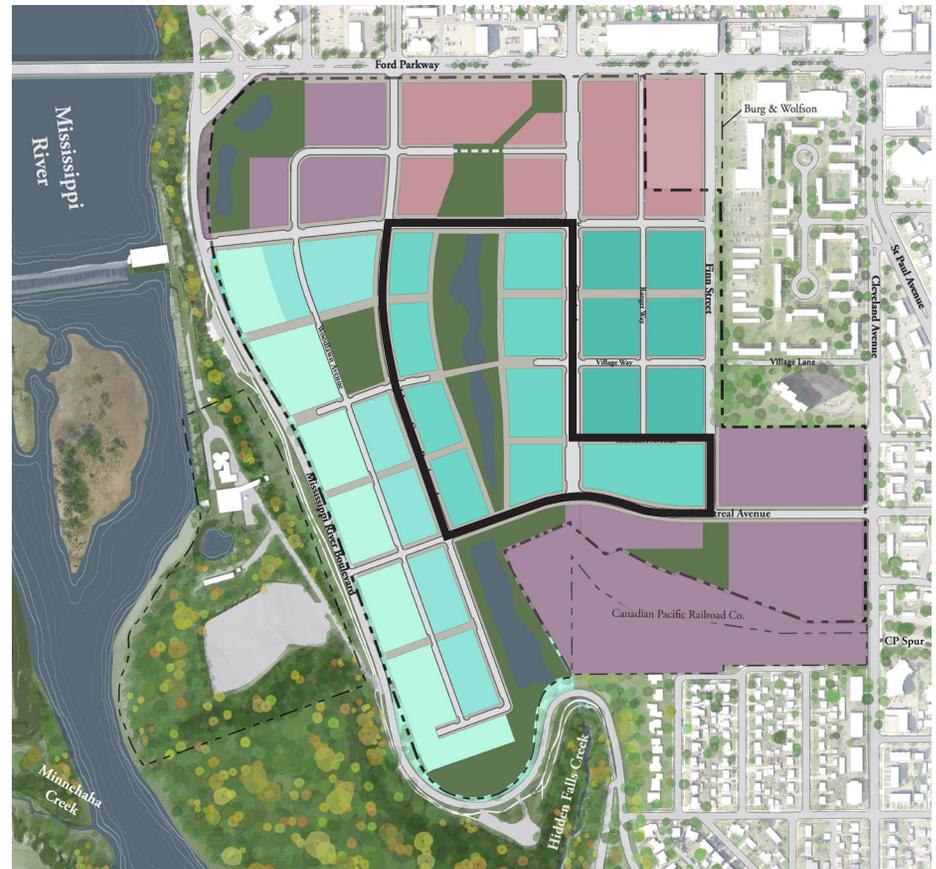
General Character	High quality design and residential form that extends the parkway-like feel and setbacks of Mississippi River Boulevard
Land Uses	Residential mix of single-family homes, <u>townhouses</u> , multi-unit homes, and carriage houses
Heights	
Minimum	20 feet
Maximum	48 feet
FAR	0.25 - 1.5



F3 Residential Mixed Mid District

The Residential Mixed Mid District is intended to provide for more extensive range of multi-family residential types and a variety of congregate living arrangements, as well as transit-orientated mixed-use development with retail, office, civic and institutional uses. Variety of housing and land uses within each block is encouraged to provide visual interest and convenient pedestrian access to amenities and services.

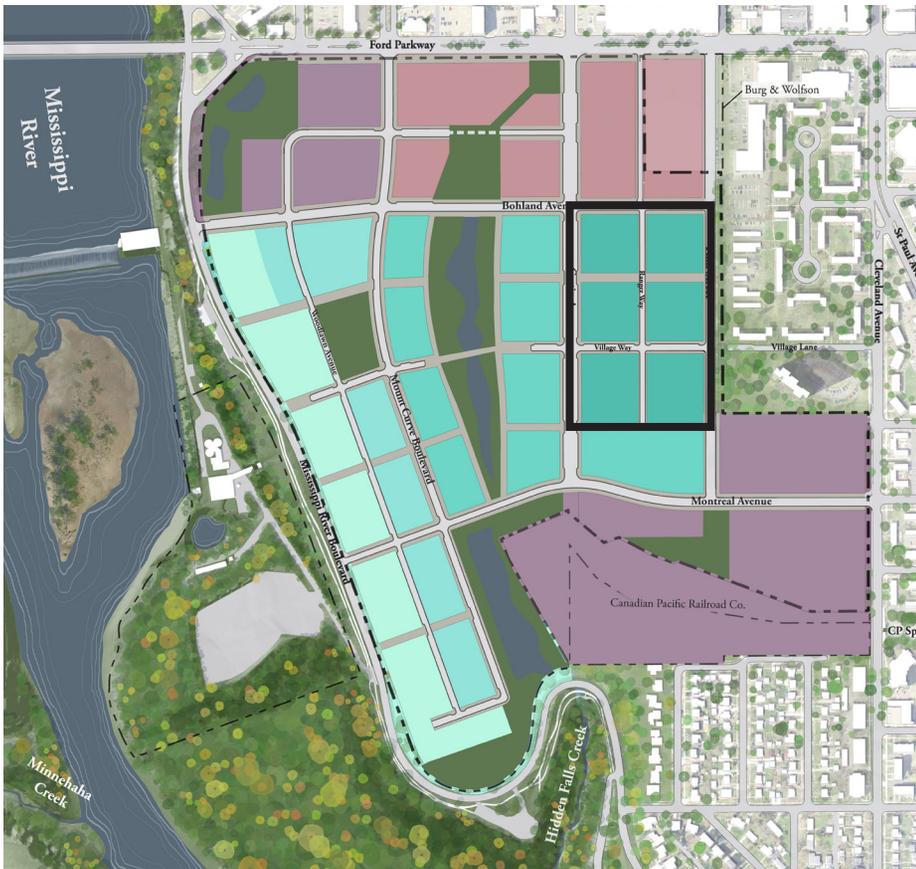
General Character	Primarily residential with some business uses; medium density
Land Uses	Predominantly residential; some retail, service and employment
Heights	
Minimum	30 feet
Maximum	65 feet, up to 75 feet with stepbacks per Saint Paul Zoning Code Table 66.931, note (b)(c)
FAR	1.0 - 4.0



F4 Residential Mixed High District

The Residential Mixed High District provides for high-density, transit-supportive, pedestrian-friendly multi-family residential and congregate living arrangements with integrated retail, office, civic and institutional uses. The scale and mass of buildings shall be moderated with the use of vegetative buffers, step backs on upper floors, courtyards, and architectural features that add variety to the appearance of the facades.

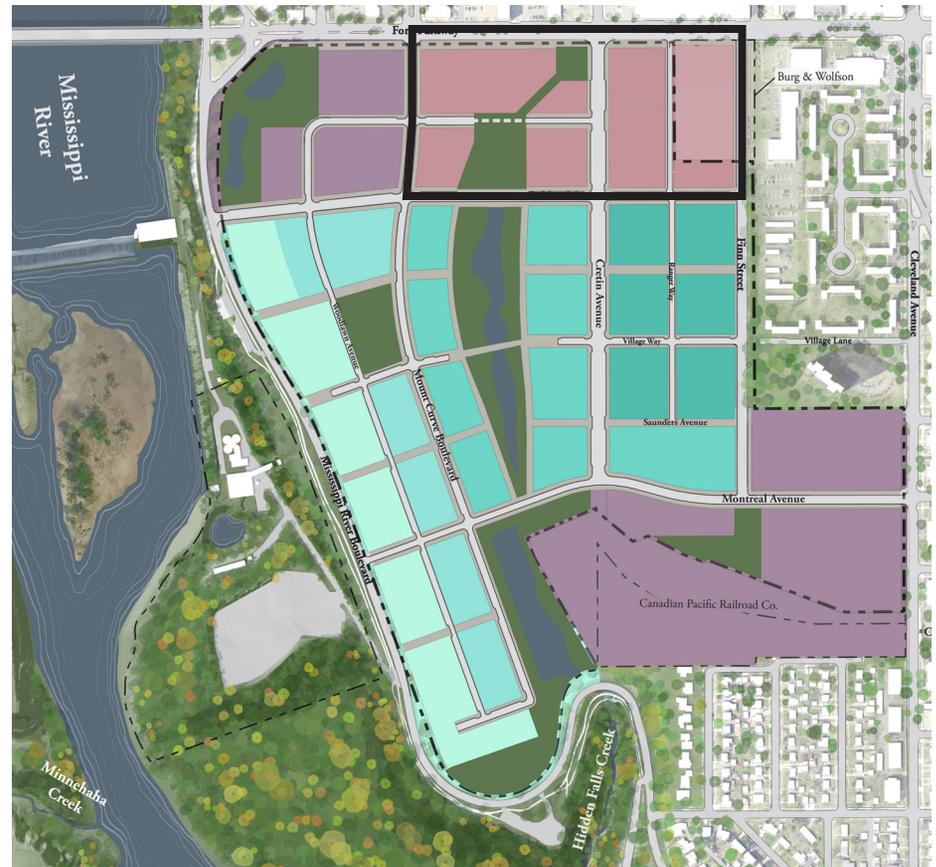
General Character	Mix of residential and business uses, high density
Land Uses	Predominantly residential; some retail, service and employment
Heights	
Minimum	48 feet
Maximum	75 feet, up to 110 feet with dedicated parkland per Saint Paul Zoning Code Table 66.931, note (c)(d)
FAR	3.0 - 6.0



F5 Business Mixed District

The Business Mixed District provides for a variety of retail stores, dining, office buildings and service establishments. Buildings will orient to public right-of-ways and provide dynamic, ground floor activity that transitions between the outdoor public spaces and the building uses. Exterior edges will provide attractive vegetation, patios, amenities and public art that enlivens the public realm. Multi-family dwellings may be incorporated on upper floors.

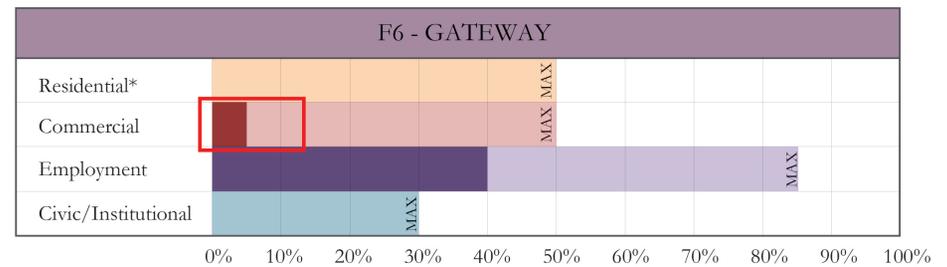
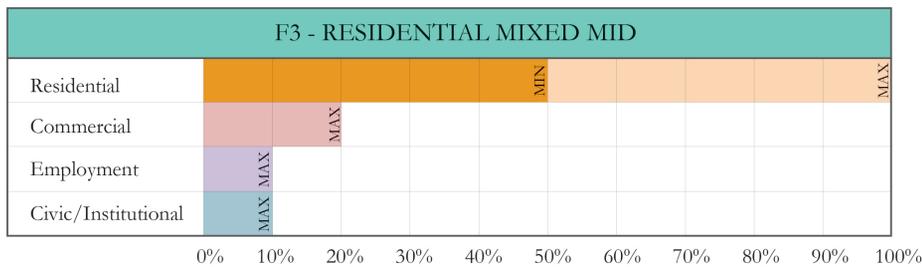
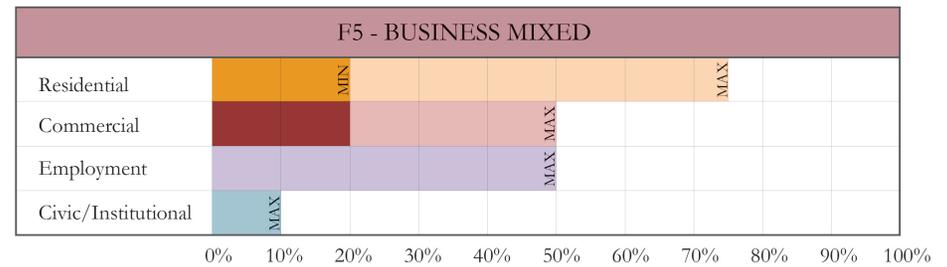
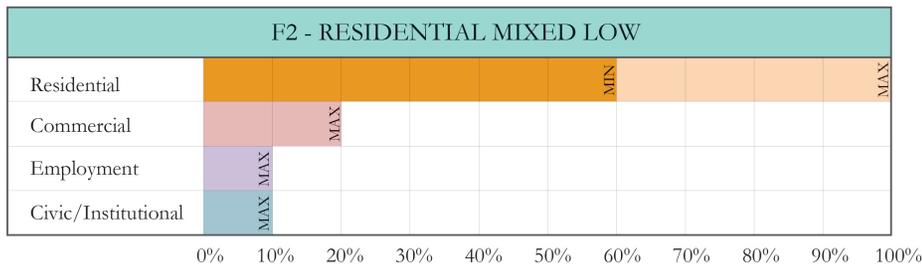
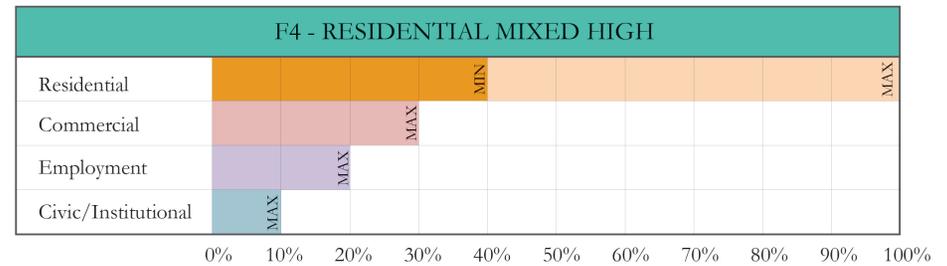
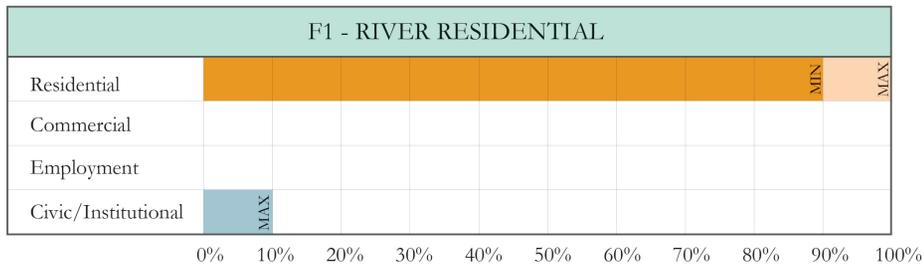
General Character	Primarily retail, office and service with some multi-family residential
Land Uses	Retail, service & employment; some multi-family
Heights	
Minimum	40 feet
Maximum	65 feet, up to 75 feet per Saint Paul Zoning Code Table 66.931, note (d)(e)
FAR	2.0 - 4.0



4.5 Required Mix of Uses

There is a difference between allowing a mix of uses within a district and requiring a mix. Requiring a minimum and maximum mix of uses ensures visual, functional, and economic diversity within proximity. Each district on the Ford site shall include a mix of uses as identified below. The required range of land uses by type may range from no requirement, to a base minimum, and up to a maximum percentage of floor area constructed within the entire zoning district, including all current and planned construction for that district. The requirements should be used by the site master developer throughout site build-out, to guide the selection of sub-developers and projects for each block.

Table 4.2 Required Mix of Uses



*Residential uses allowed in F6 gateway are adult care homes, home occupation, live work, mixed residential and commercial, and multiple-family dwellings.

Last Update: 3/16/20



4.6 District Uses

Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
Residential Uses							
<i>Dwellings</i>							
One-family dwelling	P						
Two-family dwelling	P						(d)
Multiple-family dwelling	P	P	P	P	P	P	(d)
Carriage house dwelling	P	P					(d)
<i>Mixed Commercial-Residential Uses</i>							
Home occupation	P	P	P	P	P	P	(d), (s)
Live-work unit		P	P	P	P	P	(d), (s)
Mixed residential and commercial use		P	P	P	P	P	
<i>Congregate Living</i>							
Adult care home		P	P	P	P	P	(d)
Community residential facility, licensed correctional		C	C	C			(d), (s)
Dormitory				P	P		(d), (s)
Emergency housing facility		C	C	C			(d), (s)
Foster home	P	P	P	P			(d)
Shareable housing		P	P	P	P		(d)
Shelter for battered persons	P/C	P/C	P/C	P/C	P/C		(d), (s)
Sober house	P/C	P/C	P/C	P/C	P/C		(d), (s)
Supportive housing facility	P/C	P	P	P	P	P	(d), (s)
Civic and Institutional Uses							
Club, fraternal organization, lodge hall		P	P	P	P		(d)
College, university, specialty school		P	P	P	P	P	(d), (s)
Day care, primary and secondary school		P	P	P	P	P	(d), (s)
Public library, museum	P	P	P	P	P	P	
Public and private park, playground	P	P	P	P	P	P	
Recreation, noncommercial		P	P	P	P	P	(d)
Religious institution, place of worship		P	P	P	P	P	(d)

Uses allowed in the Ford site Zoning Districts are identified in this table. Most of the uses identified are in the citywide zoning code, Chapter 65 Land Use Definitions and Standards.



Green Roofs

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

Roof Design Exemptions for Functional Green Roof Area

Functional Green Roof Areas shall be exempt from the rooftop design standards identified in “Pitch, Orientation, Materials and Reflectivity”.

Green Roof Areas as Open Space

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

Last Update: 3/16/20

F1 River Residential

This district includes deep building setbacks from Mississippi River Boulevard and informal landscape consistent with the predominantly detached, single family residential character of the corridor.

Building types allowed by zoning: single family, townhouse, multi-unit home and carriage house.

Private Landscape Standards

S1. Trees within thirty feet (30') of Mississippi River Boulevard right-of-way shall be native species and planted in an informal pattern.



- Mississippi River Boulevard Frontage
- Mississippi River Boulevard South Frontage
- F1 District Boundary

F2 Residential Mixed Low District

The Residential Mixed Low District is intended to have an established residential neighborhood character. The neighborhood park is located in this district which will further reinforce a neighborhood character and scale.

Building types allowed by zoning: carriage house, townhouse, multi-family **low**, live/work, mixed residential/commercial, and commercial/employment.

Building Standards

S6. All residential entrances within fifteen feet (15') of the front property line shall be raised above the average finished grade of the sidewalk a minimum of eighteen inches (18") subject to ADA requirements.



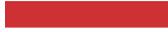
————— F2 District Boundary

F5 Business Mixed District

This district will function as the commercial center of the site. The entrance and identity of the site hinges on the Urban Plaza. The Civic Square will act as the physical ‘heart’ of the neighborhood and will host a variety of seasonal activities. The diagonal way that connects the two will support a signature pedestrian-oriented destination.

Building types allowed by zoning: multi-family, mixed residential & commercial, commercial/employment, civic/institutional and parking structures.



-  Urban Center Frontage
-  Urban Center Diagonal Frontage
-  Urban Center Residential Frontage
-  F5 District Boundary

6.2 Building Types by Zoning District

The zoning districts for the Ford site allow a range of land uses and building types. Some of the zoning standards for the site are specific to the underlying zoning district, as described in Chapter 4, and some are specific to the building type, as described in this chapter. The following table shows the building types that are allowed within each zoning district. Four of the six zoning districts allow a mix of residential and commercial uses. The two more restrictive districts are River Residential, which allows a limited residential form, and Gateway, which allows limited residential uses. Civic and Institutional Uses are allowed in all districts.



Table 6.1 Building Types Allowed by Zoning District

ZONING DISTRICT	BUILDING TYPE										
	Single-family Home	Carriage House	Multi-Unit Home	Townhouse	Multi-Family Multi-Family Low	Multi-Family Medium	Live / Work	Mixed Residential & Commercial	Commercial & Employment	Parking Structure	Civic & Institutional
F1 - River Residential						X					
F2 - Residential Mixed Low						X					
F3 - Residential Mixed Mid						X					
F4 - Residential Mixed High						X					
F5 - Business Mixed						X					
F6 - Gateway						X					

6.3 Building Type Standards

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

Table 6.2 Building Type Standards Summary Table

STANDARD	BUILDING TYPE										
	Single-Family Home	Multi-Unit Home	Carriage House	Townhouse / Rowhouse	Multi-Family, Low Multi-Family	Multi-Family, Medium	Live/Work	Mixed Residential & Commercial	Civic & Institutional	Commercial & Employment	Parking Structure
Units per Bldg	1	2-6	1-2	3-16	6-40 <u>6±</u>	40 and over	2-8			n/a	
Building Width, maximum	60'			150' 350'(c)	200' n/a	60' min, no max	150'			500'	
Lot Width, minimum	60'	80'	Per requirement of primary structure	30' 20'(b)	60' n/a	n/a	30'			n/a	
Lot Coverage by Bldgs, maximum	40%		Included in coverage with primary structure	50%	70% <u>(d)</u>						
Lot Coverage for Open Space, minimum	40%		Included in coverage with primary structure	25%							
Building Height	Determined by Zoning District		30' maximum	Determined by Zoning District							
Public Right-of-Way Setback <u>(a),(b)</u>	Min. = 10' Max. = 40'			Min. = 10' Max. = 20'			Min. = 5' Max. = 20'			Min. = 5' Max. = 15'	
Interior Lot Line Setback	Min. = 10' Max. = n/a						Min. = 6' (c) Max. = n/a				
Parking	Min. = 0.75 space per dwelling unit and Max. = 2.0 spaces per dwelling unit; Min. = 0.25 space per bedroom and Max. = 1.0 space per bedroom for congregate living.						Use combined standards for residential and non-residential uses		Min. = 1.0 space per 600 square feet gross floor area Max. = 1.0 space per 200 square feet gross floor area		
Accessory Structures	up to 3 including carriage house	Up to 1 per dwelling unit			Up to 2 per structure		Up to 1 per dwelling unit	Up to 2 per structure			

- (a) Maximum building setback limit shall apply to at least 60% of the building façade along the right-of-way. Buildings shall be setback a minimum of thirty (30) feet, with no maximum setback, from a lot line separating a lot from Mississippi River Boulevard.
- (b) Buildings shall be setback a minimum of thirty (30) feet, with no maximum setback, from a lot line separating a lot from Mississippi River Boulevard:
- (b) The minimum lot width figure for townhouses is per unit. Where land under each unit constitutes an individually described lot and all other land required for yards, parking and access constitutes "common" properties jointly owned by the owners of the units, the floor area ratio, lot width, and lot coverage requirements shall be applied to the entire parcel.
- (c) No setback is required for building walls containing no windows or other openings when the wall meets the fire resistance standards of the Minnesota State Building Code and there is a Common Interest Community (CIC) or recorded maintenance easement that covers the affected properties.
- (d) Portions of a parking structure that are less than one story above grade as defined in Section 60.208, and serve as amenity space shall be excluded from lot coverage by buildings in lot coverage calculations.
- (e) Maximum building width ifor townhouses on Mississippi River Boulevard is 150'



Last Update: 3/17/20

Townhouse / Rowhouse



Dwelling units	3-16 units per building
Lot width, minimum	30 feet 20 feet
Building width, maximum	150 feet 350 feet, except on Mississippi River Boulevard, where the maximum is 150 feet
Lot coverage by buildings, maximum	50%
Lot coverage by open space, minimum	25%
Building height	Determined by zoning district
Setbacks	
Front	Minimum 10 feet; maximum 20 feet
Interior Lot Line	Minimum 6 feet, except as noted in Table 6.2 Building Type Standards Summary Table, footnote (c)
Parking requirements	Minimum 0.75 spaces per dwelling unit; maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking
Accessory buildings allowed	Up to 1 per dwelling unit

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

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

Last Update: 3/17/20

Multi-Family, ~~Low~~

Dwelling units	6-40 units per building <u>6 or more</u>
Lot width, minimum	60 feet <u>n/a</u>
Building width, maximum	200 feet <u>n/a</u>
Lot coverage by buildings, maximum	70%, <u>except as noted in Table 6.2 Building Type Standards Summary Table, footnote (d)</u>
Lot coverage by open space, minimum	25%
Building height	Determined by zoning district
Setbacks	
Public Right-of-Way	Minimum 10 feet; maximum 20 feet
Interior Lot line	Minimum 6 feet, except as noted in Table 6.2, Building Type Standards Summary Table, footnote (c)
Parking requirements	Minimum .75 spaces per dwelling unit, maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking
Accessory buildings allowed	Up to 2 per main (principal) building



Definition: A small, to medium-sized building with multiple dwelling units, occupying a portion, but not all of, a city block. The dwelling units may be of mixed sizes (number of bedrooms) and styles to encourage mixed-income development and to meet the needs of families of all sizes. This building type allows for different types of housing arrangements besides single family, such as senior housing or congregate living. The building may include other uses, such as local office and commercial.

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

Last Update: 3/16/20

Multi-Family, Medium

Dwelling units	40 or more
Lot width, minimum	n/a
Building width, maximum	n/a
Lot coverage by buildings, maximum	70%
Lot coverage by open space, minimum	25%
Building height	Determined by zoning district
Setbacks	
Public Right-of-Way	Minimum 10 feet; maximum 20 feet
Interior Lot Line	Minimum 6 feet, except as noted in Table 5.2, Building Type Standards Summary Table, footnote (c)
Parking requirements	Minimum 0.75 spaces per dwelling unit; maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking
Accessory buildings allowed	Up to 2 per main (principal) building

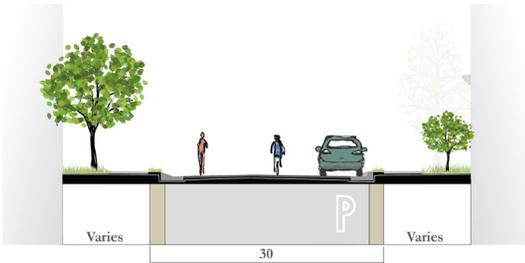


Definition: A medium to large building with multiple dwelling units, which may occupy a portion of a city block or a full city block. The building may include other uses, such as local office and commercial. The dwelling units may be of mixed sizes (number of bedrooms) and styles to encourage mixed-income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

Access: Units typically share exterior access with one shared entry along the front facade. Ground level non-residential units may have individual access on front facades. Vehicular access shall be confined to side and rear streets.

Woodlawn Avenue (South)

Woodlawn Avenue is a shared lane for local travel only to the adjacent blocks and residences, with one side of on-street parking. There is no demarcation within the 30-foot wide right-of-way to separate cars, pedestrians and bicycles. All users will share the lane and travel speeds will be very low. Since pedestrians and bicyclists are intended to use the lane for travel, there is no adjacent boulevard or sidewalk space. A private setback for vegetation and driveways will separate buildings from the roadway.



TOTAL RIGHT-OF WAY	30
CURB TO CURB DISTANCE	28
BOULEVARD TRANSITION (Feet per side)	1
VEHICULAR	Shared
BIKE	
PEDESTRIAN	
ON-STREET PARKING	