



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

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Purpose of the Zoning Study

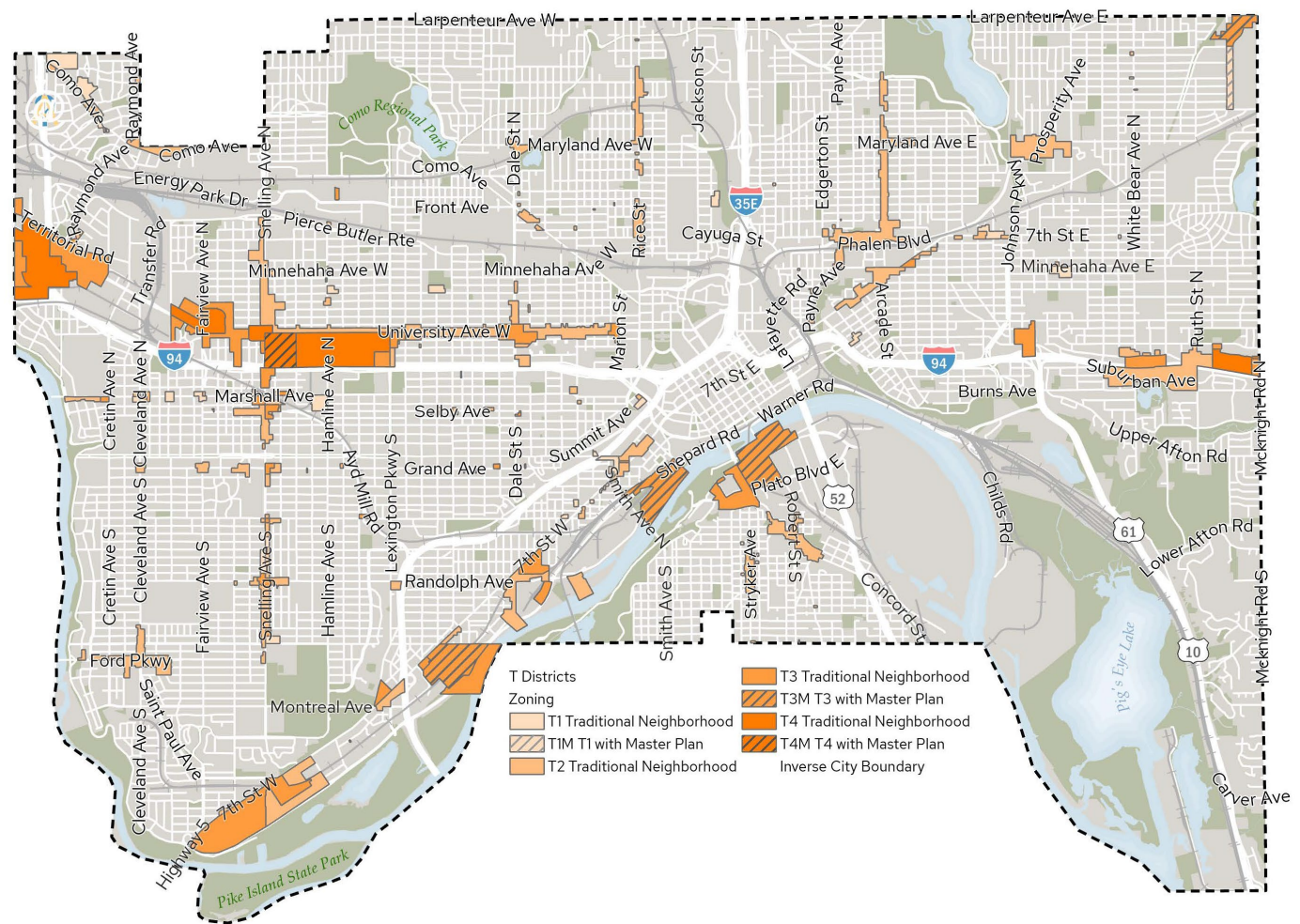


**Align the T Districts with the
2040 Comprehensive Plan**



**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



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