

# SAINT PAUL FOR ALL

## B3 TO T2 USE AND DENSITY COMPARISON

B3 ( General Business District) to T2 (Traditional Neighborhood District)

USES	B3	T2	USES	B3	T2
<b>RESIDENTIAL USES</b>					
<b>Dwellings</b>					
One-family dwelling		P	Photocopying	P	P/C
Two-family dwelling		P	Post office	P	P
Townhouse		P	Service business	P	P
Multiple-family dwelling		P	Service business with show-room or workshop	P	P/C
Carriage house dwelling		C	Small appliance repair	P	P
Cluster Development			Small engine repair, automotive bench work	P	
Housing for the elderly		P	Tattoo shop	P	P
Reuse of large structures			Tobacco products shop	P	P/C
<b>Mixed Commercial-Residential Uses</b>					
Home occupation	P	P	<b>Food and Beverages</b>		
Live-work unit	P	P	Bar	P	P/C
Mixed residential and commercial use	P	P	Brew on premises store	P	P
<b>Congregate Living</b>					
Foster home, freestanding foster care home	P	P	Catering	P	P
Community residential facility, licensed human service	P	P	Coffee kiosk	P	
Community residential facility, licensed correctional	C	C	Coffee shop, tea house	P	P/C
Community residential facility, health department licensed	C	C	Restaurant	P	P/C
Correctional Facility	C	C	Restaurant, carry out, deli	P	P/C
Emergency housing facility	C	C	Restaurant, fast food	P/C	P/C
Overnight Shelter			Restaurant, outdoor	P	P
Shelter for battered persons	P	P/C	<b>Commercial Recreation, Entertainment and Lodging</b>		
Transitional housing facility	P	P/C	Bed and breakfast residence	P	P
Sober house	P/C	P/C	Bingo hall, auction hall	P	P
Roominghouse, boardinghouse			Hotel, inn	P	P
Nursing home, boarding care home, assisted living			Health/sports club	P	P
Hospice	P	P	Indoor recreation	P	C
Dormitory			Outdoor (drive in) theater		
Fraternity, sorority			Race track		
<b>CIVIC &amp; INSTITUTIONAL USES</b>					
<b>Educational Facilities</b>					
Day care	P	P	Reception hall	P	
School, grades K-12	P	P	Steam room/bathroom facility	P	
College, university, seminary, etc.	P	P	Theater, assembly hall	P	C
Trade school, arts school, dance school, etc.	P	P	<b>Adult Entertainment</b>		
<b>Social, Cultural, and Recreational Facilities</b>					
Cemetery, mausoleum			<b>Adult uses</b>		
Club, fraternal organization, lodge hall	P	P	<b>Automobile Services</b>		
Golf course			Auto body shop		
Museum			Auto convenience market	C	C
Public library	P	P	Auto service station	C	C
Public and private park, playground	P	P	Auto specialty store	C	C
Recreation, noncommercial	P	P	Auto repair station	C	C
<b>Religious Institutions</b>					
Church, chapel, synagogue, place of worship	P	P	Auto sales, indoor	P	
Rectory, parsonage	P	P	Auto sales and rental, outdoor	C	C
Convent, monastery, religious retreat	P	P	Car wash	C	
<b>PUBLIC SERVICES &amp; UTILITIES</b>					
Antenna, cellular telephone	P/C	P/C	<b>Parking Facilities</b>		
Antenna, public utility microwave			Parking facility, commercial		
Antenna, radio & TV transmit			<b>Transportation</b>		
Antenna, satellite dish			Airport		
Electric transformer or gas regulator substation	P		Bus or railroad passenger station	P	
Municipal building or use	P	P	Heliport		
Public utility heating & cooling			Helistop	C	C
Public works yard or maintenance facility			Railroad right-of-way	C	C
Utility or public service building	P	C	Railroad yard or shop		
Water supply plant			Taxi dispatching, maintenance and storage		
Yard waste site, municipal			<b>Limited production and processing</b>		
<b>COMMERCIAL USES</b>					
<b>Offices</b>					
Administrative office	P	P	Agriculture		
Artist, photographer studio, etc.	P	P	Finishing shop	P	
Insurance office, real estate office, sales office	P	P	Limited production and processing	P	P/C
Professional office	P	P	Mail order house	P	P
<b>Medical Facilities</b>					
Clinic, medical or dental	P	P	Malt liquor production	P	P/C
Hospital	P	C	Plastic products		
Medical laboratory	P	P	Printing and publishing	P	P/C
Veterinary clinic	P	P	Recycling collection center	P	
<b>Retail Sales and Services</b>					
General retail	P	P/C	Recycling drop-off station	P	
Alternative financial establishment	C		Storage facility, rental		
Bank, credit union	P	P	Toiletries & cosmetic mfg		
Business sales and services	P	P	Warehousing & storage		
Drive-through sales and services, primary and accessory	P	C	Wholesale establishment	P	
Dry cleaning, commercial laundry	P	P	<b>Industrial Uses</b>		
Florist			Light manufacturing		
Food and related goods sales	P	P/C	Brewery, micro and regional		
Food shelf	P	P	Greenhouse, industrial		
Garden center, outdoor	P	P	Lumber yard		
Greenhouse	C		Recycling processing center, indoor		
Gun shop, shooting gallery			Research, development and testing laboratory		
Laundromat, self-service	P	P	Tire retreading		
Liquor store	P	P/C	<b>Accessory Uses</b>		
Massage center	P	P	Accessory use	P	P
Mortuary, funeral home	P	P	Accessory retail service and office		
Outdoor uses, commercial	C		Solar energy system		
Outdoor uses, commercial sales of consumer fireworks	C		Support services in housing for the elderly		
Package delivery service	P		<b>P - Permitted Use</b>		
Pawn shop	C		<b>C - Conditional Use</b>		



The B3 general business district is intended to provide sites for more diversified types of businesses than those in the B1 and B2 business districts, and is intended for use along major traffic arteries or adjacent to community business districts.



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.

### Dimensional Standards Comparison

Building Type by Zoning District	Density	Lot Size Minimum (per unit)		Building Height (feet)		Yard Setbacks (feet)	
		Area (sq. ft.)(a)	Width (feet)	Min.	Max.	Front Min.—Max.	Side Min.
T2 1-family dwelling	6—12 units/acre(b)	3500(b)	30	none	35(e)	15—25(i)	(k)
T2 2-family/townhouse	8—20 units/acre(b)	2000(b)	20	none	35(e)	10—25(i)	(k)
T2 Multifamily	FAR as for mixed use	n/a	n/a	none	35(e), (f)	10—25(i)	(k)
T2 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)
<b>B3 General business</b>	<b>2.0 FAR</b>	<b>n/a</b>	<b>n/a</b>	<b>none</b>	<b>30(a)</b>	<b>0(d)</b>	<b>(e)</b>

### Important concepts and features of the T2 and B3 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 twenty-five (25) foot height limit if stepped back from side and rear property lines a distance equal to the additional height
- (B3 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.
- (B3 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.

