

SAINT PAUL FOR ALL

R4 TO T1 USE AND DENSITY COMPARISON

R4 (single family residential district) to T1
(traditional neighborhood district)

USES	R1-4	T1
RESIDENTIAL USES		
Dwellings		
One-family dwelling	P	P
Two-family dwelling		P
Townhouse		P
Multiple-family dwelling		P
Carriage house dwelling	C	C
Cluster Development	C	
Housing for the elderly		P
Reuse of large structures	C	
Mixed Commercial-Residential Uses		
Home occupation	P	P
Live-work unit		P
Mixed residential and commercial use		P
Congregate Living		
Foster home, freestanding foster care home	P	P
Community residential facility, licensed human service	P	P
Community residential facility, licensed correctional		C
Community residential facility, health department licensed		C
Correctional Facility		
Emergency housing facility		C
Overnight Shelter		
Shelter for battered persons	P/C	P/C
Transitional housing facility	P/C	P/C
Sober house	P	P/C
Roominghouse, boardinghouse		P
Nursing home, boarding care home, assisted living		P
Hospice	P	P
Dormitory	P	P
Fraternity, sorority	P	P
CIVIC & INSTITUTIONAL USES		
Educational Facilities		
Day care	P	P
School, grades K—12	P	P
College, university, seminary, etc.	C	P
Trade school, arts school, dance school, etc.		P
Social, Cultural, and Recreational Facilities		
Cemetery, mausoleum	C	
Club, fraternal organization, lodge hall		
Golf course	C	
Museum		P/C
Public library	P	P
Public and private park, playground	P	P
Recreation, noncommercial	C	P
Religious Institutions		
Church, chapel, synagogue, place of worship	P	P
Rectory, parsonage	P	P
Convent, monastery, religious retreat	P	P
PUBLIC SERVICES & UTILITIES		
Antenna, cellular telephone	P/C	P/C
Antenna, public utility micro-wave		
Antenna, radio & TV transmit		
Antenna, satellite dish		
Electric transformer or gas regulator substation		
Municipal building or use	P	P
Public utility heating & cooling		
Public works yard or maintenance facility		
Utility or public service building	C	C
Water supply plant		
Yard waste site, municipal	C	
COMMERCIAL USES		
Offices		
Administrative office		P
Artist, photographer studio, etc.		P
Insurance office, real estate office, sales office		P
Professional office		P
Medical Facilities		
Clinic, medical or dental		P
Hospital		
Medical laboratory		P
Veterinary clinic		
Retail Sales and Services		
General retail		
Alternative financial establishment		
Bank, credit union		P
Business sales and services		
Drive-through sales and services, primary and accessory		
Dry cleaning, commercial laundry		
Florist		
Food and related goods sales		
Food shelf		P
Garden center, outdoor		
Greenhouse		
Gun shop, shooting gallery		
Laundromat, self-service		
Liquor store		
Massage center		P
Mortuary, funeral home		
Outdoor uses, commercial		
Outdoor uses, commercial sales of consumer fireworks		
Package delivery service		
Pawn shop		

USES	R1-4	T1
Photocopying		P/C
Post office		P
Service business		P
Service business with show-room or workshop		
Small appliance repair		
Small engine repair, automotive bench work		
Tattoo shop		
Tobacco products shop		
Food and Beverages		
Bar		
Brew on premises store		
Catering		
Coffee kiosk		
Coffee shop, tea house		P/C
Restaurant		
Restaurant, carry out, deli		
Restaurant, fast food		
Restaurant, outdoor		
Commercial Recreation, Entertainment and Lodging		
Bed and breakfast residence	P	P
Bingo hall, auction hall		
Hotel, inn		
Health/sports club		
Indoor recreation		
Outdoor (drive in) theater		
Race track		
Reception hall		
Steam room/bathhouse facility		
Theater, assembly hall		
Adult Entertainment		
Adult uses		
Automobile Services		
Auto body shop		
Auto convenience market		
Auto service station		
Auto specialty store		
Auto repair station		
Auto sales, indoor		
Auto sales and rental, outdoor		
Car wash		
Parking Facilities		
Parking facility, commercial		
Shared commercial parking in institutional lots		C
Transportation		
Airport		
Bus or railroad passenger station		
Heliprot		
Helistop		
Railroad right-of-way	C	C
Railroad yard or shop		
Taxi dispatching, maintenance and storage		
Limited production and processing		
Agriculture		C
Finishing shop		
Limited production and processing		
Mail order house		
Malt liquor production		
Plastic products		
Printing and publishing		
Recycling collection center		
Recycling drop-off station		
Storage facility, rental		
Toiletries & cosmetic mfg		
Warehousing & storage		
Wholesale establishment		
Industrial Uses		
Light manufacturing		
Brewery, micro and regional		
Greenhouse, industrial		
Lumber yard		
Recycling processing center, indoor		
Research, development and testing laboratory		
Tire retreading		
Accessory Uses		
Accessory use	P	P
Accessory retail service and office		
Solar energy system		
Support services in housing for the elderly		

P - Permitted Use
C - Conditional Use



The R1—R4 one-family residential districts provide for an environment of predominantly low-density, one-family dwellings along with civic and institutional uses, public services and utilities that serve the residents in the districts. Because of their residential nature, these districts are not intended for more intensive uses such as small conference centers, private retreat centers and reception houses.



The T1 traditional neighborhood district is intended to provide for compact, pedestrian-oriented mixed-use areas of limited size, with a variety of residential, office and service uses that primarily serve neighborhood needs. It is also intended to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other less intensive land uses.

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.
1-family dwelling	6—12 units/acre(b)	3500(b)	30	none	35(e)	15—25(i)	(k)	15
T1								
2-family/townhouse	8—20 units/acre(b)	2000(b)	20	none	35(e)	10—25(i)	(k)	15
Multifamily	10—25 units/acre(b)	1700(b)	n/a	none	35(e)	10—25(i)	(k)	(k)
T1								
Nonresidential or mixed use	0.3—1.0 FAR	n/a	n/a	none	35(e)	0—25	(k)	(k)
R4								
1-family dwelling	n/a	5000	40	none	30(l)	25(g) min.	4(h)	25

Important concepts and features of the T1 Zoning District

- In T1 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.
- 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

