

Ward 3 and Citywide Residential Zoning Standards

Public Hearing Summary and Recommendations
from Neighborhood Planning Committee

June 4, 2015

Residential Zoning Standards

Topics to be Covered

- Highlights from Public Comment Period
- Recommendations

Residential Zoning Standards

Public Comment Key Takeaways

Ward 3 should move forward, other areas of city need more time

- Highland and Macalester-Groveland had thorough engagement process
- Heard from residents and other District Councils
- Recommendations specific to Ward 3 should be considered as pilot projects

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Public Comment Key Takeaways

Zoning is Part of a Larger Solution

- Residents wanted to explore improved notification procedures, the feasibility of conservation districts, and using financial leverage to encourage people to invest in their homes and reduce unnecessary teardowns

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Public Comment Key Takeaways

Balance character and change

Enforcement is critical

Recommendations don't go far enough

Don't discourage tiny houses/sustainability/ADUs

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Recommendations

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Recommendations

- Advance a mix of city-wide and Ward 3 amendments
- “Ward 3” defined in amendments as Districts 14 and 15, excluding sites or districts with heritage preservation designation
- “Trial” changes restricted to Districts 14 and 15

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Recommendations

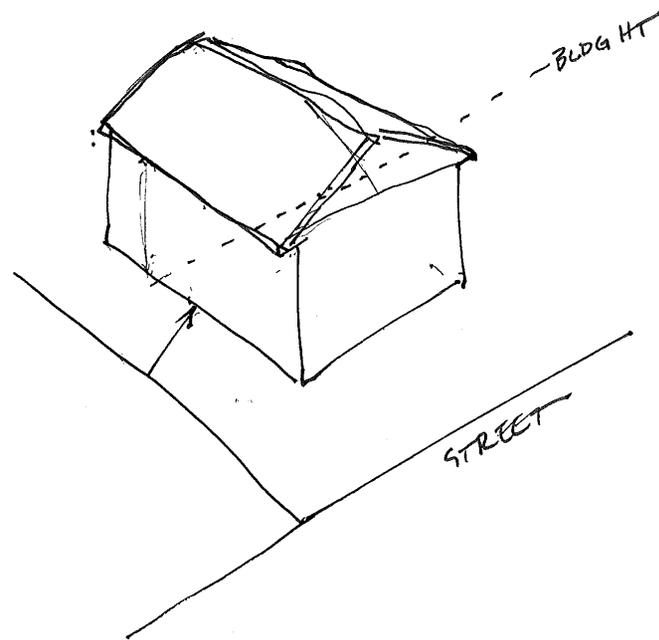
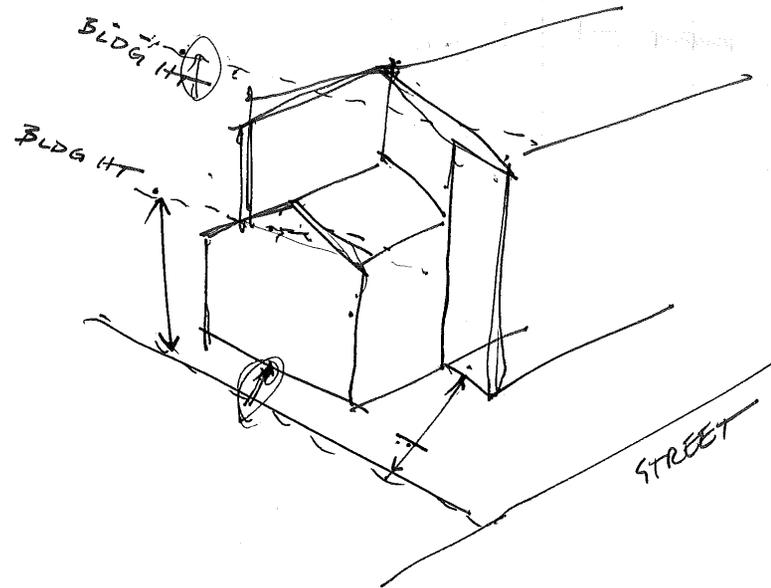
1. Require additions of 120 square feet of floor area or greater to adhere to 10% window and door openings minimum. (City-wide)
 - No change from previous version
 - Question of application to additions, not validity of percentages

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Recommendations

2. Height reduction at side setback lines for single-family properties, height increase allowed with larger setback, to a maximum of 35 feet. (D14 & D15)
 - Added overall limit of 35 feet
 - Moved from Table 66.231 to note (I)
 - Committee discussed appropriate height limits and how to deal with flat roofs

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5'-7" Setback



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Recommendations

3. Change in side setback requirement for RM1-RM3 multiple-family zoning districts to 9 feet, consistent with existing traditional building patterns in Saint Paul. (City-wide)
 - No change from previous version

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Recommendations

4. Total maximum lot coverage of 45% for all buildings, including principal and accessory structures. (D14 & D15)
 - Change from 50% to 45% based on examples

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Recommendations

4. Total maximum lot coverage of 45% for all buildings, including principal and accessory structures. (D14 & D15)

Property	Lot Size (SF, Incl. Alley)	Principal Footprint (SF)	Principal %	Accessory Footprint (SF)	Total %
1871 Lincoln	6000	2076	34.6%	0	34.6%
1329 Hartford	5400	1140	21.1%	324	27.1%
299 Pascal	5420	1466	27.0%	0	27.0%
2153 Jefferson	5224	1248	23.9%	260	28.9%
1623 James	6528	1972	30.2%	0	30.2%
555 Mt Curve	18240	2280	12.5%	0	12.5%
416 Warwick	5440	1020	18.8%	528	28.5%

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Recommendations

5. Sidewall articulation required for building faces longer than 35 feet in length, at least 1 foot deep and 6 feet in length, and extending from grade to eave. (D14 & D15)
 - No change from previous version

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Recommendations

6. Exceptions for expansion in nonconforming areas generally not visible from the street. (City-wide)
 - Adjusted one condition by reducing minimum square footage from 500 square feet to 250

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Recommendations

7. Additional minor amendments, mostly to clarify language - see page 23 of memo. (City-wide)
 - No significant change from previous version

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Recommendations

Eliminated proposed amendment that would allow greater height if supported by context.

- Setback-dependent height allows greater height with enough space in side yard
- Anticipate rare application

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Thank you.