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B3 TO T3 USE AND DENSITY COMPARISON

B3 (General Business District) to T3 (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 T3 traditional neighborhood district provides for higher-density pedestrianand transit-oriented mixed-use development. It is designed for development or redevelopment of land on sites large enough to support:

(a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;

(b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;

(c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future

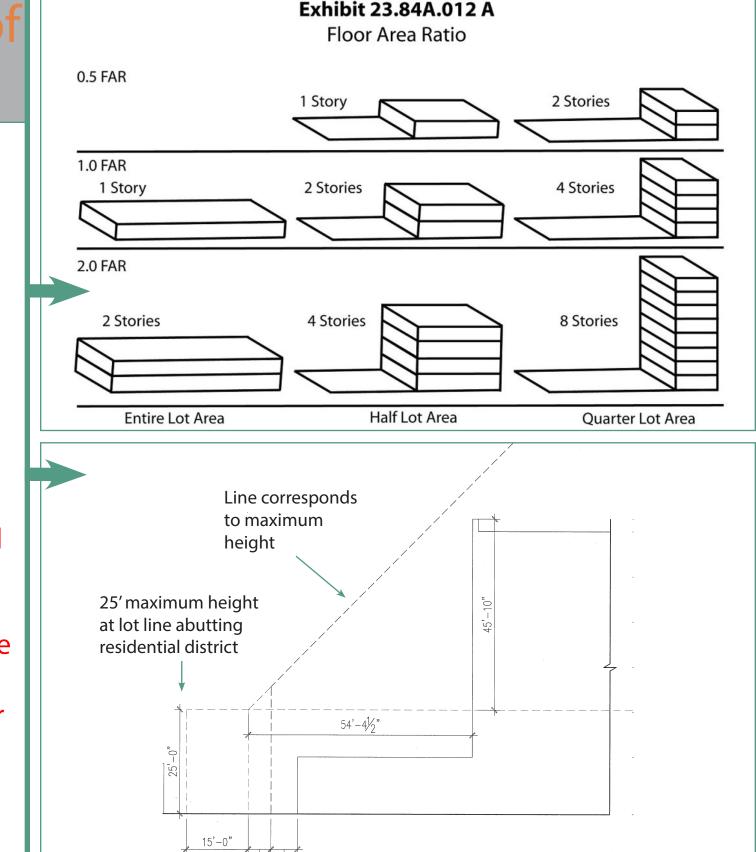
streets; (d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.

Dimensional Standards Comparison

Building Type by Zoning District	Density	Lot Size Minimum (per unit)		Building Height (feet)		Yard Setbacks (feet)		
		Aroa (sa	Width			Front	Side	Rear
	Min.—Max.(a)	Area (sq. ft.)(a)	(feet)	Min.	Max.	Min.— Max.	Min.	Min.
Т3	8—12 units/	3500(b)	30	25	35(e)	15—25(i)	(k)	15
1-family dwelling	acre(b)	3300(8)	30	23	33(0)	13 23(1)	(11)	
T3	10—20 units/ acre(b)	2000(b)	20	25	35(e)	10—25(i)	(k)	15
2-family/townhouse								
T3	0.5—3.0 FAR(d)	n/a	n/a	25	45(e), (g), (l)	10—25(i)	(k)	(k)
Multifamily								
Т3	0.5—3.0 FAR(d)	n/a	n/a	25	55(e), (g), (l)	0—10(j)	(k)	(k)
Nonresidential or mixed use								
B3 General business	2.0 FAR	n/a	n/a	none	30(a)	0(d)	(e)	(e),(f)

Important concepts and features of the T3 and B3 Zoning Districts

- (T3 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.
- (T3 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