





# 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





## **Purpose of the Zoning Study**



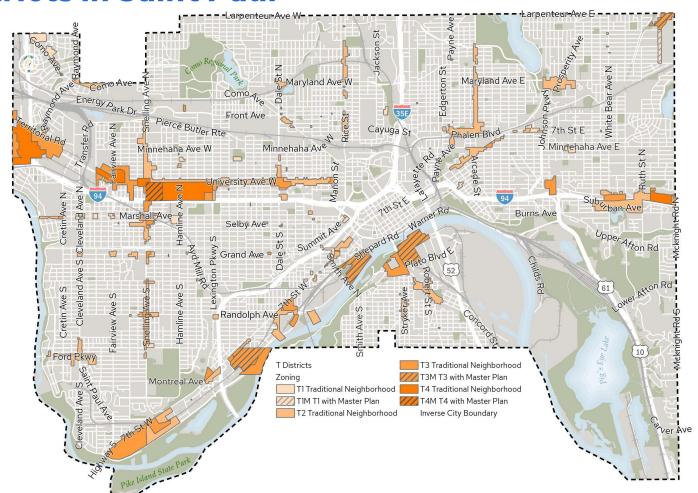
# Align the T Districts with the 2040 Comprehensive Plan



Update the rules based on staff experience since 2004

### **T Districts in Saint Paul**







# **Ext 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

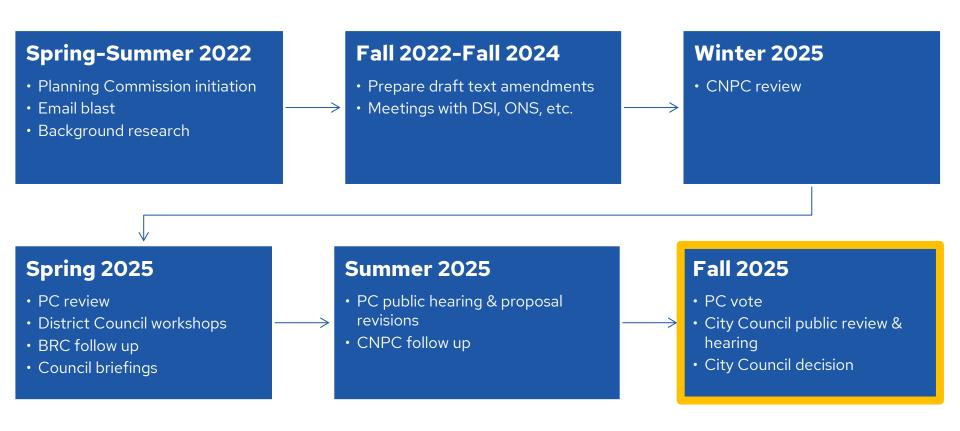
#### **Key comments:**

- 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**



# Thank you!

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