

# SAINT PAUL FOR ALL

## RM2 TO T2 USE AND DENSITY COMPARISON

RM2 (medium density multifamily residential district) to T2 (traditional neighborhood district)

USES	RM2	T2	USES	RM2	T2
<b>RESIDENTIAL USES</b>					
<b>Dwellings</b>					
One-family dwelling	P	P	Pawn shop		
Two-family dwelling	P	P	Photocopying		P/C
Townhouse	P	P	Post office		P
Multiple-family dwelling	P	P	Service business		P
Carriage house dwelling	C	C	Service business with show-room or workshop		P/C
Cluster Development	C		Small appliance repair		P
Housing for the elderly	P	P	Small engine repair, automotive bench work		
Reuse of large structures	C		Tattoo shop		P
<b>Mixed Commercial-Residential Uses</b>					
Home occupation	P	P	Tobacco products shop		P/C
Live-work unit		P	<b>Food and Beverages</b>		
Mixed residential and commercial use		P	Bar		P/C
<b>Congregate Living</b>					
Foster home, freestanding foster care home	P	P	Brew on premises store		P
Community residential facility, licensed human service	P/C	P	Catering		P
Community residential facility, licensed correctional	C	C	Coffee kiosk		
Community residential facility, health department licensed	C	C	Coffee shop, tea house		P/C
Correctional Facility			Restaurant		P/C
Emergency housing facility	C	C	Restaurant, carry out, deli		P/C
Overnight Shelter			Restaurant, fast food		P/C
Shelter for battered persons	P/C	P/C	Restaurant, outdoor		P
Transitional housing facility	P/C	P/C	<b>Commercial Recreation, Entertainment and Lodging</b>		
Sober house	P/C	P/C	Bed and breakfast residence	P/C	P
Roominghouse, boardinghouse	C	P	Bingo hall, auction hall		
Nursing home, boarding care home, assisted living	C	P	Hotel, inn		P
Hospice	P/C	P	Health/sports club		P
Dormitory	P/C	P	Indoor recreation		C
Fraternity, sorority	P/C	P	Outdoor (drive in) theater		
<b>CIVIC &amp; INSTITUTIONAL USES</b>					
<b>Educational Facilities</b>					
Day care	P	P	Race track		
School, grades K-12	P	P	Reception hall		
College, university, seminary, etc.	C	P	Steam room/bathroom facility		
Trade school, arts school, dance school, etc.		P	Theater, assembly hall		C
<b>Social, Cultural, and Recreational Facilities</b>					
Cemetery, mausoleum	C		<b>Adult Entertainment</b>		
Club, fraternal organization, lodge hall		P	<b>Automobile Services</b>		
Golf course	C		Auto body shop		
Museum		P	Auto convenience market		C
Public library	P	P	Auto service station		C
Public and private park, playground	P	P	Auto specialty store		C
Recreation, noncommercial	C	P	Auto repair station		
<b>Religious Institutions</b>					
Church, chapel, synagogue, place of worship	P	P	Auto sales, indoor		
Rectory, parsonage	P	P	Auto sales and rental, outdoor		
Convent, monastery, religious retreat	P	P	Car wash		
<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			Shared commercial parking in institutional lots	C	
Antenna, satellite dish			<b>Transportation</b>		
Electric transformer or gas regulator substation			Airport		
Municipal building or use	P	P	Bus or railroad passenger station		
Public utility heating & cooling			Helipoint		
Public works yard or maintenance facility			Helistop		
Utility or public service building	C	C	Railroad right-of-way	C	C
Water supply plant			Railroad yard or shop		
Yard waste site, municipal	C		Taxi dispatching, maintenance and storage		
<b>COMMERCIAL USES</b>					
<b>Offices</b>					
Administrative office		P	<b>Limited production and processing</b>		
Artist, photographer studio, etc.		P	Agriculture	C	
Insurance office, real estate office, sales office		P	Finishing shop		
Professional office		P	Limited production and processing		P/C
<b>Medical Facilities</b>					
Clinic, medical or dental		P	Mail order house		P
Hospital		C	Malt liquor production		P/C
Medical laboratory		P	Plastic products		
Veterinary clinic		P	Printing and publishing		P/C
<b>Retail Sales and Services</b>					
General retail		P/C	Recycling collection center		
Alternative financial establishment			Recycling drop-off station		
Bank, credit union		P	Storage facility, rental		
Business sales and services		P	Toiletries & cosmetic mfg		
Drive-through sales and services, primary and accessory		C	Warehousing & storage		
Dry cleaning, commercial laundry		P	Wholesale establishment		
Florist			<b>Industrial Uses</b>		
Food and related goods sales		P/C	Light manufacturing		
Food shelf		P	Brewery, micro and regional		
Garden center, outdoor		P	Greenhouse, industrial		
Greenhouse			Lumber yard		
Gun shop, shooting gallery			Recycling processing center, indoor		
Laundromat, self-service		P	Research, development and testing laboratory		
Liquor store		P/C	Tire retreading		
Massage center		P	<b>Accessory Uses</b>		
Mortuary, funeral home		P	Accessory use		P
Outdoor uses, commercial			Accessory retail service and office		C
Outdoor uses, commercial sales of consumer fireworks			Solar energy system		
Package delivery service			Support services in housing for the elderly		P

P - Permitted Use  
C - Conditional Use



The RM2 medium-density multiple-family residential district is intended to provide for more extensive areas of multiple-family residential development and a variety of congregate living arrangements, as well as uses that serve the needs of the multiple-family residential districts. It is intended to provide for comprehensive development of multiple-family uses and a balance of population concentration near major thoroughfares, transit, and related facilities.



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.	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)
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)	(k)
RM2 multiple-family(a)	n/a		n/a	none	50(k)	25(g) min.	9(i)	25

### Important concepts and features of the T2 and RM2 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
- (RM2 Standard) No multiple-family dwelling shall be built, nor shall additional dwelling units be added to an existing building to create three (3) or more dwelling units, on a lot that is less than nine thousand (9,000) square feet in area.
- (RM2 Standard) In residential districts, principal buildings shall not cover more than thirty-five (35) percent of any zoning lot.

