

Traditional Neighborhood (T) District Zoning Study

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

HRA – June 4, 2025



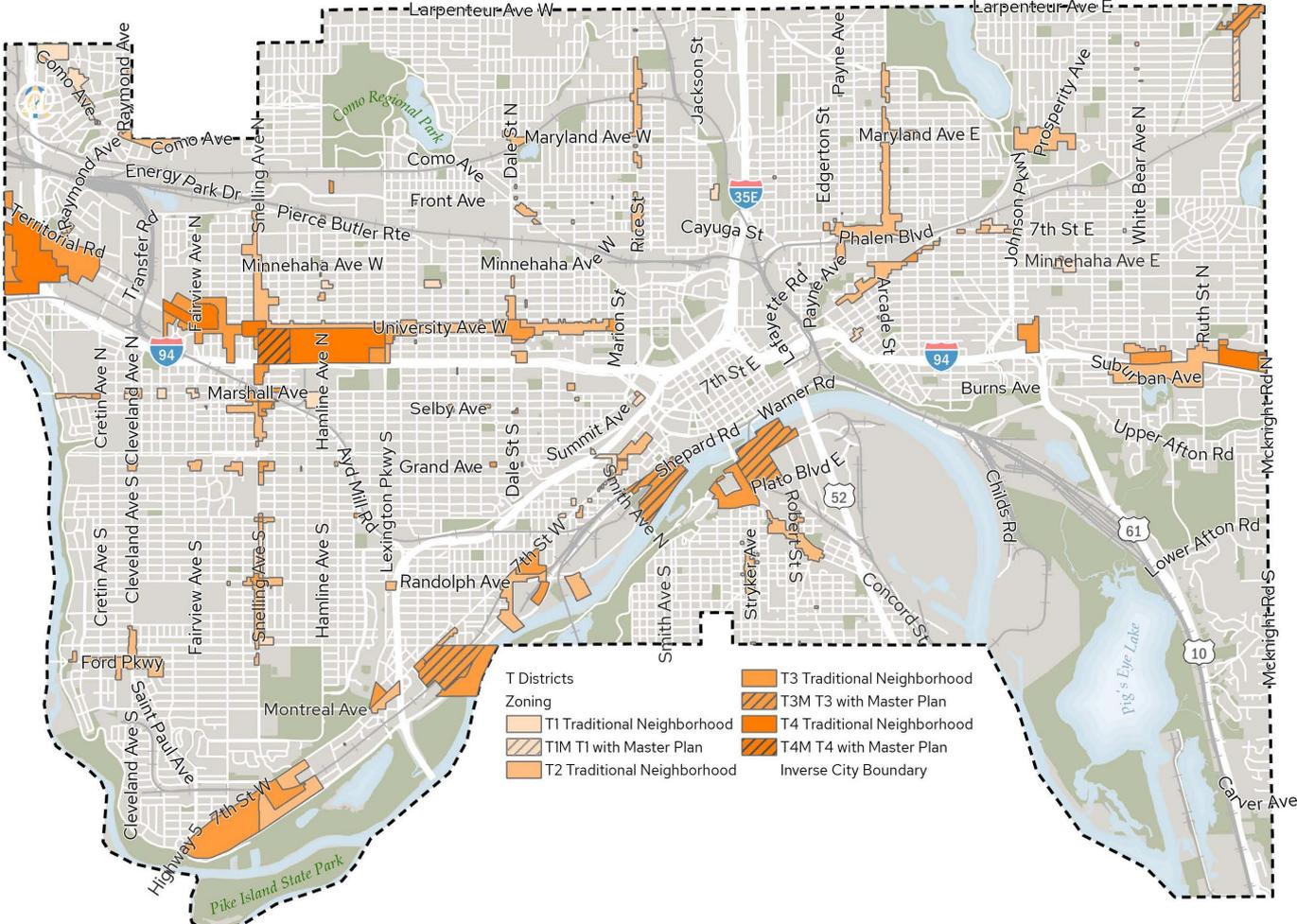
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T Districts are unique zoning districts with a mix of land uses that feature pedestrian-oriented design

T Districts in Saint Paul



- T Districts Zoning
- T1 Traditional Neighborhood
 - T2 Traditional Neighborhood
 - T3 Traditional Neighborhood
 - T3M T3 with Master Plan
 - T4 Traditional Neighborhood
 - T4M T4 with Master Plan
 - TIM T1 with Master Plan
 - Inverse City Boundary

T1 District in Saint Paul



- T Districts Zoning
- T1 Traditional Neighborhood
 - TIM T1 with Master Plan
 - T2 Traditional Neighborhood
 - T3 Traditional Neighborhood
 - T3M T3 with Master Plan
 - T4 Traditional Neighborhood
 - T4M T4 with Master Plan
- Inverse City Boundary



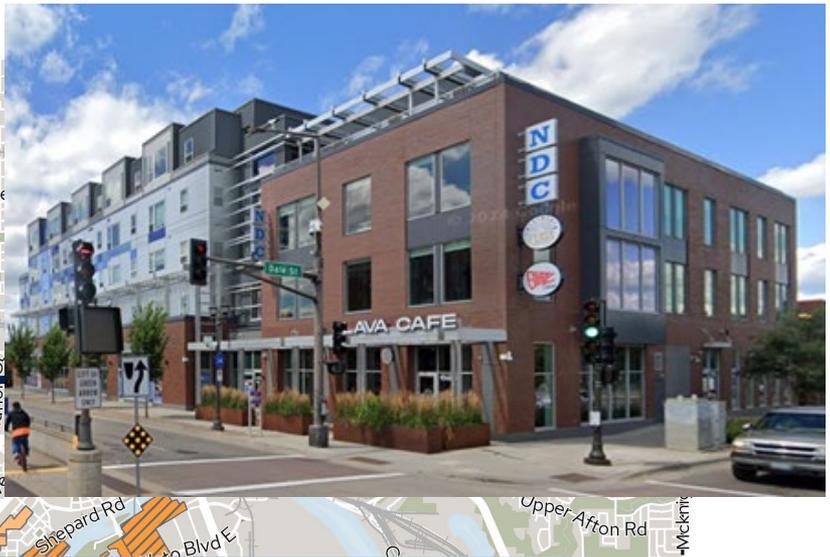
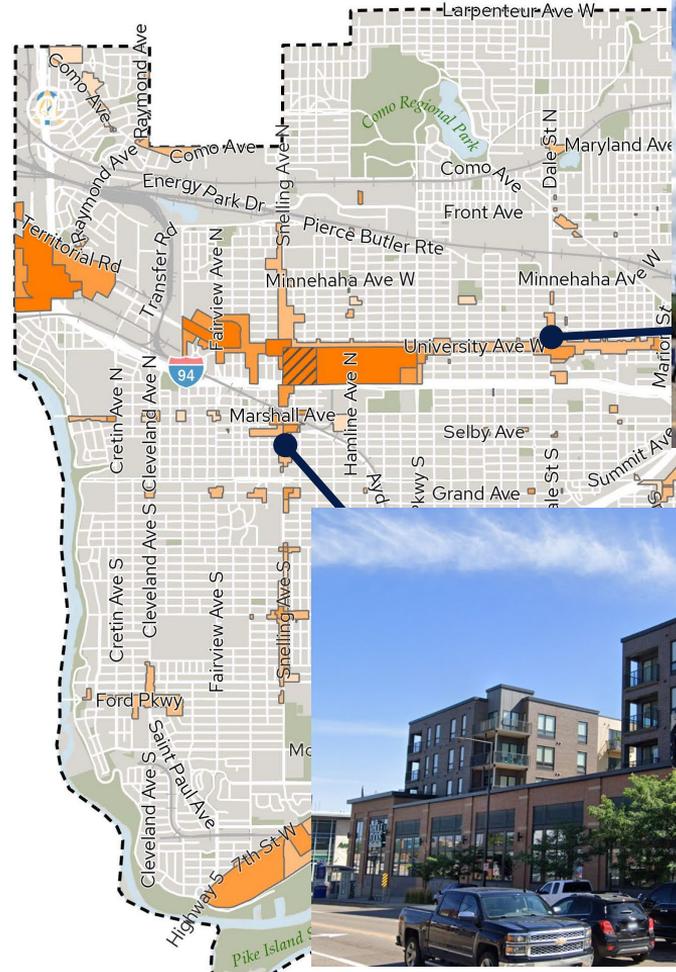
T2 Districts in Saint Paul



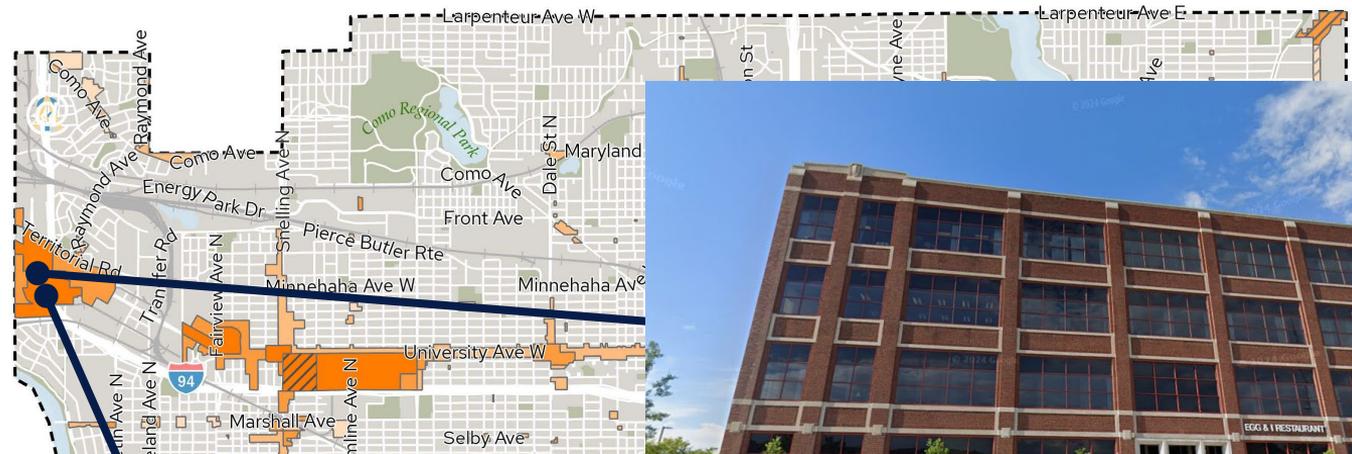
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T3 Districts in Saint Paul



T4 Districts in Saint Paul



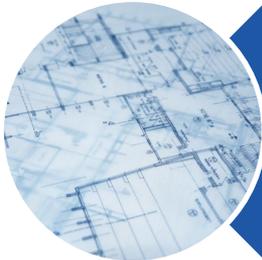
- T3 Traditional Neighborhood
- T3M T3 with Master Plan
- T4 Traditional Neighborhood
- T4M T4 with Master Plan
- Inverse City Boundary



Purpose of the Zoning Study



**Align the T Districts with the
2040 Comprehensive Plan**



**Update the rules based on
staff experience since 2004**



2040 Comprehensive Plan Polices

Encourage **transit-supportive density** and direct the majority of growth to areas with the highest existing or planned transit capacity, LU-1.

Use **land use and zoning flexibility** to respond to social, economic, technological, market and environmental changes, conditions and opportunities, LU-7.

Promote **high-quality urban design** that supports **pedestrian friendliness** and a healthy environment, and enhances the public realm, LU-9.

Activate streetscapes with **active first-floor uses**, street trees, public art, outdoor commercial uses and other uses that contribute to a vibrant street life, LU-10.

Support **pedestrian-friendly streetscapes** and visual interest through **commercial building design**, LU-28.

Provide for **multifamily housing** along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation, LU-35.

Support the development of **new affordable housing** units throughout the city, H-31.

Encourage the development of **affordable housing in areas well-served by transit and/or in proximity to employment centers**, H-37.

Encourage high-quality urban design for residential development that is sensitive to context, but also **allows for innovation and consideration of market trends**, H-47.



Zoning Study Scope of Work

T District Text Amendments

- Modernize development and design standards
- Incorporate affordable housing incentives

Outreach

- Initial email blast to district councils and business associations requesting input + presentation at Business Review Council (2022)
- Presentation at Business Review Council (May 7, 2025)
- Workshops for district council members and business association representatives to provide feedback on proposed text amendments (May 13-14, 2025)

Not Within Scope

- Rezoning or mapping changes



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

Developer Dan

Dan is a **local housing developer**. He builds mid-sized multifamily projects that sometimes have first-floor businesses.



What does the T District Study mean for me?

Regulations will be more straightforward, helping me save time in design and review process!

New density bonuses will make affordable housing more attractive to build!

More sites along transit corridors are viable options for development!

Arti Artist

Arti is an **artist** who also has some side gigs to maintain a steady income. She is inspired by vibrant neighborhoods and also needs her own space to work and relax.



What does the T District Study mean for me?

New live/work spaces along transit routes give me more housing options around the city!

Active ground-floor uses, like shops, make my neighborhood feel safer and more vibrant!

New, well-designed buildings keep me inspired as an artist!

Jamie Junior

Jamie is a **tween who is gaining independence**. Their mom will not let them cross the busy street, but they can go to neighborhood parks and shops alone with friends.



What does the T District Study mean for me?

A small, new corner store that I can walk to is opening nearby!

Neighborhood sidewalks feel safer because buildings are built close to the street!

There are more restaurants and shops to look at as I walk down the street!



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



Summer 2025

- PC public hearing & proposal revisions
- City Council public review & hearing



Fall 2025

- City Council adoption

Thank you!

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