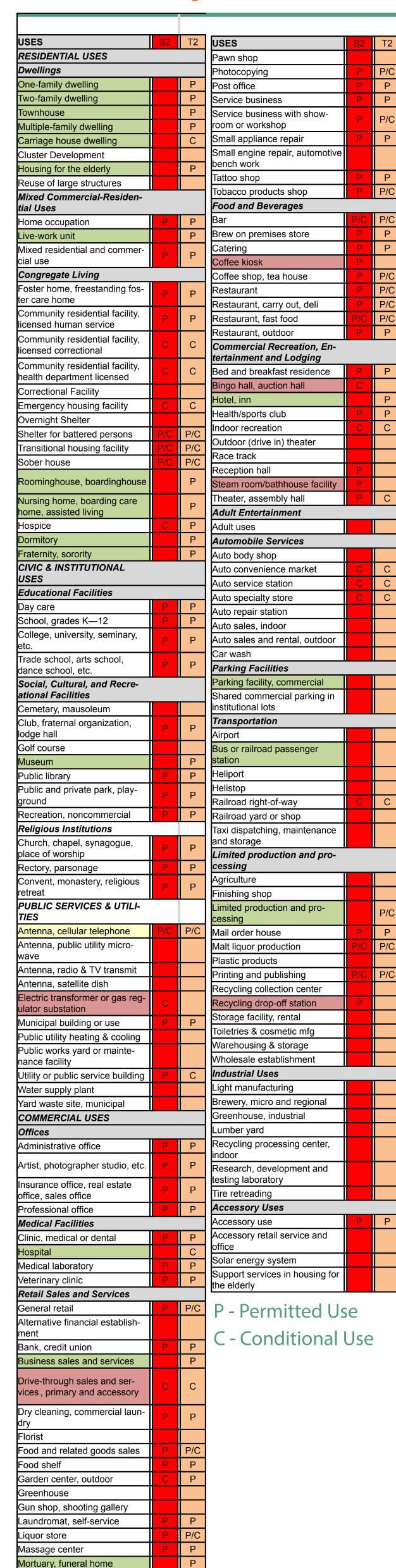
## SAINT PAUL FOR ALL

## **B2 TO T2 USE AND DENSITY COMPARISON**

B2 (Community Business District) to T2 (Traditional Neighborhood District)





The B2 community business district is intended to serve the needs of a consumer population larger than that served by the "local business district," and is generally characterized by a cluster of establishments generating large volumes of vehicular and pedestrian traffic.



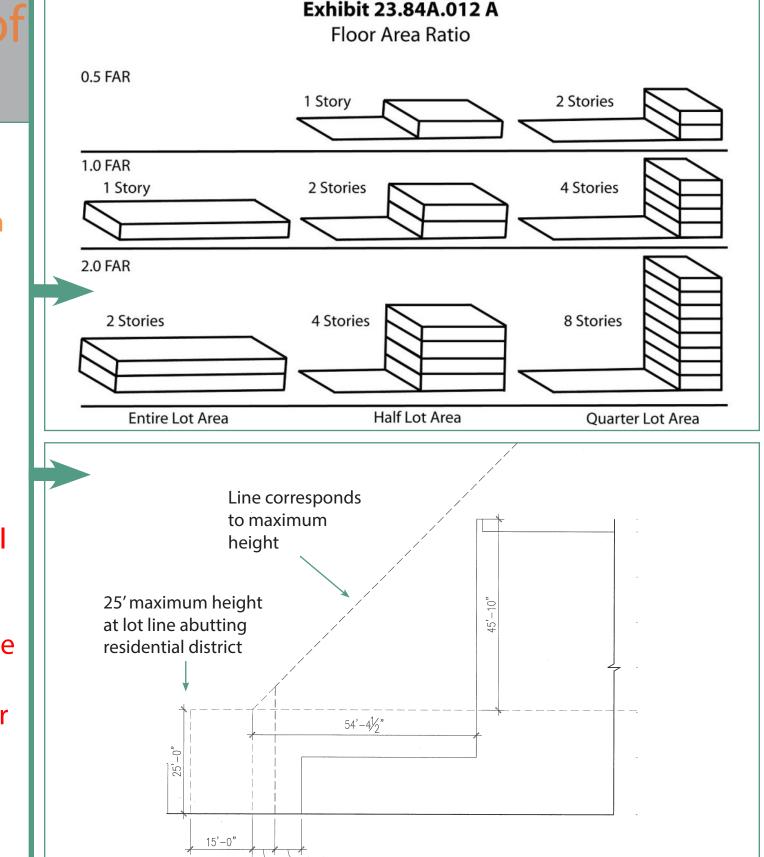
The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrianoriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not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

## Dimensional Standards Comparison

Building Type by  Zoning District	Density	Lot Size Minimum (per unit)		Building Height (feet)		Yard Setbacks (feet)		
	Min.—Max.(a)	Area (sq. ft.) (a)	Width (feet)	Min.	Max.	Front Min.—Max.	Side Min.	Rear Min.
T2 1-family dwelling	6—12 units/acre(b)	3500(b)	30	none	35(e)	15—25(i)	(k)	15
T2 2-family/townhouse	8—20 units/acre(b)	2000(b)	20	none	35(e)	10—25(i)	(k)	15
T2 Multifamily	FAR as for mixed use	n/a	n/a	none	35(e), (f)	10—25(i)	(k)	(k)
Nonresidential or mixed use	0.3—2.0 FAR with surface parking and 0.3—3.0 FAR with structured parking(c)	n/a	n/a	none	35(e), (f)	0—10(j)	(k)	(k)
B2 Community business	2.0 FAR	n/a	n/a	none	30(a)	O(d),(f)	(e)	(e),(f)

## Important concepts and features of the T2 and B2 Zoning Districts

- (T2 Standard) In T2 multifamily and mixed use buildings, density is determined by Floor Area Ratios. Floor Area ratio is defined as: The total floor area of all buildings or structures on a zoning lot divided by the area of said lot.
- (T2 Standard) Structures shall be no more than twenty-five (25) feet high along side and rear property lines abutting RL-RT2 residential districts; structures may exceed this twentyfive (25) foot height limit if stepped back from side and rear property lines a distance equal to the additional height
- (B2 Standard) The height of the structure may exceed the maximum building height allowed in the district, provided the structure is set back from all setback lines a distance equal to the height which said structure exceeds the maximum building height allowed in the district.
- (B2 Standard) In B1—B3 business and, dwelling units shall be limited to no more than fifty (50) percent of the first floor and fifty (50) percent of a basement. Entire upper floors may be for residential use. At least fifty (50) percent of the first floor shall be devoted to principal uses permitted in the district, other than residential uses.





#StPaul4All



Dutdoor uses, commercial

Outdoor uses, commercial

sales of consumer fireworks Package delivery service