

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

[http://www.stpaul.gov/code/lc066.html#sec66.232.](http://www.stpaul.gov/code/lc066.html#sec66.232)

(note: for our purposes we have only included relevant sections)

Sec. 66.232. Maximum lot coverage.

In residential districts, principal structures shall not cover more than thirty-five (35) percent of any zoning lot.

Sec. 66.331. Density and dimensional standards table.

Table 66.331, traditional neighborhood district dimensional standards, sets forth density and dimensional standards that are specific to traditional neighborhood districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.

Table 66.331. Traditional Neighborhood District Dimensional Standards

Building Type by Zoning District	Density	Lot Size Minimum (per unit)		Height		Yard Setbacks (Feet)		
	Min.-- Max.(a)	Area (sq. ft.)(a)	Width (feet)	Min. (stories)	Max. (feet)	Front Min.- Max.	Side Min.	Rear Min.
TN1								
1-family dwelling	6--12 units/acre(b)	3,500(b)	30	none	35(d)	15--25(h)	(i)	15
2-family/townhouse	8--20 units/acre(b)	2,000(b)	20	none	35(d)	10--25(h)	(i)	15
Multifamily	10--25 units/acre(b)	1,700 (b)	n/a	none	35(d)	15--25(h)	(i)	(i)
Nonresidential or mixed use (including parking structures)	0.3--1.0 FAR	n/a	n/a	none	35(d)	0--15	(i)	(i)
TN2								
1-family dwelling	6--12 units/acre(b)	3,500 b	30	none	35(d)	15--25(h)	(i)	15
2-family/townhouse	8--20 units/acre(b)	2,000(b)	20	none	35(d)	10--25(h)	(i)	15
Multifamily	10--34 units/acre(b)	1,300(b)	n/a	none	35(d),(e)	15--25(h)	(i)	(i)
Nonresidential or mixed use (including parking structures)	0.5--2.0 FAR with surface parking 0.5--3.0 FAR with structured parking(c)	n/a	n/a	none	35(d),(e)	0--10	(i)	(i)
TN3								

1-family dwelling	8--12 units/acre(b)	3,500(b)	30	2	35(d)	15-- 25(h)	(i)	15
2- family/townhouse	10--20 units/acre(b)	2,000(b)	20	2	35(d)	10-- 25(h)	(i)	15
Multifamily	30--44 units/acre(b)	1,000(b)	n/a	2	45(d),(f),(j)	15-- 25(h)	(i)	(i)
Nonresidential or mixed use	1.0--3.0 FAR	n/a	n/a	2	55(f),(j)	0--10	(i)	(i)
Parking structures	n/a	n/a	n/a	n/a	45(g)	0--25	20	20

Min. - Minimum Max. - Maximum FAR - Floor Area Ratio/a - not applicable

Notes to table 66.331, traditional neighborhood district dimensional standards:

(a) Units per acre is calculated based on net acreage for residential development. Density based on units per acre must be calculated for parcels of an acre or more in size. For smaller parcels, the maximum number of units may be calculated based upon minimum lot size per unit. In calculating the area of a lot that adjoins a dedicated public alley, for the purpose of applying lot area and density requirements, one-half the width of such alley adjoining the lot shall be considered as part of the lot.

(b) In calculating the area of a lot for the purpose of applying lot area and density requirements, the lot area figure may be increased by three hundred (300) square feet for each parking space (up to two parking spaces per unit) within a multiple-family structure or otherwise completely underground. Parking spaces within an above-ground parking structure, except for those on the top level, may also be used for this lot area bonus. The maximum number of units possible on a lot using this lot area bonus can be calculated using the formula $X = L(A-600)$, where X = maximum units allowed, L = lot area in square feet, and A = required lot area per unit in square feet. A site plan showing parking layout and dimensions shall be required when applying for this lot area bonus.

(c) Floor area ratio (FAR) shall be prorated upon the percentage of required parking that is provided as structured parking.

(d) Except in the river corridor overlay district, height of structure may exceed the maximum if set back from side and rear setback lines a distance equal to additional height.

(e) A maximum height of forty-five (45) feet may be permitted with a conditional use permit when the structure is within six hundred (600) feet of an existing or planned transit stop on a designated transit street. A maximum height of sixty-five (65) feet may be permitted with a conditional use permit for property along University Avenue within six hundred (600) feet of an existing or planned transit stop, except on the following blocks, where heights greater than forty-five (45) feet would generally be incompatible with the surrounding neighborhoods: north side of University between Aldine Street and St. Albans Street, and between Kent Street and Galtier Street; and south side of University between Oxford Street and St. Albans Street, and between Mackubin Street and Galtier Street.

(f) Except in the river corridor overlay district, a maximum height of ninety (90) feet may be permitted with a conditional use permit.

(g) Except in the river corridor overlay district, a maximum height of sixty-five (65) feet may be permitted with a conditional use permit.

(h) Where at least fifty (50) percent of the front footage of the block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing structures, or the normal setback requirement in the district plus half the amount the average setback is greater than the normal setback requirement, whichever is less. Existing structures set back twenty (20) percent more or less than the average shall be discounted from the formula. The minimum front yard setback shall not exceed the maximum front yard setback requirement. Sixty (60) percent of the front facade must fall within the maximum setback.

(i) No side or rear yards are required along the interior lot lines except as otherwise specified in the building code; provided, that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet shall be provided. Side and rear yards of at least six (6) feet shall be required when a nonresidential use adjoins a side yard of a residential property. These setback requirements from interior lot lines shall be waived when an easement agreement is recorded as to the affected properties. Proof of such recorded easement shall be

provided at the time of application for a building permit. The recording of the easement agreement shall be interpreted to mean that the following intents and purposes of these setback requirements are met: adequate supply of light and air to adjacent property; sufficient space for maintenance of the building from the same lot; and prevention of damage to adjoining property by fire or runoff from roofs.

(j) In developments for which a master plan was adopted by the city council as of August 23, 2001, and for which there was a signed, approved redevelopment agreement with the housing and redevelopment authority of the city as of August 23, 2001, a maximum height of sixty-five (65) feet may be permitted without a conditional use permit, and a maximum height of one hundred (100) feet may be permitted with a conditional use permit, provided that such developments, to the extent reasonably possible, follow the design guidelines of the "Sustainable Decisions Guide for City Facilities" or other sustainable development guidelines. In developments for which there was a signed, approved redevelopment agreement with the housing and redevelopment authority of the city as of March 17, 2004, a maximum height of seventy-five (75) feet may be permitted with a conditional use permit.

Sec. 66.431. Density and dimensional standards table.

Table 66.431, business district dimensional standards, sets forth density and dimensional standards that are specific to business districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.

Table 66.431. Business District Dimensional Standards

Zoning District	Floor Area Ratio (FAR) Maximum	Height Maximum		Yard Setbacks Minimum (feet)		
		Stories	Feet	Front	Side	Rear
OS office-service	1.0	3(a)	30(a)	15(b),(d)	6	(e),(f)
B1 local business	1.0	3	30	15(b),(d)	6	(e),(f)
BC community business (converted)	(g)	3(a)	30(a)	25(c)	4	25
B2 community business	2.0	(a)	30(a)	0(d),(f)	(e)	(e),(f)
B3 general business	2.0	(a)	30(a)	0(d)	(e)	(e),(f)
B4 central business	8.0(h)	no limit	no limit	0	0	0(f)
B5 central business-service	5.0(h)	no limit	no limit	0	0	0(f)

Notes to table 66.431, business district dimensional standards:

(a) The height of the structure may exceed the maximum building height allowed in the district, provided the structure is set back from all setback lines a distance equal to the height which said structure exceeds the maximum building height allowed in the district.

(b) Off-street parking shall be permitted to occupy a required front yard provided that the off-street parking area, exclusive of access driveways, shall be set back a minimum distance of six (6) feet from any street right-of-way and meet the setback requirements of section 66.431(d).

(c) Since BC zoned property has a residential character, buildings shall maintain a twenty-five-foot front setback or meet the requirements of section 66.231(g).

(d) On those lots or parcels, or portions of lots or parcels, which adjoin a right-of-way line of a parkway, the required setbacks from the parkway right-of-way line shall be equal to that required for residential uses in effect along the parkway right-of-way or twenty-five (25) feet, whichever is greater. The following parkways and portions of parkways are excluded from this setback requirement: Ford Parkway (from Kenneth Street to Finn Street and north side between Finn Street and Mississippi River Boulevard), Gannon Road, and Lexington Parkway (from Pierce Butler Route to the nearest Burlington Northern Railroad tracks).

(e) No side or rear yards are required along the interior lot lines of the district, except as otherwise specified in the building code; provided, that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet shall be provided. Side and rear yards of at least six (6) feet shall be required when a business district adjoins a side yard in an adjacent residence district. These setback requirements from interior lot lines shall be waived when

an easement agreement is recorded as to the affected properties. Proof of such recorded easement shall be provided at the time of application for a building permit. The recording of the easement agreement shall be interpreted to mean that the following intents and purposes of these setback requirements are met: adequate supply of sunlight and air to adjacent property; sufficient space for maintenance of the building from the same lot; and prevention of damage to adjoining property by fire or runoff from roofs.

(f) Off-street loading space shall be provided in the rear yard in accordance with the requirements of section 63.400.

(g) In the BC community business (converted) district, principal structures shall not cover more than thirty-five (35) percent of any zoning lot, and residential buildings shall meet the minimum lot size per unit requirements of section 66.231 for the RM2 multiple-family residential district.

(h) Floor area bonuses, which encourage certain building features which produce public benefits, shall be granted as follows:

Table 66.431(f). Business District Floor Area Bonuses

Building Feature	Unit of Feature Upon which Bonus is Based	Square Feet of Bonus Floor Area per Unit of Feature		Maximum Bonus (Percent of Basic Allowable Gross Floor Area)	B-4 Central Business District	B-5 Central Business Service District
1 Setback from street	Each square foot of setback area (minimum setback of 10 feet)	10	7	20%		
2 Arcade	Each square foot of arcade area	7	4	15%		
3 Plaza	Each square foot of plaza area	7	5	15%		
4 Setback from side lot line	Each square foot of side setback area	5	3	15%		
5 Lower coverage above 4th floor	Each square foot of building setback from floor below	3	2	10%		

For the purpose of this bonus provision, an arcade and plaza shall be defined as follows:

Arcade. An "arcade" is a continuous area open to a street or to a plaza, which is open and unobstructed to a height of not less than twelve (12) feet, is accessible to the public at all times, and either:

(1) Adjoins a front lot line or a plaza boundary, is not less than ten (10) feet or more than thirty (30) feet in depth (measured perpendicular to the front lot line or plaza boundary which it adjoins), and extends for the full length of, or forty (40) feet along, such front lot line or plaza boundary, whichever is the lesser distance; or

(2) On a corner lot, is bounded on two (2) sides by the two (2) intersecting street lines, and has an area of not less than five hundred (500) square feet and a minimum dimension of ten (10) feet.

Such an arcade shall not at any point be above the level of the sidewalk or plaza which it adjoins, whichever is higher. Any portion of an arcade occupied by building columns shall be considered to be part of the area of the arcade for purposes of computing a floor area bonus.

Plaza. A "plaza" is an open area accessible to the public at all times, which is either:

(1) A continuous open area along a front lot line, not less than ten (10) feet deep (measured perpendicular to the front lot line), with an area of not less than five hundred fifty (550) square feet, and extending for its entire depth along the full length of such front lot line or for a distance of at least forty (40) feet thereof, whichever is the lesser distance; or

(2) A continuous open area on a through lot, extending from street to street and not less than forty (40) feet in width, measured perpendicular to the nearest side lot line; or

(3) On a corner lot, an open area of not less than three hundred fifty (350) square feet, which is bounded on two (2) sides by the two (2) intersecting street lines and which has a minimum dimension of ten (10) feet; or

(4) An open area of not less than four thousand (4,000) square feet, with a minimum dimension of forty (40) feet, which is bounded on one side by a front lot line or which is connected to the street by means of an arcade or by an open area of not less than thirty (30) feet wide.

Except for an open area as set forth in item (4) above, no portion of such an open area which is bounded on all sides, except for one opening, by either building walls, or building walls and a side lot line, shall be considered part of the plaza, unless the opening of such portion is at least forty (40) feet in width.

A plaza shall not at any point be more than five (5) feet above the curb level of the nearest adjoining street, and shall be unobstructed from its lowest level to the sky, except for those obstructions permitted by the planning commission.

Division 3. 66.530. Industrial District Density and Dimensional Standards

Sec. 66.531. Density and dimensional standards table.

Table 66.531, industrial district dimensional standards, sets forth density and dimensional standards that are specific to industrial districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.

Table 66.531. Industrial District Dimensional Standards

Zoning District	Floor Area Ratio (FAR)	Height Maximum		Yard Setbacks Minimum (feet)			
		Maximum	Stories	Feet	Front	Side	Rear
IR river corridor industrial	2.0	3(a)	30(a)	0(c),(d),(e),(f)	0(c),(f)	0(c),(f)	
I1 light industrial	2.0	(b)	50(b)	0(c),(d),(e),(f)	0(c),(f)	0(c),(f)	
I2 General industrial	3.0	(b)	75(b)	0(c),(d),(e),(f)	0(c),(f)	0(c),(f)	
I3 Restricted industrial	1.0	(b)	75(b)	0(c),(d),(e),(f)	0(c),(f)	0(c),(f)	

Notes to table 66.531, industrial district dimensional standards:

(a) Buildings may exceed three (3) stories or thirty (30) feet in height but only after approval by the planning commission as a conditional use. No such building shall exceed one hundred fifty (150) feet in height.

(b) The height of the structure may exceed the maximum building height allowed in the district provided the structure is set back from all exterior property lines of the parcel a distance equal to the height which said structure exceeds the maximum building height allowed in the district.

(c) On those lots or parcels, or portions of lots or parcels, which are located directly across a street or abut a side or rear lot line in any use district other than an IR, I-1, I-2, I-3, or PV district, the required setbacks from said abutting districts shall be equal to a minimum of one and one-half (1 1/2) times the height of the buildings, except as noted in section 63.102.

(d) On those lots or parcels, or portions of lots or parcels, which adjoin a right-of-way line of a parkway, the required setbacks from the parkway right-of-way line shall be equal to that required for residential uses in effect along the parkway right-of-way or twenty-five (25) feet, whichever is greater. The following parkways and portions of parkways are excluded from this setback requirement: Ford Parkway (from Kenneth Street to Finn Street and north side between Finn Street and Mississippi River Boulevard), Gannon Road, and Lexington Parkway (from Pierce Butler Route to the nearest Burlington Northern Railroad tracks).

(e) Where the frontage of any block is divided into two (2) or more zoning districts, the front yard requirements of the district with the largest front yard depth shall be applied to the entire block frontage.

(f) Nonrequired front yards and all required and nonrequired side and rear yards shall be permitted to be used for off-street parking. Loading and unloading shall not be permitted in any required front, side or rear yards.