



CITY OF SAINT PAUL
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To: Comprehensive Planning Committee
From: Jamie Radel (266-6614)
Date: July 1, 2014
RE: Minor Zoning Text Amendments to B, I, and T Districts, Land Use Standards, and Parking Requirements

Background:

The Saint Paul Zoning Code is established to promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community. Section 61.801(a) of the Zoning Code requires periodic review and reevaluation of the code, and Section 61.801(b) authorizes the Saint Paul Planning Commission to initiate amendments to the code. Staff has identified a series of minor zoning text amendments in the Business (B), Industrial (I), and Traditional Neighborhood (T) districts, land use standards for uses within the T districts, and a parking requirement that should be further examined for possible modifications.

Proposed Amendment	Code Citation
<i>Zoning District Amendments</i>	
Permit rental storage facility as a use in the B4 and B5	§ 66.421
Permit reception hall as a use in T2	§ 66.321
Allow for commercial surface parking in T2	§ 66.321
Increase maximum setback in T1 for nonresidential or mixed uses	§ 66.331
Allow for T1, T2, and IT with a master plan	§ 66.344 § 66.544
<i>Land Use Standard Amendments</i>	
Modify open space requirements for nursing homes in T districts	§ 65.182(c)
Modify building size standards triggering conditional use permits for commercial, retail sales and services, and limited production, processing, and storage uses in T districts	§ 65.400 § 65.500 § 65.700
<i>Parking Requirements</i>	
Reduce driveway setback requirement for uses adjacent to low-density residential uses	§ 63.310(c)

Recommendation:

Staff recommends that the Planning Commission initiate a study to examine minor text amendments to the Business, Industrial, and Traditional Neighborhood districts, land use standards for uses within the Traditional Neighborhood district, and a driveway setback requirement.