



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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January 29, 2015

To: Neighborhood Planning Committee

From: Jake Reilly (266-6618)

Re: Minor Zoning Text Amendments to Chapters 60-62, and portions of Chapters 63 & 65 as proposed following public hearing

On December 5, 2008 the Saint Paul Planning Commission initiated a study of the Zoning Code to address minor text errors and clarify language in the zoning code.

Staff has been in the process of conducting this study and began work with Chapters 60 and 61 of the Zoning Code. A public hearing was held at the February 19, 2010 regular meeting of the Planning Commission. Subsequently the City Council adopted Ordinance 10-349 amending the zoning code to reflect those amendments.

Since that time additional changes have been made to both references in and interpretations of the code within these chapters, as well as additional typographical and contextual errors were found. This package addresses those edits and modifications.

This package covers Chapters 60 through 62 of the Zoning Code as well as portions of Chapters 63 and 65. This is the first in a series of public hearings on all minor text amendments to Zoning Code chapters.

The Planning Commission held a public hearing on December 5, 2014.

Public hearing testimony

One person spoke at the public hearing. Benita Warns (1440 LaFond) stated that she has concerns about the change to the language in Sec. 61.601 regarding variances, specifically 61.601(d) which states, "The proposed variance will not impair an adequate supply of light and air to adjacent property, nor will it alter the essential character of the surrounding area or unreasonably diminish established property values within the surrounding area." Ms. Warns primary concern was that eliminating this portion would negatively affect areas experiencing redevelopment, potentially with larger buildings, which might negatively impact the adjoining property owners' ability to access light and air for things like gardening, enjoying sunlight on personal property and other related issues. She suggested a change to the language that ensure that adjacent property owners'

access to light and air not change if and when a taller structure requiring a variance might be built on adjacent property.

Recommendation

While the concerns raised during the public hearing are valid, the changes to the variance findings are designed so that the variance findings are consistent, as required by law, with MN Stat. 462.357, Subd. 6. Other sections of the code address access to light and air. In particular, that language exists in the Intent and Purpose section of the Zoning Code, specifically Sec. 60.103(e) which states that the purpose of the zoning code is “to ensure adequate light, air, privacy and convenience of access to property.” Thus, staff is not recommending a change at this time.

Staff recommends that the Neighborhood Planning Committee forward this report and the following draft zoning minor text amendments pertaining to Chapters 60, through 62 and portions of Chapters 63 and 65 to the Planning Commission with a recommendation for approval.

Draft Minor Text Amendments Package –01/29/2015

Chapter 60. Zoning Code – General Provisions and Definitions

ARTICLE I. 60.100. GENERAL PROVISIONS AND EXCEPTIONS

Sec. 60.104. - Construction of language.

The following rules of construction apply to the text of this code:

...

~~(e)~~ The word "building" includes "structure" and any part thereof.

~~(e)(f)~~ The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for."

~~(f)(g)~~ The word "person" includes an individual, a corporation, a partnership, an incorporated association or any other similar entity.

~~(g)(h)~~ Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either...or," the conjunction shall be interpreted as follows:

...

~~(h)(i)~~ "Abut" means having a common boundary or relationship at ~~either~~ a common property line, street or alley.

~~(i)(j)~~ "Adjacent" means located nearby, with or without contact.

~~(j)(k)~~ "Adjoin" means having a common boundary or relationship at a common property line.

~~(k)(l)~~ "Contiguous" means abutting.

~~(l)(m)~~ A "—" shall mean "through" when used between zoning district abbreviations within a land use category, e.g., "RT1—RM2" residential districts shall mean RT1, RT2, RM1, and RM2 residential districts.

[The terms *building* and *structure* are defined separately and are different.]

ARTICLE II. 60.200. GENERAL DEFINITIONS

Sec. 60.214. M.

...

~~*Master plan.* A plan for a specific site proposed for development or redevelopment under the provisions of the TN3 district, in order to demonstrate compliance with the intent of the district.~~

[This definition is out of date and is not needed here. § 66.344(b) *Master plan* applies to more than just the T3 district, and is clear about what a master plan without a separate definition here.]

Sec. 60.216. O.

...

Open space. Land and water areas retained for use as active or passive recreation areas or for resource protection. For the calculation of minimum open space within a TN3 traditional neighborhood district development, open space shall not include parking facilities, driveways, utility or service areas, or required yards.

[This district is no longer referred to as TN, but T.]

Sec. 60.217. P.

...

Planning district. One (1) of seventeen (17) geographic areas delineated, and from time to time amended, by the city council to facilitate citizen participation, early notification of proposed city actions, and planning for the purpose of determining concentration of community residential facilities. ~~Planning District Thirteen is divided into three (3) separate planning districts: Merriam Park, Snelling Hamline and Lexington Hamline.~~ An official map of the designated areas is maintained by the department of planning and economic development.

[District 13 is no longer divided into 3 separate planning districts.]

Sec. 60.220. S.

...

~~*Swimming pool.* A pool or tub constructed either above or below grade and having a capacity of five thousand (5,000) or more gallons.~~

[Move this definition to be with the regulations for this accessory use in Article 65.900, Accessory Uses.]

Sec. 60.227. Z.

...

Zoning conditional uses and variances

(1) *Conditional uses:* A conditional use is a use permitted only after review and approval of an application by the planning commission, or the planning or zoning administrator where delegated to do so pursuant to section ~~61.300~~ 61.202(c).

(2) *Variance:* A modification of the literal provisions of the zoning code granted when strict enforcement of the zoning code would cause ~~undue hardship~~ practical difficulties owing to circumstances unique to the individual property on which the variance is granted. There are two (2) categories of variances:

a. *Minor variance.* A modification of a provision regulating a one-family detached dwelling and pertaining specifically to construction of a fence, a deck, a swimming pool, an

accessory building or use, or an addition to the main building when the addition is not designed to convert the building for use by more than one (1) family.

[Brings language in line with MN Stat. 462.357, Subd. 6.]

...

ARTICLE III. 60.300. ZONING DISTRICTS AND MAPS GENERALLY

Sec. 60.301. Zoning districts established.

For the purposes of this code, the city is hereby divided into the following zoning districts:

...

(g) Overlay districts.

SF state fair parking and vending overlay districts

TP tree preservation overlay district

SD Shepard Davern commercial and residential redevelopment overlay districts

WB White Bear Avenue overlay district

HV Hillcrest Village overlay district

EG East Grand Avenue overlay district

SH Student housing neighborhood impact overlay district

[East Grand Avenue Overlay District was added in 2006. Student Housing Overlay District was added in 2012]

...

(i) Floodplain management overlay districts

FW floodway overlay district

FF flood fringe overlay district

[Regulations for these districts, pursuant to FEMA requirements, were adopted as a separate chapter 72 in 2010.]

Chapter 61. Zoning Code – Administration and Enforcement

ARTICLE. I. 61.100. GENERAL PROVISIONS

Sec. 61.107. Conditions of approval.

The planning commission, planning or zoning administrator, board of zoning appeals, or city council may impose such reasonable conditions and limitations in granting approval of a site plan, conditional use permit, similar use determination variance or other zoning approval, ~~and in making a similar use determination,~~ as are determined to be necessary to fulfill the ~~spirit~~ intent and purpose of the zoning code, to ensure compliance, and to protect adjacent properties and additionally, when approving a variance, as are directly related to and roughly proportionate to the impact of the variance

[Edited to bring the variance findings and conditions language in this code into compliance with the new state variance language in MN Stat. 462.357, Subd. 6.]

ARTICLE. IV. 61.300. GENERAL APPLICATION AND REVIEW PROCEDURES

...

Sec. 61.302. Application forms and fees.

...

(b) *Fee schedule.* Fees for the following zoning control applications shall be as follows:

...

- (8) *Rezoning:* One thousand two hundred dollars (\$1,200.00) up to one (1) acre of land, two hundred fifty dollars (\$250.00) for each additional acre of land, and an additional fee of five hundred dollars (\$500.00) for rezoning to ~~TN3(M) Traditional Neighborhood~~ any Zoning District with a master plan and an additional fee of one thousand dollars (\$1,000.00) for rezoning to PD Planned Development District.

[This district is no longer referred to as TN, but T.]

...

ARTICLE. IV. 61.400. SITE PLAN REVIEW

Sec. 61.402. Site plan review by the planning commission.

(a) *Plan to be submitted.* A site plan shall be submitted to and approved by the planning commission before a permit is issued for grading or the erection or enlargement of any building except one- and two-family dwellings, and including the following:

....

- (4) Any development in a ~~TN~~ district.

...

(c) *Site plan review and approval.* In order to approve the site plan, the planning commission shall consider and find that the site plan is consistent with:

...

- (5) The arrangement of buildings, uses and facilities of the proposed development in order to ~~assure~~ ensure abutting property and/or its occupants will not be unreasonably affected.

...

(d) *Compliance and time requirements.* The planning commission may make such requirements with respect to the above matters as to ~~assure~~ ensure compliance with them. When changes are required, the revised site plan shall be submitted within six (6) months from the date the applicant was notified of required changes. The zoning administrator may grant extensions. The property must be brought into compliance with the approved site plan within one year of the date of approval or as otherwise specified by the zoning administrator.

[Correction of a typographical error. Usage correction.]

...

ARTICLE. V. 61.500. CONDITIONAL USE PERMITS

Sec. 61.503. Conditional use permit, change requiring new permit.

...

(b) The floor area of a conditional use expands by fifty (50) percent or more. For a conditional use existing on October 25, 1975, expansion is the sum of the floor area of all the expansions since then. For a conditional use established after October 25, 1975, expansion is the sum of the floor area of all the expansions since being established. Floor area does not include floor area which is accessory to a principal use and which does not result in the expansion of a conditional use.

[Correction of a typographical error.]

Sec. 61.505. Conditional use permits, automatic expiration.

Unless expressly provided by the planning commission, when a use requiring a conditional use permit is discontinued or ceases to exist for a continuous period of ~~three hundred sixty five (365) days, one (1) year,~~ or when a conditional use changes to a permitted use not requiring a conditional use permit, the conditional use permit shall automatically expire. Except for conditional use permits for a college, university, seminary, or similar institution of higher learning if the lot area of a conditional use is subsequently reduced in size, unless the reduction results from acquisition by governmental agencies for public improvements or uses, the conditional use permit shall automatically expire. If a conditional use becomes nonconforming and subsequently is discontinued or ceases to exist for a continuous period of ~~three hundred sixty five (365) days, one (1) year,~~ the conditional use permit shall automatically expire. When an approved conditional use is not established in accordance with section 61.105, or is established and subsequently changed to a conditional use requiring a new permit under section 61.503, the conditional use permit shall automatically expire.

(C.F. No. 07-348, § 1, 5-9-07)

[One year is consistent with other time periods in the code. When the reduction in size stems from eminent domain or other acquisition by governmental agencies for public improvements or uses, it should not cause the CUP to expire. The colleges are concerned that they might lose their CUP if they sell off a part of the campus. This provides clarifying language per the colleges' request.]

ARTICLE. VI. 61.600. VARIANCES

Sec. 61.601. Variances.

The board of zoning appeals and the planning commission shall have the power to grant variances from the strict enforcement of the provisions of this code upon a finding that:

- (a) The variance is in harmony with the general purposes and intent of the zoning code.
- (b) The variance is consistent with the comprehensive plan.
- (ca) The applicant has established that there are practical difficulties in complying with the provision, that the property owner proposes to use the property in question cannot be put to a

reasonable manner not permitted by use under the strict provisions of the code; Economic considerations alone do not constitute practical difficulties.

- ~~(db)~~ The plight of the landowner is due to circumstances unique to the property, ~~and these circumstances were not created by the landowner;~~
- ~~(c)~~ ~~The proposed variance is in keeping with the spirit and intent of the code, and is consistent with the health, safety, comfort, morals and welfare of the inhabitants of the City of Saint Paul;~~
- ~~(d)~~ ~~The proposed variance will not impair an adequate supply of light and air to adjacent property, nor will it alter the essential character of the surrounding area or unreasonably diminish established property values within the surrounding area;~~
- (e) The variance, if granted, will not permit any use that is not allowed ~~permitted under the provisions of the code for the property in the zoning district where the affected land is located~~; ~~nor would it alter or change the zoning district classification of the property;~~ and
- (f) The ~~request for variance~~ will not alter the essential character of the surrounding area ~~is not based primarily on a desire to increase the value or income potential of the parcel of land.~~

In granting a variance, the board or commission shall make written findings stating the grounds upon which the variance is justified. ~~Hardship as described in the finding set out in subsection (a) above shall include the need for Inadequate~~ access to direct sunlight for solar energy systems constitutes a practical difficulty in finding (c) above.

[Edited to bring the variance findings and conditions language in this code into compliance with the new state variance language in MN Stat. 462.357, Subd. 6.]

Chapter 62. Zoning Code – Nonconforming Lots, Uses and Structures

Sec. 62.109. Nonconforming use permits

...

- (d) *Expansion or relocation of nonconforming use.* The planning commission may permit the expansion or relocation of a legal nonconforming use if the commission makes the following findings:
 - (1) In residential districts, the expansion, or relocation will not result in an increase in the number of dwelling units;
 - (2) For expansion of a structure, the expansion will meet the yard, height and percentage of lot coverage requirements of the district;
 - (3) The appearance of the ~~enlargement~~ expansion or relocation will be compatible with the adjacent property and neighborhood;
 - (4) Off-street parking is provided for the ~~enlargement~~ expansion or relocation that meets the requirements of article 63.200 for new uses;
 - (5) Rezoning the property would result in a "spot" zoning or a zoning inappropriate to surrounding land use;
 - (6) After the ~~enlargement~~ expansion or relocation, the use will not result in an increase in noise, vibration, glare, dust, or smoke; be detrimental to the existing character of development in the immediate neighborhood; or endanger the public health, safety, or general welfare;

...

[The word “enlargement” was struck in Ordinance 12-71, but was not edited properly in the final version.]

Chapter 63. Zoning Code – Regulations of General Applicability

ARTICLE.I. 63.100. GENERAL PROVISIONS AND PERFORMANCE STANDARDS

Sec. 63.119 – Sec. 63.121. Reserved.

Sec. 63.120. Private residential pools and hot tubs.

~~Private outdoor residential pools, both above and below ground, and hot tubs are permitted as an accessory use within the rear yard or nonrequired side yard; except that, for multiple family developments, the planning commission may determine the location of the pool or tub. Private outdoor pools and hot tubs shall meet the following requirements as applicable:~~

- ~~(a) — There shall be a distance of not less than ten (10) feet between the adjoining property line and the outside of the pool wall for aboveground pools. For in-ground pools, there shall be a distance of not less than five (5) feet between the adjoining property line and the outside of the pool wall.~~
- ~~(b) — There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot.~~
- ~~(c) — No swimming pool shall be located less than ten (10) feet from any side street or alley right-of-way, or the distance required for side yard by the zoning code, whichever is greater.~~
- ~~(d) — No swimming pool shall be located in a public easement.~~
- ~~(e) — All yards of one and two family structures containing swimming pools shall be enclosed by an obscuring fence not less than four (4) feet in height. All yards of residential structures of three (3) or more units and commercial structures containing swimming pools shall be enclosed by an obscuring fence not less than five (5) feet in height. The gates shall be of a self-closing and self-latching type, with the latch on the inside of the gate, not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use.~~
- ~~(f) — All yards containing hot tubs shall be secured as in subsection (5) above or shall have a cover which shall be locked when the hot tub is not in use.~~

[Move this section, along with the definition of *swimming pool* in Sec. 60.220, to Article 65.900, Accessory Uses, where these requirements for specific accessory uses belong.]

Sec. 63.121. Radio and television antennas.

~~Antennas, including single satellite dish TVRO's three (3) meters or less in diameter, short wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, ham radio transmitters and television receivers, are permitted as accessory uses in all zoning districts and shall meet the following requirements:~~

- ~~(a) — Accessory antennas shall not be erected in any required yard, except a rear yard, and shall be set back a minimum of three (3) feet from all lot lines.~~

- ~~(b) Guy wires or guy wire anchors shall be set back a minimum of one (1) foot from all lot lines.~~
- ~~(c) Accessory antennas and necessary support structures, monopoles or towers may extend a maximum of fifteen (15) feet above the normal height restriction for the affected zoning district.~~

[The definition and standards for accessory uses such as this belong in Article 65.900 Accessory Uses.]

...

Sec. 63.304. Parking location, nonresidential.

Off-street parking for other than residential use shall be either:

- (a) On the same zoning lot as the building it is intended to serve; or
- (b) In a VP vehicular parking district, ~~within~~ the same or a less restrictive zoning district as the principal use or within a more restrictive zoning district providing the principal use is also an allowed use in that zone. This parking shall be located within three hundred (300) feet of the building it is intended to serve, measured from the nearest point of the building to the nearest point of the off-street parking lot; or

[Correction of a typographical error.]

...

Sec. 63.316. Paving.

All parking spaces, driveways and off-street parking facilities shall be paved with standard or pervious asphalt or concrete, or with brick, concrete or stone pavers, or material comparable to the adjacent street surfacing, in accordance with specifications of the zoning administrator, within one (1) year of the date of the permit except as provided in section 61.402(e). For one-family and two-family dwellings, driveway pavement may be limited to wheel tracks at least two (2) feet wide.

For one-family through four-family dwellings, and ~~for townhouses with garage doors that face and front on a public street~~, driveways that access a public street in front yards shall be no more than twelve (12) feet in width, except that a driveway may be up to four (4) feet wider than the garage door within 30 feet of the garage door. The total amount of paving for surface parking spaces for one-family and two-family dwellings shall not exceed fifteen (15) percent of the lot area or one thousand (1000) square feet, whichever is less.

[Any driveway that accesses a public street should meet the same standard, regardless of whether the garage faces the street.]

...

Chapter 65. Zoning Code - Land Use Definitions and Development Standards

ARTICLE VII. 65.900. ACCESSORY USES

Sec. 65.910. Accessory use or accessory.

A building, structure or use which is clearly incidental to, customarily found in connection with, and (except as provided in section 63.300) located on the same zoning lot as, the principal use to which it is related.

When "accessory" is used in the text, it shall have the same meaning as "accessory use."

An accessory use includes, but is not limited to, the following:

...

- (p) ~~Radio and television receiving antennas including satellite receiving dishes, or short wave transmit/receive antennas designed for dispatching or use with household electronic equipment including "ham" radio equipment, subject to the regulations in section 62.117.~~

Sec. 65.911. Antenna, radio and television receiving.

A wire, set of wires, metal or carbon fiber element(s), including no more other than one (1) satellite dish antennas three (3) meters or less in diameter, used to receive radio, television or electromagnetic waves, and including the supporting structure thereof, permitted as accessory uses in all zoning districts.

Standards and conditions:

- (a) Accessory antennas shall not be erected in any required yard, except a rear yard, and shall be set back a minimum of three (3) feet from all lot lines.
- (b) Guy wires or guy wire anchors shall be set back a minimum of one (1) foot from all lot lines.
- (c) Accessory antennas and necessary support structures, monopoles or towers may extend a maximum of fifteen (15) feet above the normal height restriction for the affected zoning district.

Sec. 65.912. Antenna, short-wave radio transmitting and receiving.

A wire, set of wires or a device, consisting of a metal, carbon fiber or other electromagnetically conductive element used for the transmission and reception of radio waves used for short-wave radio communications, and including the supporting structure thereof, permitted as an accessory use in all zoning districts.

Standards and conditions:

See section 65.911. Antenna, radio and television receiving.

[The amendments to §§ 65.910-65.912 above clarify the code as it is being administered under the provisions of § 63.121. the standards and conditions for these accessory uses are moved here from § 63.121 in Chapter 63 Regulations of General Applicability so that the definitions and standards for these uses are together.]

Secs. 65.913 – 65.9149. Reserved.

Sec. 65.915. Hot tub, outdoor.

Standards and conditions:

All yards containing hot tubs shall be secured as required in section 65.923(e) or shall have a cover which shall be locked when the hot tub is not in use. A hot tub shall be located at least three (3) feet away from any lot line.

[The use of a hot tub is not likely to produce the noise and splashing associated with a swimming pool; therefore, the setback requirements for a hot tub could be lessened. The proposed language codifies DSI's interpretation that the word "pool" only applies to a swimming pool, and that a hot tub must meet the setback requirement of an accessory use.]

Secs. 65.916 – 65.919. Reserved.

Sec. 65.922. Support services in housing for the elderly.

Support services within elderly housing as defined in section 65.123~~1~~ including limited food service, beauty salon and retail goods and sales areas.

Development standard:

Support service areas shall not~~r~~ exceed five (5) percent of designated community room area.

[Corrects typos.]

Sec. 65.923. Swimming pool, outdoor.

A pool or tub constructed either above or below grade and having a capacity of five thousand (5,000) or more gallons.

[Definition moved here from § 60.220.]

Standards and conditions:

- (a) There shall be a distance of not less than ten (10) feet between the adjoining property line and the outside of the swimming pool wall for aboveground pools. For in-ground swimming pools, there shall be a distance of not less than five (5) feet between the adjoining property line and the outside of the pool wall.
- (b) There shall be a distance of not less than four (4) feet between the outside swimming pool wall and any building located on the same lot.
- (c) A swimming pool shall not be located in a required front or side yard, less than ten (10) feet from any street or alley right-of-way, or in a public easement.
- (d) A hot tub shall not be located in a required front or side yard, less than three (3) feet from any lot line, or in a public easement.
- (e) All yards of one- and two-family structures containing swimming pools shall be enclosed by an obscuring fence not less than four (4) feet in height. All yards of residential structures of three (3) or more units and commercial structures containing swimming pools shall be enclosed by an obscuring fence not less than five (5) feet in height. The gates shall be of a self-closing and self-latching type, with the latch on the inside of the gate, not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use.

[There is confusion over whether the regulations for swimming pools and hot tubs in § 63.120 apply to swimming pools only or to both swimming pools and hot tubs. The definition of swimming pool as having a capacity of 5,000 or more gallons and thus not including hot tubs gets lost in Sec. 60.220. List *swimming pool* and *hot tub* as separate uses in Article 65.900, Accessory Uses, which along with the definition of *swimming pool* will avoid confusion about what regulations apply to swimming pools and what applies to hot tubs.]



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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*Telephone: 651-266-6565
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DATE: January 29, 2015
TO: Neighborhood Planning Committee
FROM: Michael Richardson, City Planner
SUBJECT: Ward 3 Residential Design Standards

Issue

The physical character of some recent single-family home construction differs significantly from the existing housing stock in southwest Saint Paul. Differences in the scale and materials of homes can lead to a sense that these changes are altering the character of the surrounding neighborhoods. While these homes are built within the limits of the zoning code, the Saint Paul Comprehensive Plan and many district plans emphasize the importance of maintaining the character of established neighborhoods. A conflict emerges when some of the new construction is out of character, yet is in conformance with the zoning code. Striking a balance between neighborhood change and reinvestment in the city's housing stock is important and difficult.

A main source of conflict is the degree of regulation appropriate to control the physical characteristics of housing. Generally, residents want more restrictions, while architects and builders want less. Among all stakeholders, however, there are a number of points upon which all agree – supporting some degree of stylistic and dimensional variety on block faces, the need to address drainage and flooding concerns, and the benefits of living in a neighborhood with quality housing stock and access to amenities such as commercial areas, transit options, and cultural institutions.

There is also a demand among new and existing residents, especially families, for larger homes. However, the built-up urban context limits the size of structures that it can support due to established lot sizes and existing patterns of development. An evolution of all residential areas of the City is inevitable; the trajectory of this evolution is determined in large part by the zoning ordinance.

Background

In response to this issue, On August 6, 2014, City Council passed Resolution 14-1324 initiating a zoning study to review current design standards in Ward 3 as they relate to the construction and remodeling of single-family homes in the R1-R4 zoning districts (see Map 1-*Zoning Districts*). City staff, on behalf of the

Planning Commission, has prepared this report and recommendations to prevent future construction that is inconsistent with the existing character of the residential areas of Ward 3.

Definitions

The following is a short list of terms that will appear throughout this report, along with definitions specific to the context of the residential standards.

Density: Generally, density is the amount of development within a given area. In residential areas, it is usually expressed as dwelling units per acre (du/acre) or people per acre. In the context of this discussion, there is a distinction between the density of people and spatial density. While there may be a slight increase in “people” density due to changes in size of homes and accessory structures, the number of dwelling units per acre will remain relatively constant. However, with an increase in the size of houses combined with a constant area on which they are located, there is an increase in the spatial density of the neighborhood. In other words, there is more structural volume within the same space of the neighborhood.

Building Height: (*From 60.203.- B*) The vertical distance measured from the established grade to the highest point of the roof surface for flat and shed roofs; to the break line of mansard roofs; and to the average height between eaves and ridge for gable, gambrel, and hip roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall. The existing grade of the property shall not be raised around a new building or foundation in order to comply with the height requirements of this code. When there is a dormer built into the roof, the height is measured to the midpoint of the dormer roof if the dormer(s) roof width exceeds fifty (50) percent or more of the building roof width on the side where the dormer(s) is located.

Story: (*From 60.220. – S*) That part of a building, except a mezzanine, as defined herein, included between the surface of one (1) floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. A basement shall not be counted as a story.

Floor Area Ratio (FAR): (*From Section 60.207. – F*) The total floor area of all buildings or structures on a zoning lot divided by the area of said lot.

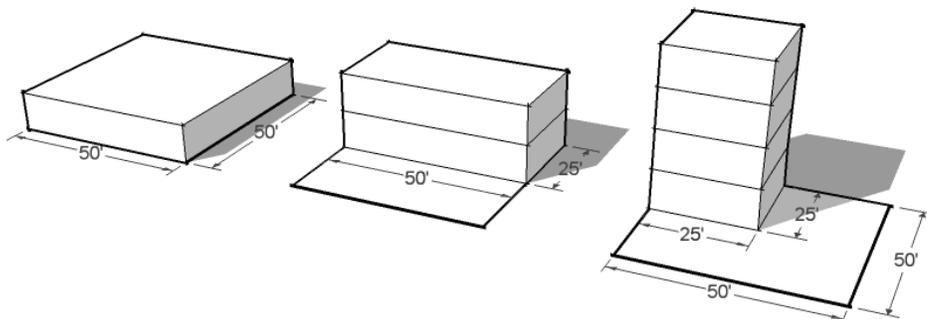


Figure 1 - Floor Area Ratio (FAR). All examples have a FAR of 1.0. (Source: City of Winnipeg)

Character: The definition of the term “character” presents challenges for this study. Many policy documents call for maintaining it, though none clearly define what it means. Though not explicitly defined in the zoning code, there are references to the term in our ordinance. From these references (74.87, 74.36), we can understand character as the assemblage of elements that make up the distinguishing features of the buildings and environment.

Sidewall: Sidewall is the exterior wall that faces a side yard, and the height is measured from grade to the lowest point of the eave on the sidewall.

Teardown: In this report, teardown will refer either to the act of demolishing a building to the foundation (or including the foundation), or the building that is bought solely for the purpose of demolishing. In the course of discussion with various stakeholders, the term teardown has sometimes been used to describe the home that replaces the one that has been demolished. This is *not* the way the term will be used here.

Permit Activity

Total construction activity in the last five years has been relatively steady in the last five years in both Ward 3 and in the city as a whole. Data for 2014 includes activity through November 14, 2014.

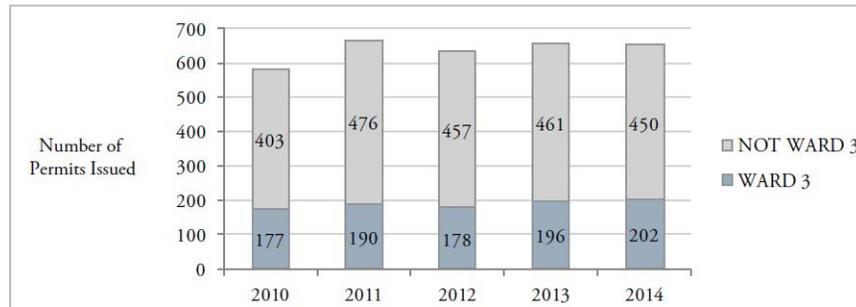


Figure 2 - Total SF Residential Permit Activity, 2010-2014. Includes new home construction, additions, new accessory structures, and additions to accessory structures. (Source: City of St. Paul)

New home construction has increased significantly city-wide, but remained relatively constant in Ward 3.

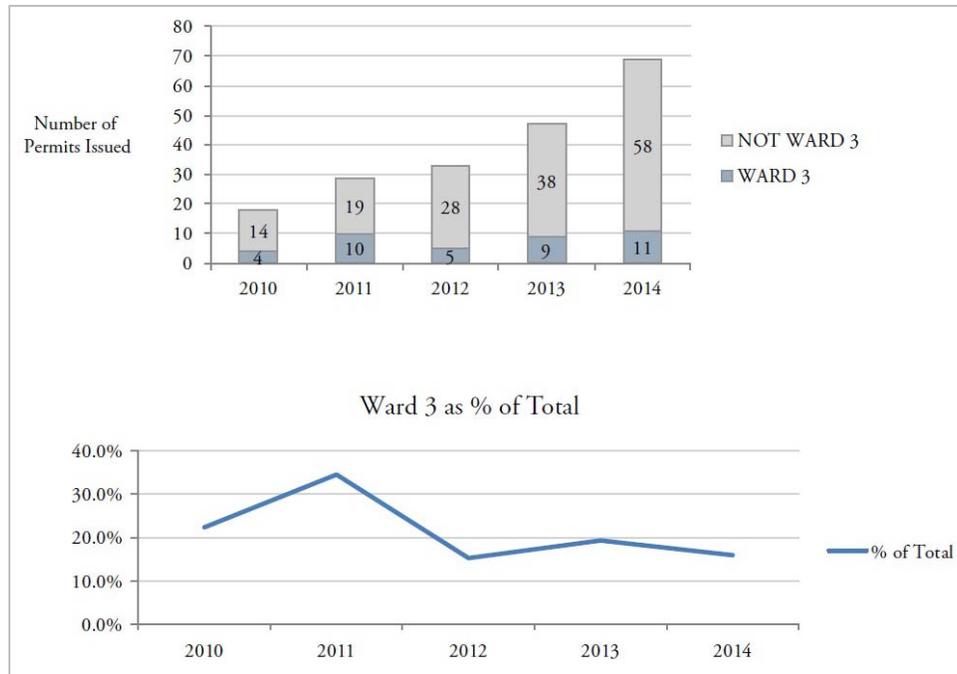


Figure 3 - New SF Residential Permit Activity, 2010-2014. (Source: City of St. Paul)

The total number of additions to single family homes has decreased somewhat in the last two years across the city as a whole, though activity in Ward 3 has remained relatively constant. It is significant to note the number of permits for additions (1285 over the five-year period) compared to the number of permits issued for new home construction (196 over the same period).

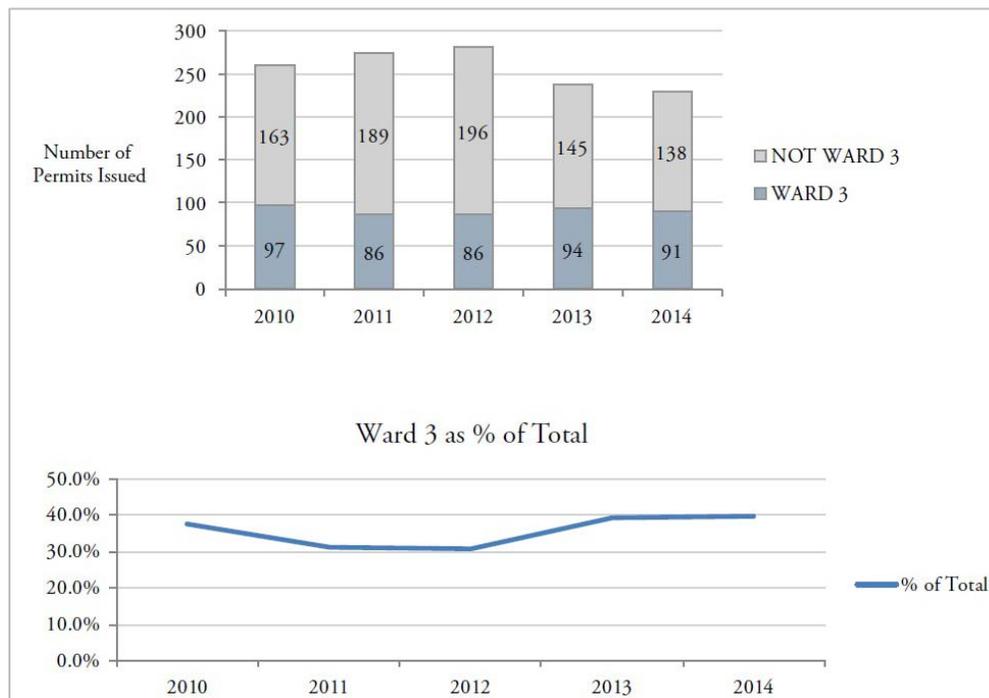


Figure 4 - SF Residential Addition Permit Activity, 2010-2014. (Source: City of St. Paul)

Accessory buildings are significant due to lot coverage requirements and the impact they have on the built environment, especially as they impact neighbors. There are a significant number of new accessory building permits issued (~330 per year). Annual permit numbers have remained relatively constant for the last five years.

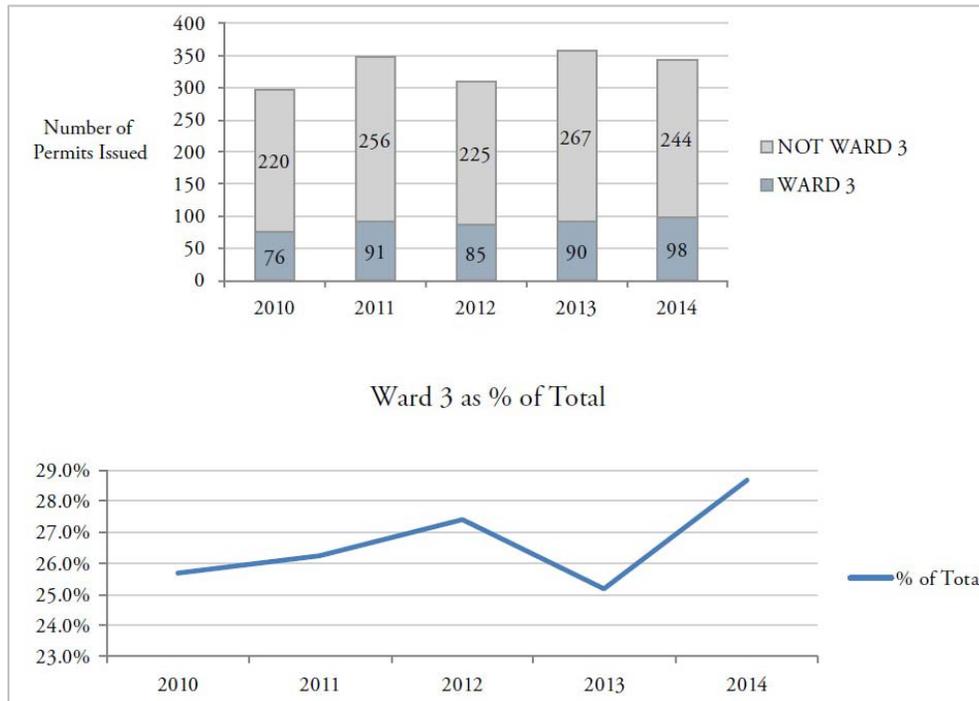


Figure 5 - New Accessory Building Permit Activity, 2010-2014. (Source: City of St. Paul)

There are two main takeaways from this information. First, the number of additions is far greater than the number of new homes (by a factor of eight). Since projects categorized as additions potentially have a significant impact on the appearance of the structure, any recommendations should have the same effect on additions as they do on new construction. Second, the general stability in the level of activity combined with the recent increase in the urgency and volume of complaints suggests that there is a problem with the type of construction, not necessarily level of activity.

Policy Support

As noted earlier, there is significant support for maintaining the character of residential districts in the Comprehensive and District 14 and 15 Plans. Relevant policies from each are included in the attachment “Policy Support Materials.” A few specific policies from the Comprehensive Plan are highlighted here:

*LU 1.5 Identify residential areas where single-family, duplex housing, and small multi-family housing predominate as Established Neighborhoods (see Figure LU-B). The City should **maintain the character** of Established Neighborhoods.*

*LU 3.4 Prepare citywide infill housing design standards so that infill housing **fits within the context of existing neighborhoods and is compatible** with the prevailing pattern of development.*

*H 2.17. Support creativity in the construction of neighborhood infill housing by proactively developing zoning and design guidelines. Develop, with broad public input, citywide infill housing design standards so that infill housing **fits well within the existing Saint Paul neighborhood context**...*

The delicate nature of balancing interests can be seen in the language of H 2.17, which supports creativity in construction, while at the same time suggests the development of standards that encourage conformity with the existing context.

How We Got Here

In 2008-2009, action was taken to review residential zoning ordinances in response to an increase in the number of homes that supposedly detracted from neighborhood character. The primary items addressed in the interim ordinance and permanent design standards that followed were:

- Ensure a clear relationship between front door and street
- Minimum door and window openings
- Garages and surface parking must be off an alley if possible
- Detailed position and dimension of the garage as it relates to the house
- Driveway width

An item that was included in the interim standards, but was not in the permanent standards was a stipulation that new development should relate to the design of adjacent traditional buildings in scale and character. This regulation was criticized as being too subjective, potentially restricting creativity and investment that could be beneficial to the neighborhood. While the standards that were adopted in 2009 addressed significant residential design concerns, they were not intended to address scale and dimension of the structure.

Review of Existing Regulations

Current regulations that relate to residential standards are found throughout the zoning code. Chapter 60 contains definitions for terms such as building height and lot coverage. Chapter 63 contains building design standards (63.110) that address entry location, window and door opening minimums, and building materials. It also addresses accessory building requirements (63.501). The District Uses/Density and Dimensional Standards describe the intent and what uses are allowed in each zoning district. Section 66.231 contains dimensional standards in a table with lot size and setback minimums, height maximums, and relevant notes. These dimensional standards are applied city-wide, with the exception of note (k), which is specific to Grand Avenue.

Public Input

An extensive public engagement effort was undertaken for this study. Staff presented to the Macalester-Groveland Housing and Land Use committee and the Highland Community Development Committee at two different times to discuss the study and gather feedback. Staff also met with focus groups of

architects and realtors to discuss the study, gather feedback, and answer questions. Four different builders who do work in the area hosted staff in their offices, provided comments, and asked questions.

Analysis

Based on input from stakeholders and information gathered from the data, there are a number of issues that emerge as particularly important.

Increasing Home Size

There is increasing pressure to build larger homes on lots that have remained the same size. As of the end of 2013, the average area for single family residential homes in Macalester-Groveland and Highland Park was 1,590 SF. The average area of homes in the same area built between 2005 and 2013 is 2,673 SF. This is an increase of 68% and approaches maximums allowed in the dimensional standards, which was uncommon in the initial build out of the neighborhood. Many of the blocks in Ward 3 are populated with structures that were built within 15 years of each other (See Map 2 – *Age of Structures*). The example shown below shows a block in Ward 3 with all homes built prior to 1925. There are a couple of things to note about this example. First, while there are a number of homes that approach the side setback minimum, which results in space between homes that is generally greater than what is required. The importance of the space between structures was emphasized by many residents, with many saying that the negative space between structures is key to defining the built environment. Second, note the variety in footprint shape and the small spaces that are created between buildings when there is articulation in the exterior walls. Many new homes lack this degree complexity of their footprint.

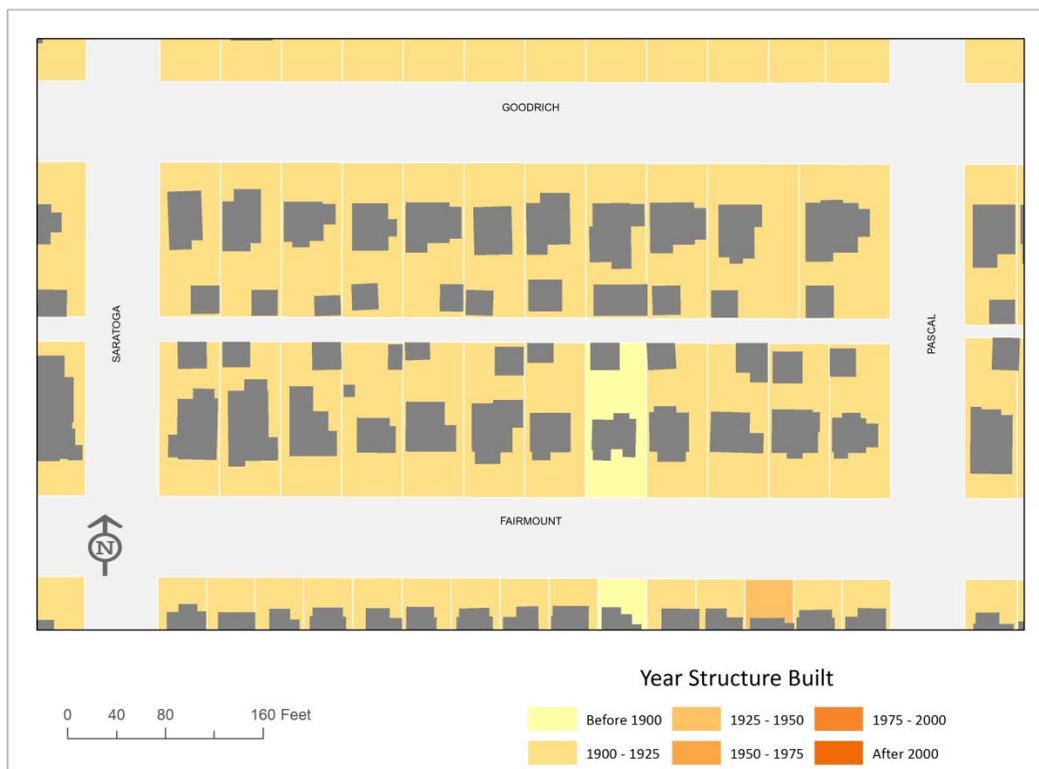


Figure 6 - A block in Ward 3. (Sources: Ramsey County and City of St. Paul)

Character

As discussed earlier, the character of an area can be difficult to define. Residents describe it in a variety of ways, including by architectural style, presence of vegetation, space between houses, walkability, the human scale of the built environment, and others. Residents were almost universal in their opinion that character occurs at a scale much smaller than that of an entire Ward and is defined rather at the block level. In response to this, and in consideration of potential zoning changes that would be based on character, staff has prepared a series of maps to better understand the nature and grain of residential character.

For the most part, the maps demonstrate that although there are general trends based on certain physical characteristics, the variety is such that it is difficult to assign character “identities” to specific areas. For example, in Maps 3 (Exterior Materials), there is a predominance of stucco finish in the northern half of Ward 3 and a significant amount of siding and brick in the south. However, there are multiple other exterior materials peppered throughout both of these areas. The same phenomenon can be seen in Map 4 – *Home Styles*.

The other three maps address home size through *Square Footage* (Map 5), *Floor Area Ratio* (Map 6), and *Lot Coverage* (Map 7). These maps show similar swaths of homes with certain dimensional characteristics. An important takeaway from these maps is that areas of stark contrast tend to coincide with homes that residents have identified as properties that are out of character. The figure below shows what a contrast in FAR looks like on the street. Although not surprising, contrasts in square footage and FAR are indicators of potentially out-of-character homes.



Figure 7 - FAR Contrast. (Sources: Ramsey County, City of St. Paul, Google)

Ward 3 vs. City-wide Application

The resolution initiating this zoning study identified issues and complaints in Ward 3. Any adopted regulations could be tested in the southwest part of the city and eventually be considered for city-wide application. There was near-universal agreement among stakeholders that any recommendations should be applied based on zoning district or physical characteristics of a site, rather than political boundaries. It is recommended that the boundaries of the area where initial changes would happen should be extended to include the northwest corner of the Macalester-Groveland planning district due to similarities between the pattern of development and the presence of a natural boundary of Summit Avenue to the north.

Related Issues Not Within Scope of Zoning Study

Sustainability

While beyond the scope of this zoning study, sustainability was brought up by many stakeholders as a topic that is very important to ensure efficiency and longevity of new and remodeled structures. Staff recommends further investigation into policy options that will incentivize homeowners and developers to pursue efficient and durable structures. It should be noted MN Statute § 16B.62, Subd. 1 prevents a municipality from adopting provisions with the intent of “regulating components or systems of any residential structure that are different from any provision of the State Building Code.”

Demolitions/Teardowns

An issue that is closely related to residential construction, yet is also beyond scope of this study is the issue of teardowns. Based on numerous interactions with residents over the past months, there is significant concern that demolition permits are given without enough consideration for the interests of the neighborhood. The main concerns are a loss of small housing stock for an aging population, the unnecessary waste of energy due to the loss of embodied energy in a functioning house and the energy required to replace it, and the divisions that are created among neighbors when unanticipated and sudden construction activity occurs. Currently, residents can enroll in the electronic notification service (ENS) and are notified when demo permits are issued. However, neighbors want a delay between when permit is issued and when work can take place in order to give them an opportunity to share comments with the homeowner. Residents have suggested that teardowns be treated in a similar way as variances due to the impact that they have on the neighborhood.

Recommendations

Approach

Based on a review of existing code and precedents from other cities, there are three basic approaches that could be taken to address the issue of residential standards: change limits, context-sensitive, design/style controls. Recommendations have to be impactful and substantive, while not being overly restrictive or costly to either a homeowner or the City in terms of resources required to administer new code. The diagrams below show the differences between the approaches. The orange bars represent the number of homes that possess some specific characteristic. There are many that fall in the middle, and there are fewer that are at the low or high extremes.

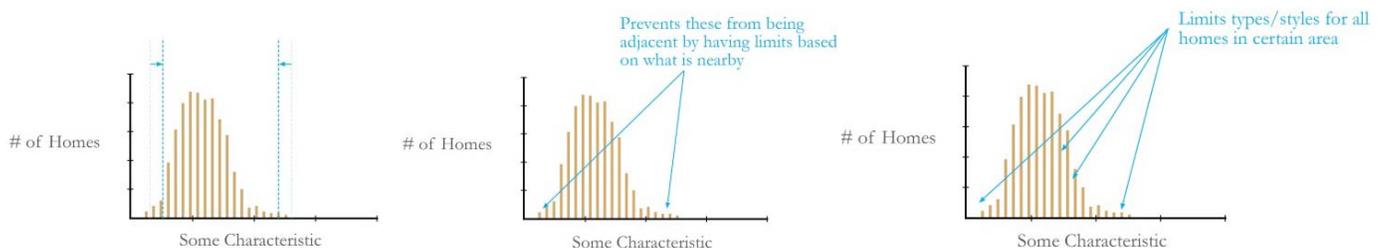


Figure 8 - Possible Approaches

The first approach is to adjust dimensional limits using a language similar to what already exists in our code. Changes would have the effect of adding additional constraints to the extremes of the characteristic. This method would be the most straightforward as it uses zoning controls that are familiar to the public and those who administer the code. It can, however, be a blunt tool that operates on a large scale.

The second approach takes into account conditions specific to the property and prevents characteristics that are too different from being next to each other. It is a finer-grained approach than the first, and is responsive to conditions, but can be costly to administer. Another consideration is that restrictions could be considered unreasonable or unfair. For example, if homes adjacent to a project are small enough, it could prevent a homeowner from expanding a half or full story. There is also a concern that a homeowner in one parcel would be able to build less or more than a homeowner two blocks away, simply because the neighbors have larger or smaller homes.

Finally, there are design or style controls. These would most likely be in the form of guidelines and would have to be evaluated through a design review process. The primary concerns with this approach are that it can be very costly to administer and a degree of subjectivity is introduced to the review process.

In considering these options, staff has attempted to prepare recommendations that fall into the first category, using language and processes similar to what exists in the code.

Recommendations

These recommendations attempt to establish a balance between accommodating reinvestment that reflects a change in living habits and minimizing the negative effects of structures that are built to push the potential building envelope. A summary of the recommendations are as follows (related existing code in parentheses):

1. Height reduction unless additional side setback is given (66.231)
2. Maximum height for homes with flat roofs (66.231)
3. Sidewall height limits (66.231)
4. Introduce total maximum lot coverage for all structures (66.232, 63.501)
5. Sidewall articulation for exterior walls of a certain length (63.110)
6. Require additions to adhere to window/door opening minimums (63.110)
7. Allow flexibility in height limit that corresponds to the context of nearby houses. (66.231)

1. In lots less than 50' wide, reduce maximum height from 30' to 26', but allow 1' additional height for every 1' side setback added, up to 30'.

Most of the structures that residents brought up as having height that was out of character with the neighborhood were located on lots that were less than 50' wide. One of the main concerns with new housing projects is that they are tall *and* they are very close to the adjacent property. This

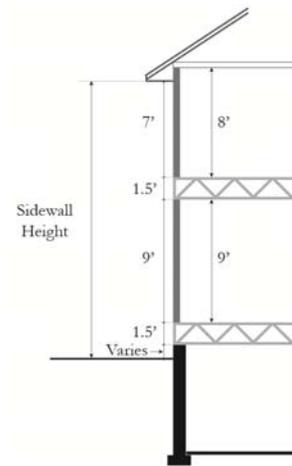
recommendation allows for current height limits, but only if additional space is given in the side yards. This change would primarily impact properties in R4 zoning districts.

2. Introduce maximum height of 22' for homes with flat roof, with allowance for additional height toward interior of structure.

There is currently no difference in the building height allowed for residential structures based on roof type, as there is with accessory structures. The lower height limit is based on the fact that sidewalls on a flat-roofed house will extend further vertically than those on a gabled house of the same height as defined by midpoint between eave and ridge. 22' allows for two full stories using modern construction methods with some flexibility for the height of the stories. Additional height (up to 30' total) would be allowed in the interior of the structure, offset at least 10' from the edge of the building.

3. Limit the height of sidewalls to 22' in R1-R4 single-family zoning districts.

Sidewall height is one of the principal elements of building massing and influences sense of enclosure for adjacent property owners. Limiting the height of sidewalls has the secondary effect of increasing the roof pitch if height is maximized. See example to the right.



4. Introduce total maximum lot coverage of 50% in lots less than 50' wide.

Lot coverage limits for principal and accessory buildings are currently treated individually in the code (66.232 and 63.501(f), respectively). This recommendation considers the total lot coverage of all structures on the parcel. Accessory structures are an important element of residential environment and contribute significantly to the bulk and spatial qualities of a property. With this recommendation, homeowners would not be able to maximize lot coverage for both primary and accessory structures, and would have to prioritize where they want to dedicate their space.

5. Sidewall articulation would be required for unbroken building faces longer than 35'. Architectural projections would have to be at least 1' deep x 6' long and extend from grade to eave. The regulation would apply to new construction in R1-R4 single-family districts.

Long, unbroken building facades occur much more frequently in recent construction than they do in the majority of existing housing stock. This recommendation is intended to avoid the monotonous appearance of long unbroken building facades from streets or adjacent properties. There is a secondary

effect of increased side yard space for structures longer than 35' since the setback would apply to the furthest extent of the wall.

6. For additions greater than 100 SF in R1-R4, 10% minimum window and door openings would be required on new elevations.

This recommendation would cause all elevations altered by additions conform to same rules for openings as new construction. Sec. 63.110 currently only applies to new principal residential buildings and to new elevations facing public streets. This would expand the minimum opening requirement to side and rear elevations for significant additions.

7. Allow flexibility in height limit that corresponds to the context of nearby houses.

This recommendation would generally apply to areas that have large, older homes where a tall home would not contrast with others in area.

Alternative/Supplemental Solutions to Augment Code Changes

There are a number of additional possible efforts that could serve to augment the code and have a positive effect on maintaining the character of established neighborhoods. The first is advocating for an awards program that recognizes homeowners and designers for building projects that fit well in the neighborhood. A precedent for this is the BLEND Awards in Minneapolis, which has been in place since 2007. Second is the creation of a design advisory service, which consists of a short consultation period for homeowners interested in remodeling or building new. Saint Louis Park partners with the American Institute of Architects (AIA) to provide a two-hour session for property owners to provide guidance on new projects. Finally, the City could develop a guidebook that lays out renovation or addition possibilities for homes types that are frequently altered. A document like this would serve as a resource for homeowners and give the City an opportunity to show options for alterations that maintain character.

Next Steps

Respond to any direction and comments from the Committee. Draft code language and potential overlay district (Map 8) will be presented at the February 18 Neighborhood Planning Committee meeting.

Attachments

Resolution 14-1324 v.2

Policy Support Materials

Maps



Legislation Text

File #: RES 14-1324, **Version:** 2

Initiating a zoning code study of the current dimensional and building design standards applicable to the new construction or remodeling of single-family homes located in R1- R4 zoning districts within the defined boundaries of Ward 3 set forth in the most recent ward boundary resolution adopted pursuant to City Charter § 4.01.2.

AMENDED 8/6/14

WHEREAS, the Council of the City of Saint Paul finds that the zoning code's present dimensional and building design standards for single family homes have been adopted at various times and for various purposes in order to create uniform, city-wide standards; and

WHEREAS, within Ward 3, the City Council detects an increasing trend for newly built or remodeled homes to be constructed at heights and scales that comply with the dimensional and design standards of the zoning code yet may lack compatibility with the existing density, height and scale of adjacent homes; and

WHEREAS, it appears to the City Council that the zoning code's present dimensional and building design standards, which are applicable on a city-wide basis, may not be in keeping with the expressed goal of the land use and housing chapters of the City's Comprehensive Plan to maintain the character of the established neighborhoods, when those standards are applied within the established neighborhoods of Ward 3; and

WHEREAS, the City Council desires to maintain the character of Ward 3's established neighborhoods and wishes to undertake a limited zoning study to consider text amendments to the zoning code's city-wide dimensional and building design standards for single-family homes and recommend new density, height, scale, and aesthetic elements that would be applied only to Ward 3's established neighborhoods in order to encourage reinvestment in Ward 3's existing residential housing stock by providing opportunities for new or remodeled construction projects that are in harmony with the present character of Ward 3's established neighborhoods; now, be it

RESOLVED, pursuant to Minn. Stat. § 462.357, Subd. 4, the Council of the City of Saint Paul hereby refers to the planning commission for study, the possibility of amending Leg. Code § 66.231 ("density and dimensional standards"), Leg. Code § 63.110 ("building design standards"), and any other section of the zoning code deemed necessary by the commission as a result of its study, and to receive from the commission a report and recommendation regarding amendments to the zoning code sections stated herein or any other zoning code sections which, in the opinion of the commission, will facilitate the Council's intention to maintain the existing character of Ward 3's established neighborhoods; and be it

RESOLVED, that the City Council requests Planning Commission staff to complete their staff recommendation to the Commission by January 1, 2015 and provide this recommendation to the Planning Commission and the City Council (for informational purposes) at that time.

Comprehensive Plan

LU Strategy 1: Target Growth in Unique Neighborhoods

This strategy focuses on sustaining the character of Saint Paul's existing single-family neighborhoods while providing for the growth of mixed-use communities. New development in Neighborhood Centers, Corridors, the Central Corridor, and Downtown is intended to create communities where housing, employment, shopping, and community amenities, supported by transit, work together to provide for the needs of the people who live and work in them.

LU 1.5 Identify residential areas where single-family, duplex housing, and small multi-family housing predominate as Established Neighborhoods (see Figure LU-B).

The City should maintain the character of Established Neighborhoods.

LU Strategy 3: Promote Aesthetics and Development Standards

As Saint Paul continues to revitalize itself and to grow, it must be an attractive place to live, work, and visit. This strategy provides a framework for design and aesthetics that will engage people and help integrate the built environment into the community.

LU 3.4 Prepare citywide infill housing design standards so that infill housing fits within the context of existing neighborhoods and is compatible with the prevailing pattern of development.

The City Council has directed PED to study how new housing can be constructed and existing single-family houses can be renovated and remodeled to be compatible with the character of the surrounding neighborhood. The standards will establish a baseline for development on vacant infill lots.

Housing Strategy 2: Preserve and Promote Established Neighborhoods

Saint Paul has a unique mix of neighborhoods that consist of a diversity of people. The city is known as a high-quality place to live with an abundance of assets. The city boasts amenities such as...

H 2.17. Support creativity in the construction of neighborhood infill housing by proactively developing zoning and design guidelines.

- a. *Develop, with broad public input, citywide infill housing design standards so that infill housing fits well within the existing Saint Paul neighborhood context. Neighborhood groups should be directly involved;*

Historic Preservation

Strategy 6: Preserve Areas with Unique Architectural, Urban, and Spatial Characteristics that Enhance the Character of the Built Environment

Historic preservation plays a critical role in defining the physical and visual character of Saint Paul. It is inextricably linked to community character, quality of life, and the sense of place in neighborhoods and commercial districts throughout the city. Policies under this strategy focus on maintaining and enhancing the traditional urban character and fabric of the city to create distinctive, vibrant places to live, work, and recreate.

Traditional Urban Fabric and Features

6.3. Explore the creation of neighborhood conservation districts.

In its broadest interpretation, conservation district planning speaks to the idea that the total environment—built and natural—is worthy of understanding and protection. In urban settings, conservation districts usually refer to the delineation of an area with a distinctive appearance, amenity, landscape, architecture, and/or history that does not easily fit into standard historic district frameworks. Neighborhood conservation districts are a tool to recognize and preserve the unique features of an area that, while they define the area’s overall character, may not rise to the level of significance required for formal designation. Features and characteristics may include the size, scale, architectural character, and material found on buildings; the rhythm and spacing of structures; general visual character; and infrastructure. In conservation districts, development standards are typically less stringent than the design guidelines for historic districts, and they are customized to protect the unique characteristics of a particular neighborhood.

Visual Character

6.6. Assist neighborhoods in addressing design issues related to the retention and preservation of neighborhood character.

- a. Partner with appropriate organizations to focus on educating the public on the significance of specific features and characteristics of a neighborhood and how to protect these features through appropriate maintenance and sympathetic alterations;

District Plans

District 14 Macalester-Groveland

Land Use

1. *Retain and improve upon the residential quality of the community*

Housing

7. *Maintain and preserve the district's current housing stock.*
8. *Maintain the single family character of the district.*
9. *Diversify housing to meet the needs of all income levels and lifestyles, such as empty nesters.*

Urban Design

34. *Develop design guidelines for residential and commercial development.*
35. *Encourage preservation and restoration of housing stock and commercial properties that are compatible with the character of the neighborhood.*
40. *Encourage new and replacement construction which would be compatible with neighborhood structures and setbacks.*

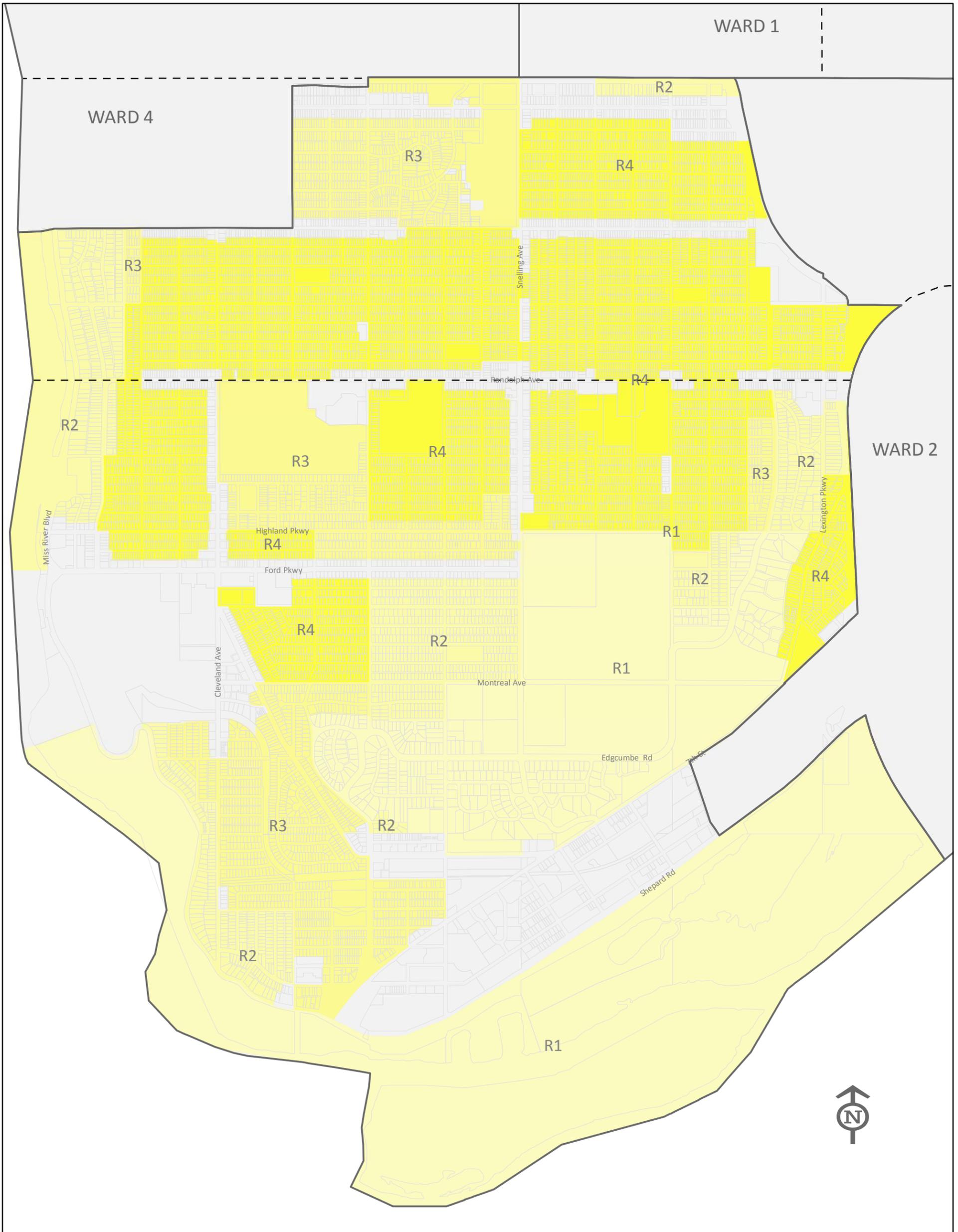
Actions Requiring City Leadership

10. *Develop design guidelines for residential and commercial development (District Council, PED, Design Center)*

District 15 Highland Park

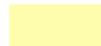
Housing

- 10) *Ensure that any redevelopment of the St. Gregory's site—or any future redevelopment in residential areas—is compatible with the character of the surrounding neighborhood*
- 13) *District 15 requests that the City implement architectural design standards to ensure that new residential construction is compatible with adjacent houses in scale, form and architectural design*



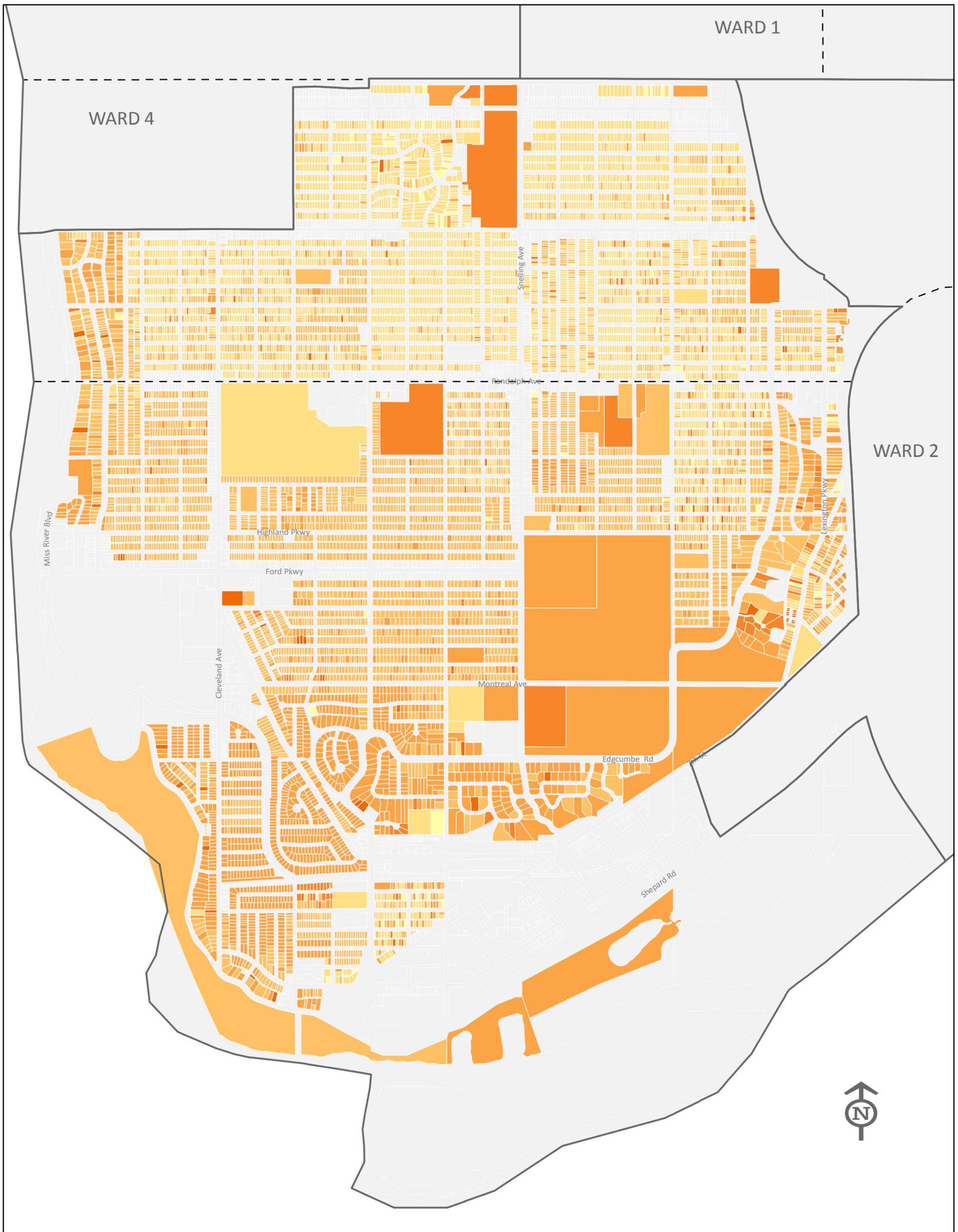
**Map 1
Zoning Districts
In Ward 3**

Zoning

- | | |
|---|--|
|  R1 One-Family |  R3 One-Family |
|  R2 One-Family |  R4 One-Family |

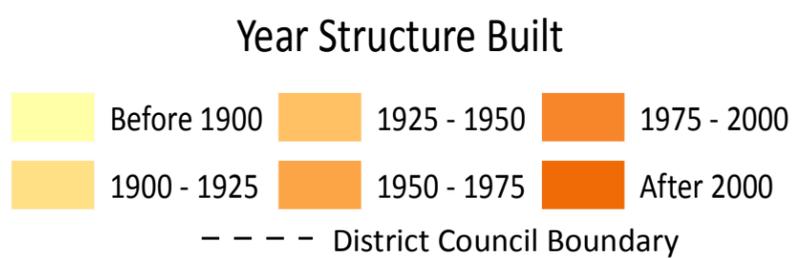
Source: Ramsey County and
City of Saint Paul
Date: 10/30/2014

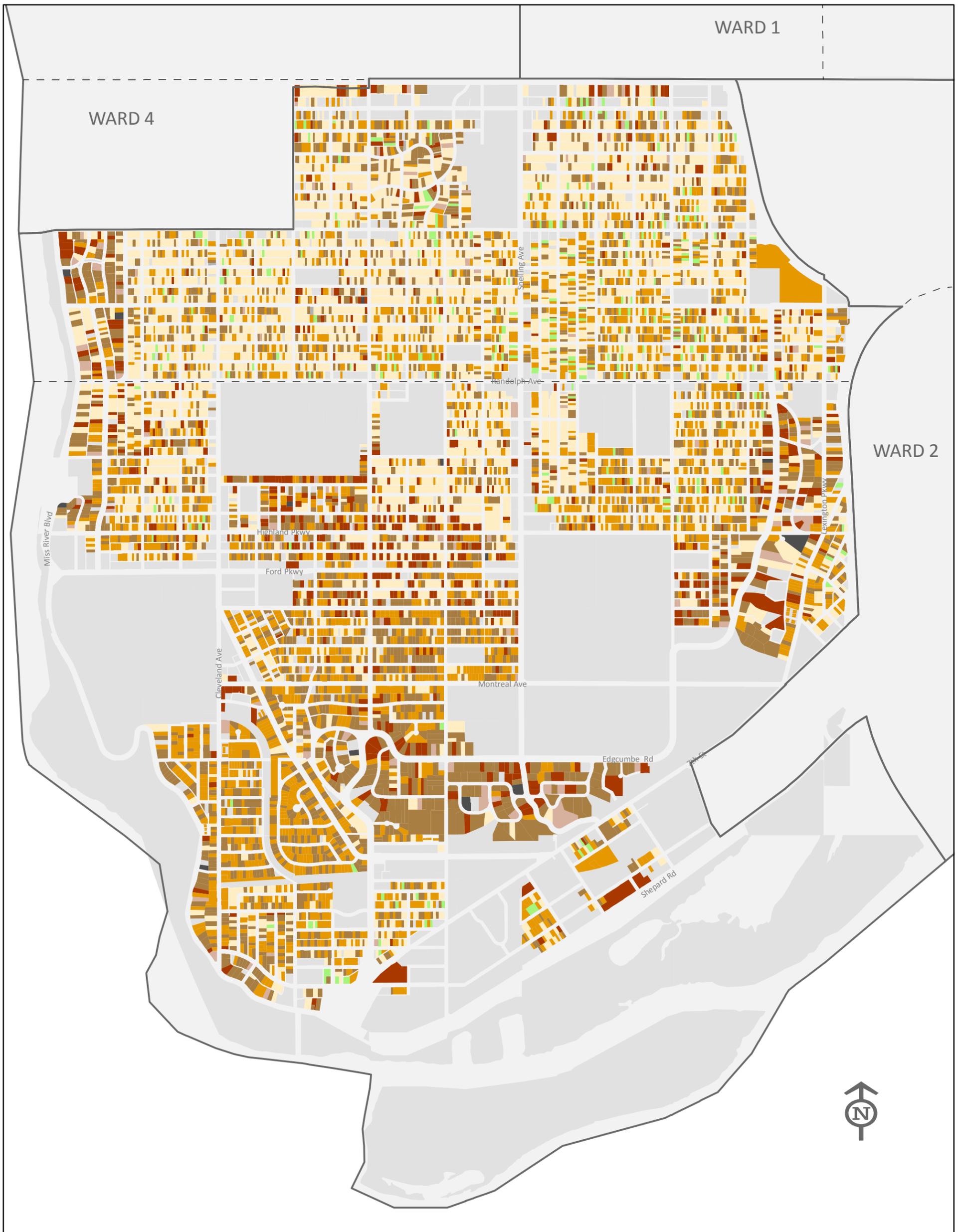
0 800 1,600 3,200 Feet



Map 2
Age of Structures in Ward 3 Zoned R1-R4

Source: Ramsey County and
City of Saint Paul
Date: 9/2014





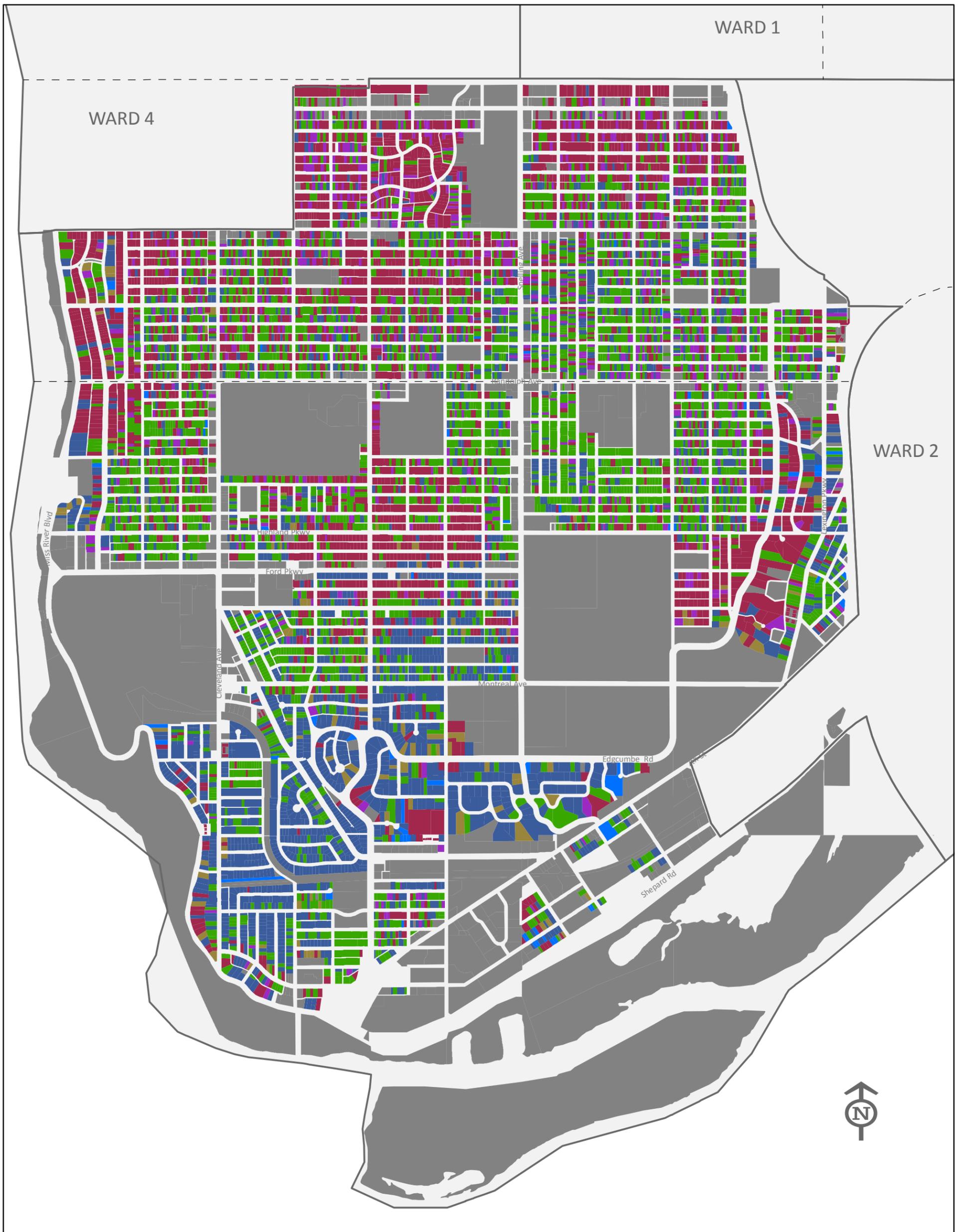
Map 3
Exterior Materials In Ward 3

Exterior Materials

- | | | | |
|-------------------------------------|----------------|--|-----------------|
| | No Data | | Frame |
| | Aluminum/vinyl | | Masonry & Frame |
| | Asbestos | | Stone |
| | Block | | Stucco |
| | Brick | | |
| - - - - District Council Boundaries | | | |

Source: Ramsey County and
City of Saint Paul
Date: 9/2014

0 800 1,600 3,200 Feet



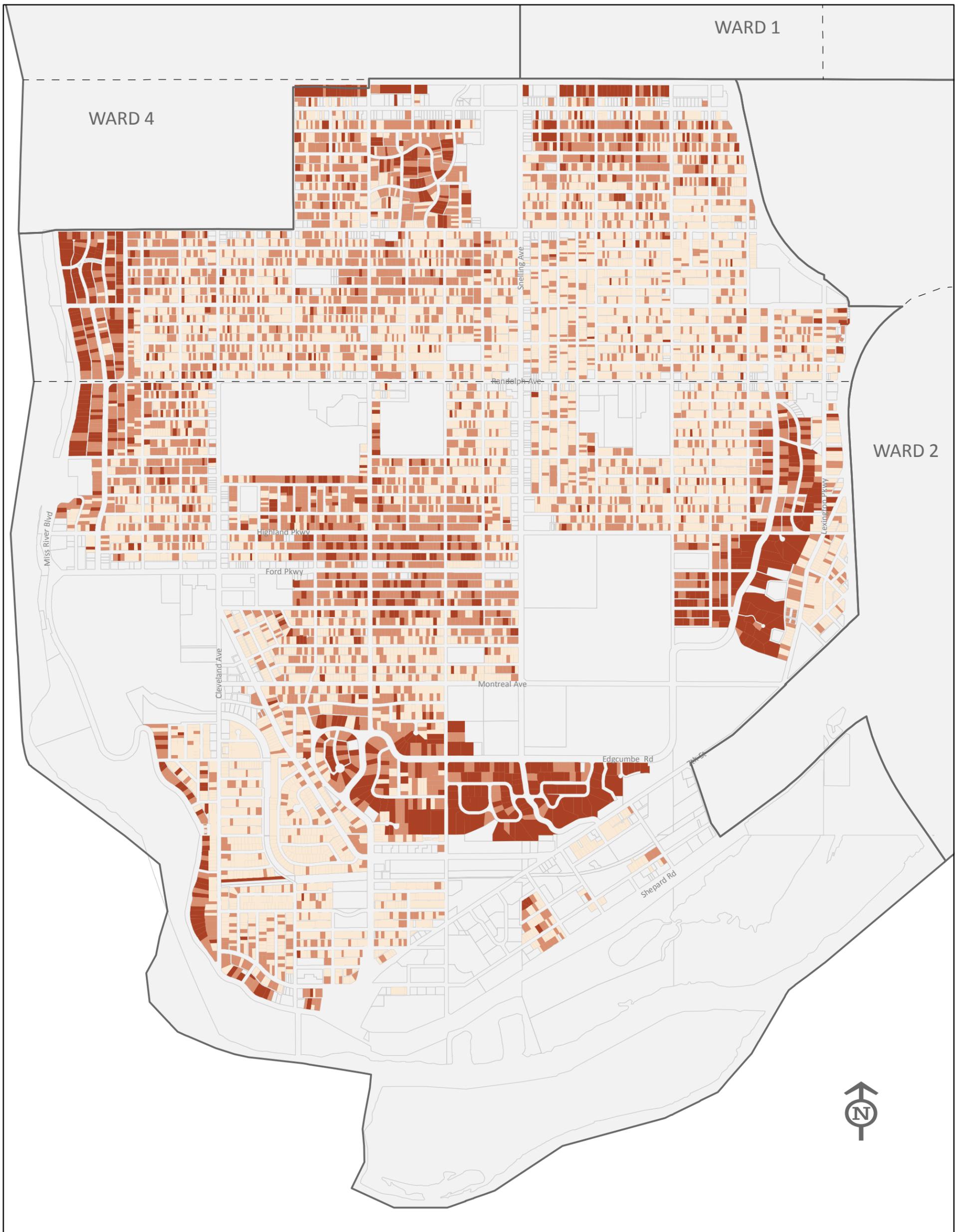
Map 4
Home Styles In Ward 3

Home Styles

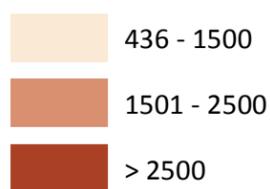
- | | |
|---|--|
|  No Data |  Split/entry |
|  Bungalow |  Split/level |
|  One And 3/4 Story |  Two Story |
|  One Story |  District Council Boundaries |

Source: Ramsey County and
City of Saint Paul
Date: 9/2014

0 800 1,600 3,200 Feet



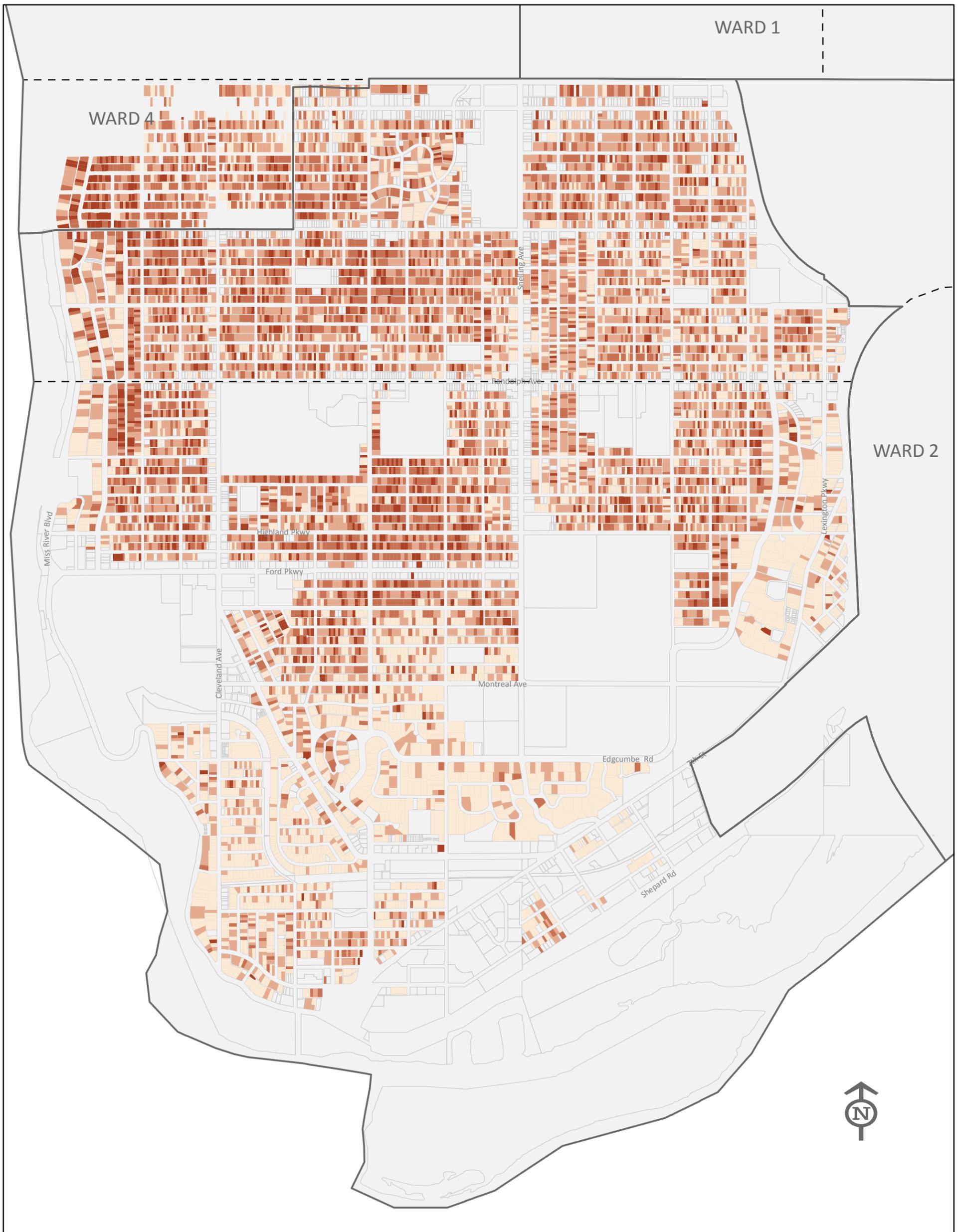
Map 5
 Living Area In Ward 3
 Square Feet of Living Area



- - - District Council Boundaries

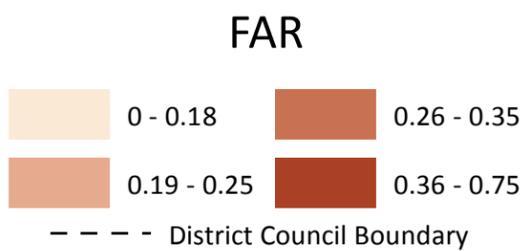
Source: Ramsey County and
 City of Saint Paul
 Date: 9/2014

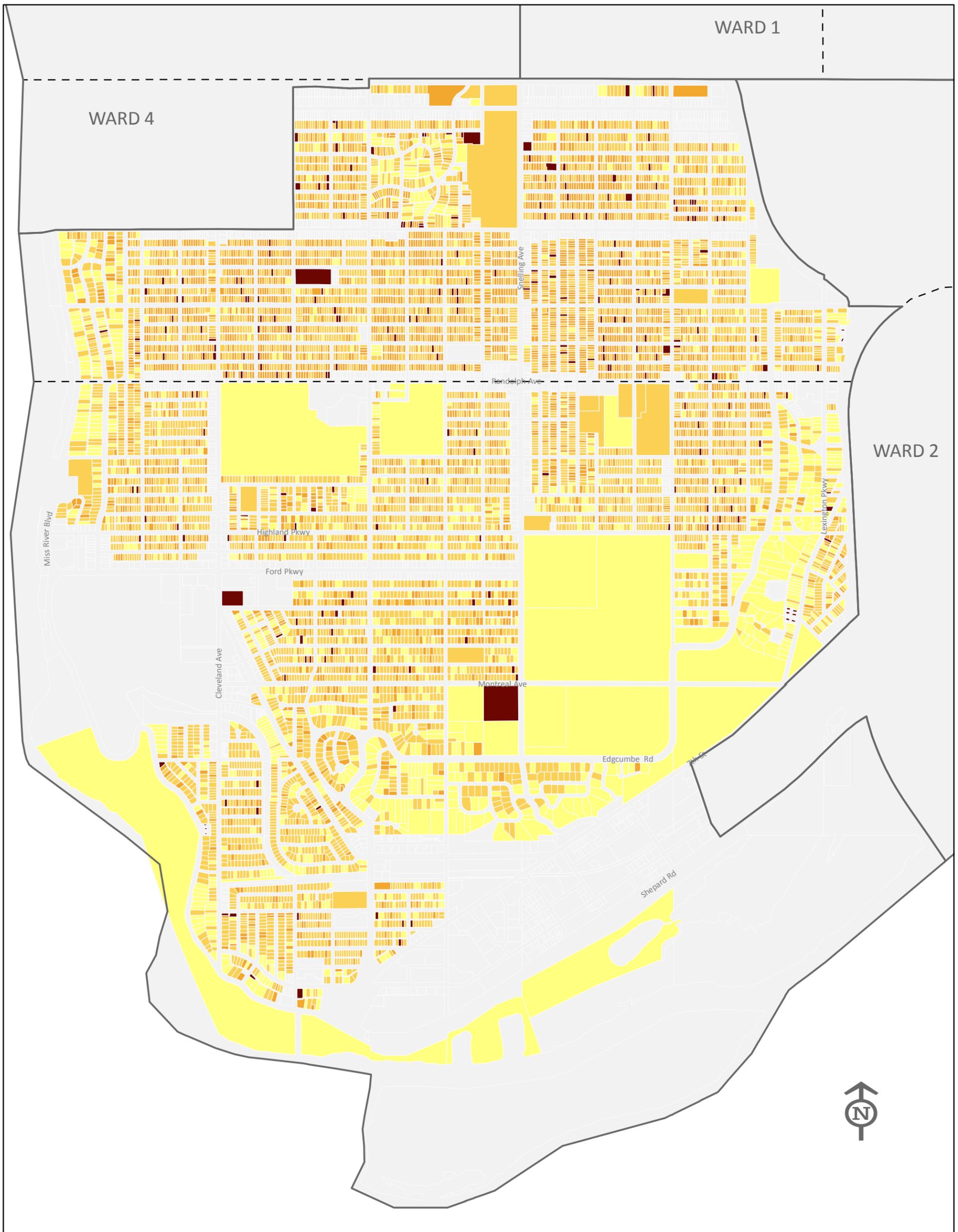




Map 6
 FAR, Principal Structures In Ward 3

Source: Ramsey County and
 City of Saint Paul
 Date: 9/2014

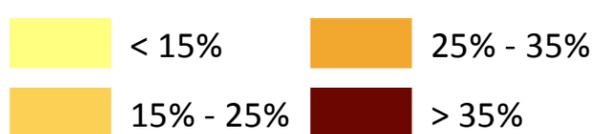




Map 7
 Percent Lot Coverage of Primary Structures Zoned R1-R4 in Ward 3

Percent Lot Coverage

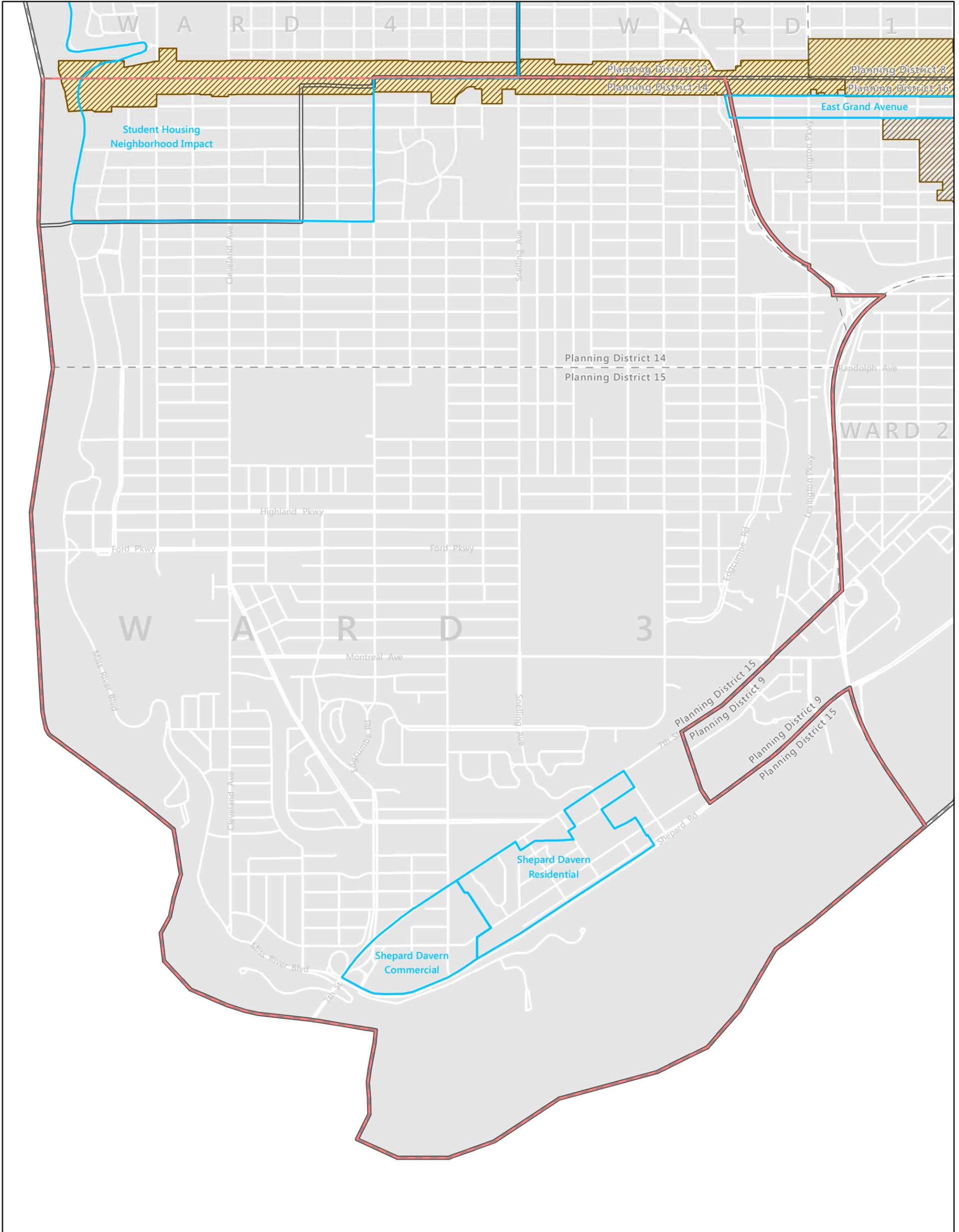
Source: Ramsey County and
 City of Saint Paul
 Date: 9/2014



--- District Council Boundary



Map 8



Proposed Southwest Residential Infill Overlay District

-  NRHP Historic District
-  Local Historic District
-  Proposed Overlay Zoning District
-  Current Overlay Zoning Districts
-  Planning Districts
-  Council Wards



Source: City of Saint Paul Department of Planning and Economic Development
Date: 1/27/2015

Document Path: K:\GIS\MapRequests\Ward3_2014\Mike's Maps\ProposedSouthwestResidentialInfill_OD.mxd



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

*Telephone: 651-266-6565
Facsimile: 651-266-6549*

DATE: January 29, 2015
TO: Neighborhood Planning Committee
FROM: Michelle Beaulieu, City Planner, 651-266-6620
SUBJECT: A Line BRT Snelling Avenue Zoning Study

Background

In 2015 Metro Transit will be opening the region's first Arterial BRT line, the A Line, along Snelling Avenue / Ford Parkway in Saint Paul. Snelling Avenue is a mixed-use corridor, with a variety of building forms including a number of auto-oriented buildings and surface parking lots.

PED is currently conducting a zoning study including the blocks fronting Snelling Avenue in the northern half of the BRT corridor. In the spring semester 2015, a student capstone group from the Humphrey Urban and Regional Planning program will complete a similar study of Snelling Avenue south of I-94 in advance of the opening of the A Line. The study will consider whether different zoning classifications would better facilitate development that is more transit-supportive than the current zoning, and whether non-conforming uses would be created through property rezoning. There will be a significant public outreach component to this work, including working with the three District Councils and other community stakeholders along the corridor.

Deliverables:

- Case Studies summary: land-use planning at arterial BRT routes/stations, may require interviewing peer cities' land-use planning divisions
- Project Area Assessment: identify areas of change and areas of stability, based on conversations with community stakeholders and City staff, and existing District Plans
- Zoning Recommendations: make parcel-specific zoning recommendations using the City's existing zoning districts, and create lists of existing zoning non-conformities and non-conformities that would result from any proposed rezoning
- Presentation to the Planning Commission's Neighborhood Planning Committee: April 15, April 29, or May 13

Resources:

- [City of Saint Paul Zoning Information](#)
- [City of Saint Paul GIS](#)
- [Central Corridor LRT Station Area Plans](#)
- [City of Saint Paul District Plans](#) (covering study area)
 - D13 Union Park (Snelling-Hamline Neighborhood Plan, Merriam Park Community Plan)
 - D14 Macalester-Groveland (District 14 Macalester-Groveland Community Plan)
 - D15 Highland Park (Highland Park Neighborhood Plan Summary)
- City of Saint Paul reference zoning studies
 - [District 11 Mixed-Use Corridors Zoning Study](#)
 - [Highland Village Zoning Study](#)
- [Snelling Avenue aBRT \(A line\) Project Overview](#)

Regional Contacts:

- City of Saint Paul Department of Planning and Economic Development ([Josh Williams](#), [Hilary Holmes](#), [Donna Drummond](#))
- Saint Paul Planning Commission's [Neighborhood Planning Committee](#) (Chair: Trevor Oliver; Michelle Beaulieu to arrange meeting)
- Metro Transit BRT/Small Starts Project Office ([Katie Roth](#))
- [Highland District Council](#) ([Kathy Carruth](#), ED)
- [Macalester-Groveland Community Council](#) ([Liz Boyer](#), ED)
- [Union Park District Council](#) ([Julie Reiter](#), ED; [Anne White](#), Land Use Committee)
- [Highland Business Association](#)
- [Snelling-Selby Area Business Association](#)

Recommendation

No committee action at this time. The NPC may consider formally initiating a zoning study following the completion of the student project, to take advantage of the research and outreach completed by the group.