## SAINT PAUL FOR ALL

## B3 TO T2 USE AND DENSITY COMPARISON

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





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.



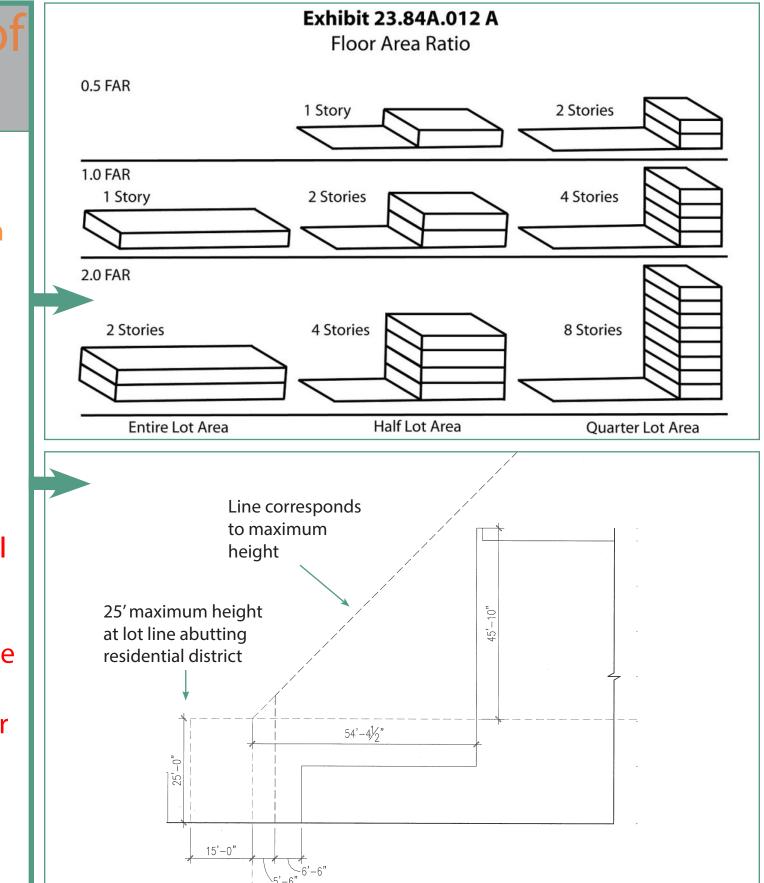
The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrianoriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not 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.
	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)
	B3 General business	2.0 FAR	n/a	n/a	none	30(a)	0(d)	(e)

## 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 twentyfive (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.



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Mortuary, funeral home

Outdoor uses, commercial

ales of consumer fireworks

Package delivery service

Pawn shop



С

P/C

P/C

P/C



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