



Legislation Text

File #: Ord 20-30, **Version:** 1

Amending Chapter 66 of the Legislative Code pertaining to residential standards in planning districts 14 and 15.

WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Paul Legislative Code, is established to promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community; and

WHEREAS, § 60.103 of the zoning code establishes the intent and purpose of the code to implement the policies of the comprehensive plan, regulate the location, construction, reconstruction, alteration and use of buildings, structures and land, ensure adequate light, air, privacy, and convenience of access to property, to provide housing choice and housing affordability, and to conserve and improve property values; and

WHEREAS, Section 61.801(a) of the Zoning Code calls for periodic review of said code to reflect current city policies, to address current technology and market conditions, and to bring the zoning code up-to-date; and

WHEREAS, the 2030 Saint Paul Comprehensive Plan, Policies 1.5 and 3.4 of the Land Use chapter, and 2.17 of the Housing chapter of the *Saint Paul Comprehensive Plan* call for maintaining the character and fitting the context of existing neighborhoods; and

WHEREAS, in 2015, the City Council adopted text amendments regarding dimensional standards for R1-R4 zoning districts in planning districts 14 and 15; and

WHEREAS, based on input from the district councils and the record of decisions from the Board of Zoning Appeals, the language was revisited; and

WHEREAS, refining standards related to height and articulation could maintain the intent of the 2015 amendments while at the same time reducing unnecessary variance requests; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee of the Planning Commission considered recommendations and draft language at their February 14, 2020 meeting and recommended that the Planning Commission initiate a zoning study and release proposed amendments for public review; and

WHEREAS, on May 1, 2020, the Planning Commission passed Resolution 20-12 initiating a zoning study to review language related to residential dimensional standards in planning districts 14 and 15; and

WHEREAS, on May 29, 2020, the Planning Commission held a duly noticed public hearing to consider draft text amendments to residential dimensional standards in planning districts 14 and 15; and

WHEREAS, on July 22, 2020, the Comprehensive and Neighborhood Planning Committee of the Planning Commission, having reviewed the public hearing testimony and a memorandum containing analysis provided by staff, provided a recommendation for consideration by the Planning Commission; and

WHEREAS, on August 7, 2020, the Saint Paul Planning Commission, having reviewed the public hearing testimony and the Comprehensive and Neighborhood Planning Committee's recommendation, found the

proposed text amendments to be supported by the policies of the Comprehensive Plan and duly submitted its recommendation to amend certain sections of the Zoning Code pertaining to residential standards in planning districts 14 and 15 to the Mayor and City Council for its review and consideration; and

WHEREAS, a public hearing before the City Council having been duly conducted at which all interested parties were given an opportunity to be heard, and having considered all the facts and recommendations concerning the proposed zoning text amendments, including the Planning Commission's minutes and the Comprehensive and Neighborhood Planning Committee's memorandum and their rationale for the recommended Zoning Code amendments which the Council finds persuasive and thus hereby incorporates by reference into this ordinance for the specific purpose of articulating the Council's reasons and rationale for enacting the recommended amendments as set forth below in Section 1, in addition to any other reasons the Council might articulate on the record in adopting these amendments the Council, pursuant to the authority granted by and in accordance with the procedures set forth in Minnesota Statutes Sec. 462.357 states as follows:

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

SECTION 1

Chapter 66 of the Saint Paul Legislative Code is hereby amended as follows:

[Existing language to be deleted shown by ~~strikeout~~. New language to be added shown by underlining.]

Chapter 66. Zoning Code - Zoning District Uses, Density and Dimensional Standards

ARTICLE II. 66.200. RESIDENTIAL DISTRICTS

Division 3. 66.230. Residential District Density and Dimensional Standards

Sec. 66.231. - Density and dimensional standards table.

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Notes to table 66.231, residential district dimensional standards:

(a)...(k)...

- (l) For principal residential structures in planning districts 14 and 15, For new construction including additions R1-R4 residential districts in planning districts 14 and 15, excluding property with local heritage preservation site or district designation, shall have the following maximum building heights shall apply at required side setback lines: 28 feet in R1, 26 feet in R2, 24 feet in R3, and 22 feet in and R4. One (1) foot shall be added to the maximum building height per each one (1) foot the portion of the building is set back from the nearest required side setback line, to a the maximum height of thirty-five (35) feet allowed in the district. Building height for flat roofs shall be measured to the highest point of the parapet, if present. Properties with local heritage preservation site or district designation are excluded from the requirements of this note.

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Sec. 66.234. - Sidewall articulation.

For principal residential structures in R1-R4 residential districts in planning districts 14 and 15, excluding property with local heritage preservation site or district designation, sidewall articulation is required for building faces that exceed thirty-five (35) feet in length for new construction and additions that increase the floor area

by more than 50% of the existing building footprint. Articulation shall be in the form of a structural projection of at least one (1) foot in depth and six (6) feet in length, and ~~must extend from grade to the eave~~ at least one story tall starting at or below the first floor elevation. New construction and additions that maintain the same footprint and property with local heritage preservation site or district designation are exempt from this requirement.

SECTION 2

This ordinance shall become effective thirty (30) days after its passage, approval and publication.