

# Zoning 101

What it is... what it does

Ford Site Planning Task Force Meeting June 4, 2012



# Zoning Authority of Minnesota Cities

## **462.357 OFFICIAL CONTROLS: ZONING ORDINANCE.**

### **Subdivision 1. Authority for zoning.**

For the purpose of promoting the public health, safety, morals, and general welfare, a municipality may by ordinance regulate on the earth's surface, in the air space above the surface, and in subsurface areas, the location, height, width, bulk, type of foundation, number of stories, size of buildings and other structures, the percentage of lot which may be occupied, the size of yards and other open spaces, the density and distribution of population, the uses of buildings and structures for trade, industry, residence, recreation, public activities, or other purposes, and.....

# Zoning Authority of Minnesota Cities

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### **Subdivision 1. Authority for zoning.**

and the uses of land for trade, industry, residence, recreation, agriculture, forestry, soil conservation, water supply conservation, conservation of shorelands, as defined in sections 103F.201 to 103F.221, access to direct sunlight for solar energy systems as defined in section 216C.06, flood control or other purposes, and may establish standards and procedures regulating such uses.

*In other words, zoning regulates the use of land and the placement and general design of buildings and structures.*

Use standards define allowable (permitted) and restricted (conditional) uses

- Residential, commercial, industrial, institutional, mixed....
- Not listed = usually not allowed
- Level of detail varies from one ordinance to another

**B2 Community Business**

All B1 uses

Community residential facility\*

Veterinary clinics, tattoo shop

Service businesses with a showroom or workshop,

e.g. contractor, painter, appliance repair

Restaurant, catering, coffee kiosk

Private hall, club, health club, indoor recreation\*

Theater, bingo hall\*, assembly hall

Auto service station\*

Auto convenience market\*, auto specialty store\*

Mail order house\*, printing/publishing\*

**B3 General Business**

All B2 uses plus

Hospital

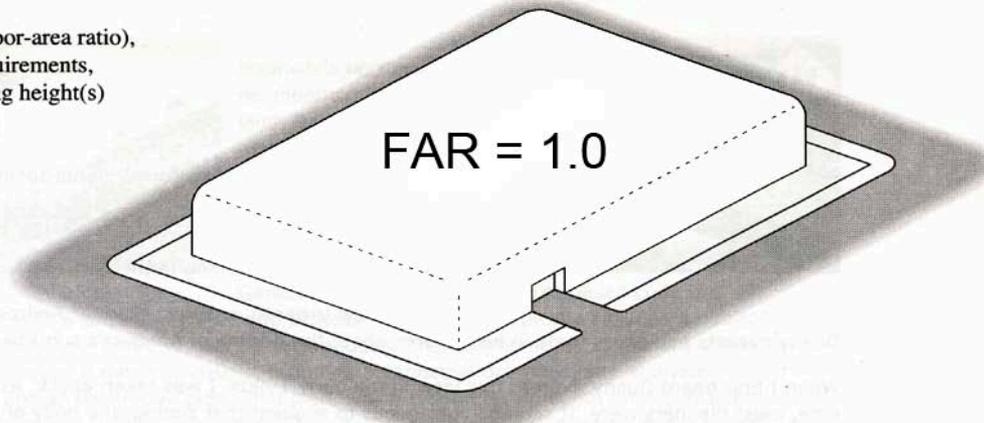
Business sales/services, package delivery service.....

*Dimensional standards* limit the magnitude of development activity that is allowed to take place on lots within each type of district

- Required yards / setbacks
- Lot coverage (landscape space vs. paved space)
- Lot area
- Density
- Building height / Floor Area Ratio (FAR)

**How zoning defines a one-block parcel**

Density, use, FAR (floor-area ratio), setbacks, parking requirements, and maximum building height(s) specified.



# Saint Paul Zoning District Categories

ARTICLE I. - 66.100.	GENERAL PROVISIONS
ARTICLE II. - 66.200.	RESIDENTIAL DISTRICTS
ARTICLE III. - 66.300.	TRADITIONAL NEIGHBORHOOD DISTRICTS
ARTICLE IV. - 66.400.	BUSINESS DISTRICTS
ARTICLE V. - 66.500.	INDUSTRIAL DISTRICTS
ARTICLE VII. - 66.700.	VP VEHICULAR PARKING DISTRICT
ARTICLE VIII. - 66.800.	PD PLANNED DEVELOPMENT DISTRICT

## T Districts – Intent

Designed for mixed uses but not for employment / industrial districts



## Sec. 66.311. - General intent, T traditional neighborhood districts.

TN traditional neighborhood districts are intended to foster the development and growth of compact, pedestrian-oriented urban villages. All four (4) districts are intended to encourage a compatible mix of commercial and residential uses within buildings, sites and blocks; new development in proximity to major transit streets and corridors; and additional choices in housing.

## T Districts – Intent

Designed for mixed uses but not for employment / industrial districts



## Sec. 66.312. - Intent, T1 traditional neighborhood district.

The T1 traditional neighborhood district is intended to provide for compact, pedestrian-oriented mixed-use areas of limited size, with a variety of residential, office and service uses that primarily serve neighborhood needs...

## T Districts – Intent

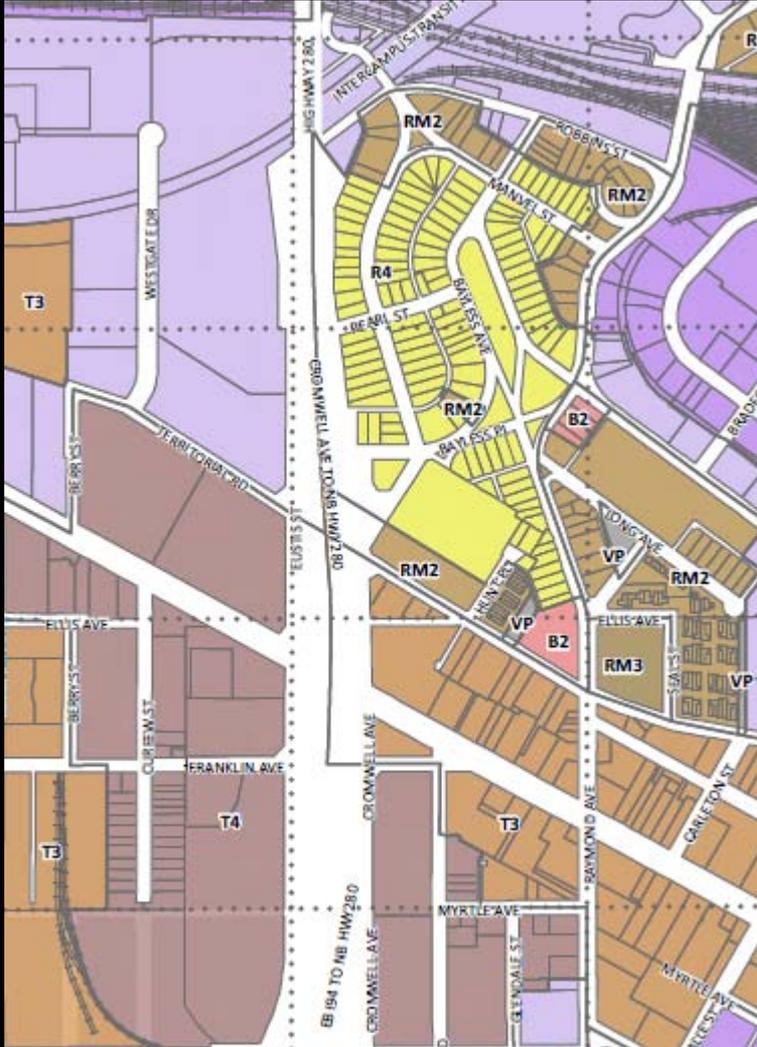
Designed for mixed uses but not for employment / industrial districts



(Sec. 66.313. - Intent, T2 traditional neighborhood district.

The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.

**T Districts – Intent  
Designed for mixed uses but  
not for employment /  
industrial districts**



**Sec. 66.314. - Intent, T3 traditional  
neighborhood district.**

The T3 traditional neighborhood district provides for higher-density pedestrian- and transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:

- (a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;
- (b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;
- (c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;
- (d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.



# Planned Development District (PD)

Linked to a specific project site plan



## Sec. 66.801. - Intent.

The PD planned development district is intended to permit more flexible and creative private or public development or redevelopment than is possible under standard zoning classifications.

## **Sec. 66.802. - General requirements.**

(a) *General criteria.* Planned developments shall meet the following general criteria:

- (1) Parcels considered for planned development shall contain a minimum of one and five-tenths (1.5) acres.
- (2) The PD shall be consistent with the comprehensive plan.
- (3) Subdivision of land required by the development shall be concurrent with the rezoning.
- (4) Except for phased development , all development shall be completed within three (3) years of the effective date of the rezoning action unless specifically extended by the city council.
- (5) Phasing of development is permitted.

## *Other Zoning Types and Tools*

- Overlay Districts
- Design Standards or Guidelines
- Form-Based Codes

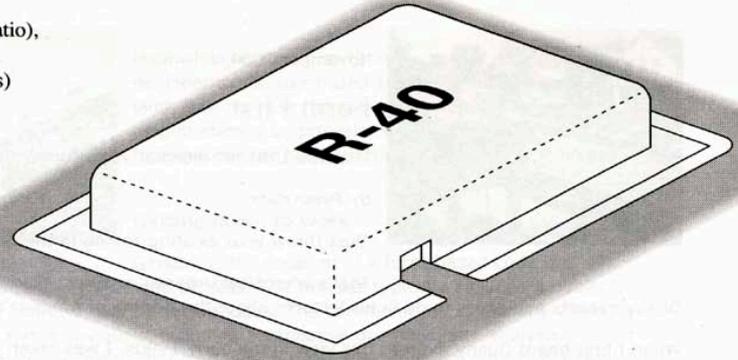
## *Overlay Districts*

- Leaves underlying zoning in place.
- Applies variation on underlying standards such as mix of uses, setbacks, heights, densities, F.A.R., etc.
- May also include design guidelines for architecture, site design, signs, landscaping, etc.

# Other Zoning Types and Tools

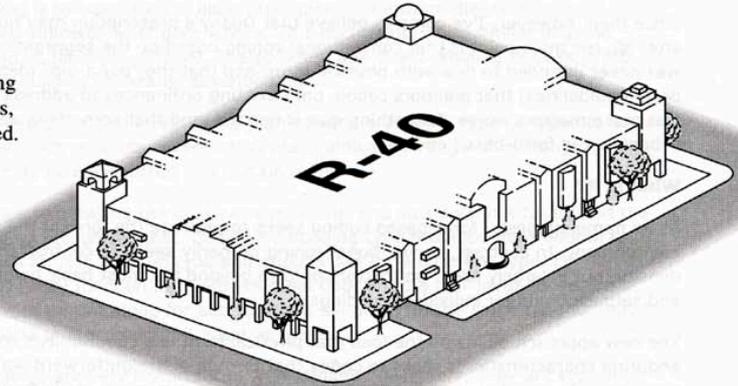
## How zoning defines a one-block parcel

Density, use, FAR (floor-area ratio), setbacks, parking requirements, and maximum building height(s) specified.



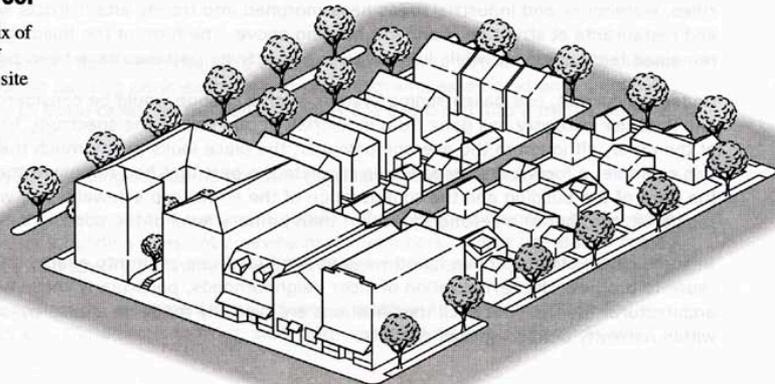
## How design guidelines define a one-block parcel

Density, use, FAR (floor-area ratio), setbacks, parking requirements, maximum building height(s), frequency of openings, and surface articulation specified.



## How form-based codes define a one-block parcel

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



## *Design Standards or Guidelines*

- Provide project-specific directives or guidance on architectural design, site design, landscape design, signs, etc.
- Graphically based with sketches and photos
- Can be incorporated into zoning by reference

# Design Guidelines or Standards

## Columbia Heights Design Guidelines

### Building Placement

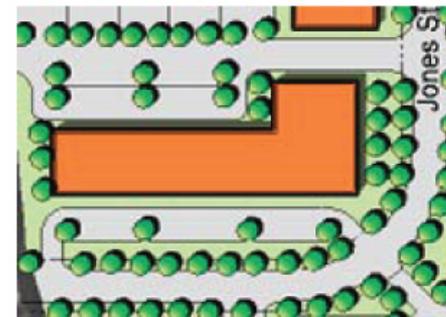
#### Highway District

*Objective: To orient nonresidential buildings toward the street in order to improve its walkability, while creating opportunities for more internally-focused residential development.*

*Nonresidential or mixed-use buildings should have a well-defined front façade with entrances facing the street. Larger buildings (30,000 square feet or more in size) may be oriented perpendicular to the street provided that at least one entrance facing the street is provided.*

Buildings may be set back a maximum of 72 feet from the sidewalk, in order to allow for two rows of parking and drive aisles plus landscaped frontage.

*Residential buildings may be oriented toward internal streets or courts, with side facades parallel to Central Avenue. Facades parallel to Central Avenue should be well-detailed and service areas should not be located along the Central Avenue frontage. The frontage should be appropriately landscaped (see Parking Screening below)*



# *Form-Based Zoning*

Form-based zoning codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets, blocks and open space.

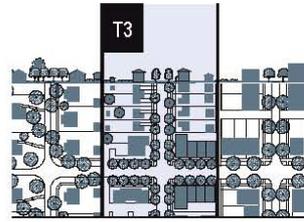
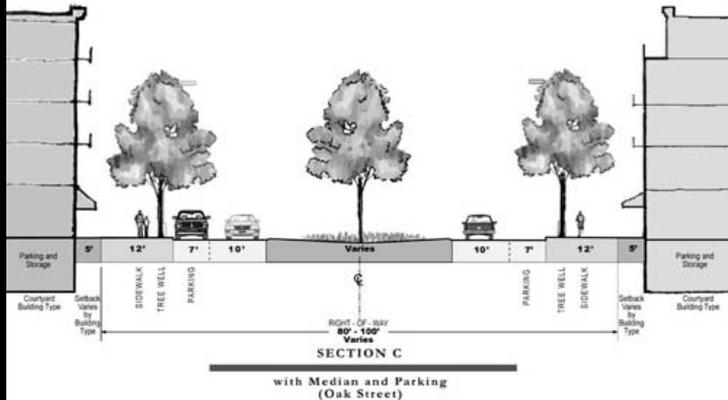
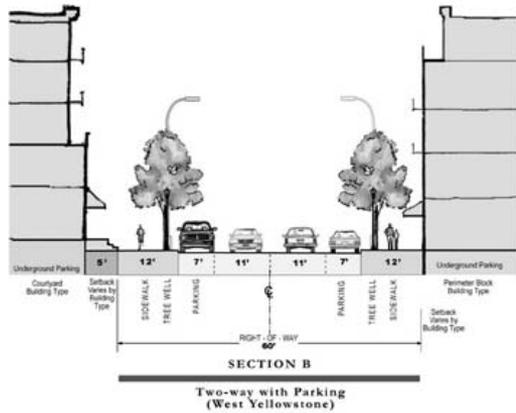
# *Form-Based Zoning Codes*

- emphasize urban form over use
- walkable, non-auto dominated
- human scaled, classically proportioned buildings
- well defined and articulated public realm
- vertically and horizontally integrated mix of uses
- interconnected green spaces of varied size and purpose



# Form-Based Zoning Codes

## Street Standards



### a. BUILDING CONFIGURATION

Principal Building	4 stories max.
Accessory Building	2 stories max.

"N" stands for any Stories above those shown, up to the maximum.

### b. LOT OCCUPATION (see Table X)

Lot Width	20 ft. min. townhouse, 30 ft. min. duplex 40 ft. min. freestanding 65 ft. lot max.
Lot Coverage	60%

### c. BUILDING DISPOSITION (see Table 3)

Edgeyard	permitted
Sideyard	permitted
Splityard	permitted
Rearyard	permitted

### d. SETBACKS - PRINCIPAL BLDG. (see Table X)

d.1 Principal Front Setback	25 ft. max., 10 ft. min.
d.2 Secondary Front Setback	10 ft. min.
d.3 Side Setback	5 ft. min. bldg. separation (edgeyard)
d.4 Rear Setback	20 ft. max., 5 ft. min.

### e. SETBACKS - ACCESSORY BLDG (see Table X)

e.1 Front Setback	20 ft. min. + bldg. setback
e.2 Side Setback	5 ft. min. bldg. separation (edgeyard)
e.3 Rear Setback	20 ft. max., 5' min.

### f. PARKING PROVISIONS

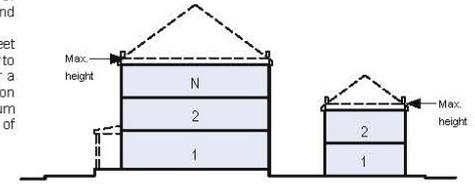
Residential	2 spaces max.
Lodging	1.0/room
Office	3 spaces max.
Retail	4 spaces max.
Civic	To be determined
Industrial	na

## T3 NEO-TRADITIONAL DISTRICT

### BUILDING CONFIGURATION

#### CONFIGURATION

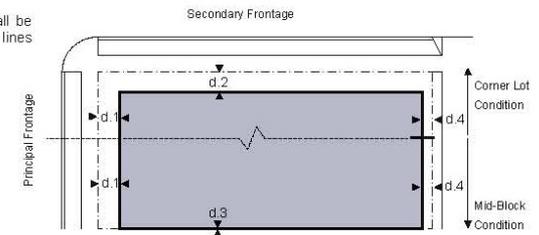
- Building height shall be measured in number of stories, excluding attics and raised basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 11 ft with a maximum of 25 ft.



### SETBACKS

#### PRINCIPAL BLDG

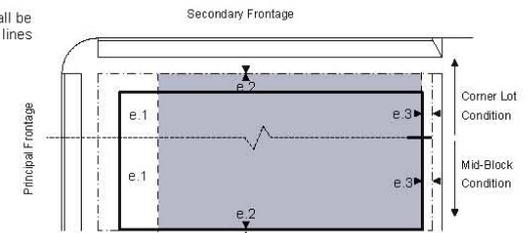
- Principal buildings shall be distanced from the lot lines as shown.



### SETBACKS

#### ACCESSORY BLDG

- Accessory buildings shall be distanced from the lot lines as shown.



### PARKING PLACEMENT

- Parking spaces shall be provided within the 3rd tier as shown in the diagram.
- Parking spaces may also be provided within one-third of the 2nd tier as shown in the diagram.
- Trash containers shall be stored within the 3rd tier.

