



**CITY OF SAINT PAUL**  
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## **SUMMARY OF USES ALLOWED IN SAINT PAUL RESIDENTIAL ZONING DISTRICTS, 2013**

### **RL, R1, R2, R3, R4 One-Family**

One-family dwelling  
Carriage house dwelling (historically existing)\*  
Cluster residential development\*  
Reuse of structures over 9,000 sq. ft.\*  
Home occupation  
Community residential facility ( $\leq 6$  residents)  
Day care  
School, library, park, church  
Rectory, convent  
College, university\*  
Cemetery\*  
Golf course, noncommercial recreation\*  
Utility/public service building\*  
Yard waste site, municipal\*  
Bed and breakfast (one guest room)  
Agriculture\*

### **RT1 Two-Family**

All R1-R4 uses  
Two-family dwelling  
Bed and breakfast\*

### **RT2 Townhouse**

All RT1 uses  
Three- and four-family dwelling  
Townhouse  
Community residential facility\*

### **RM1 Multiple Family**

All RT2 uses  
Multiple-family dwelling ( $\leq 3$  stories)  
Rooming and boarding house\*

### **RM2 Multiple Family**

All RM1 uses  
Multiple-family dwelling ( $\leq 5$  stories)  
Nursing home\*  
Accessory retail service and office uses\*  
Elderly housing support services

### **RM3 Multiple Family**

Most RM2 uses except 1-2 family dwellings  
Multiple-family dwelling (any height)

**\* Conditional uses** - May require a Conditional Use Permit (CUP) granted by the Planning Commission.

Note: THIS IS NOT A COMPLETE LIST OR LEGAL DOCUMENT. For simplicity and readability, it departs from legal and technical language of the Saint Paul Zoning Code and other applicable regulations

## DIMENSIONAL STANDARDS FOR RESIDENTIAL ZONING DISTRICTS

[Sec. 66.231]

Table 66.231, Residential District Dimensional Standards, sets forth density and dimensional standards that are specific to residential districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.

Zoning District	Lot Size Minimum (per unit)		Height Maximum		Yard Setbacks Minimum (feet)		
	Area (sq.ft.)(b)	Width (feet)	Stories	Feet	Front	Side	Rear
<b>RL one-family large lot</b>	21,780 (d)	80	3	30	30 (g)	10	25
<b>R1 one-family</b>	9,600 (e)	80	3	30 (l)	30 (g)	10	25
<b>R2 one-family</b>	7,200	60	3	30 (l)	25 (g)	8 (h)	25
<b>R3 one-family</b>	6,000	50	3	30 (l)	25 (g)	6 (h)	25
<b>R4 one family</b>	5,000	40	3	30 (l)	25 (g)	4 (h)	25
<b>RT1 two-family (a)</b>	3,000 (f)	25	3	40	25 (g)	9	25
<b>RT2 townhouse (a)</b>	2,500 (c), (f)	20	3	40	25 (g)	9 (i)	25
<b>RM1 multiple-family (a)</b>	2,000 (c), (f)	n/a	3	40	25 (g)	9 (i)	25
<b>RM2 multiple-family (a)</b>	1,500 (c), (f), (k)	n/a	5 (k)	50 (k)	25 (g)	9 (i)	25
<b>RM3 multiple-family</b>	800 (c)	n/a	no max.	no max.	25 (g)	9 (i), (j)	25

n/a - not applicable

Notes to table 66.231, residential district dimensional standards:

- a) R4 one-family district dimensional standards shall apply when one-family dwellings are erected in less restrictive residential districts. RT1 two-family district dimensional standards shall apply when two-family dwellings are erected in less restrictive residential districts.
- b) In calculating the area of a lot that adjoins a dedicated public alley, for the purpose of applying lot area and density requirements, one-half the width of such alley adjoining the lot shall be considered as part of the lot.
- c) 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.

In calculating the area of a lot for the purpose of applying the minimum lot area per unit requirement, the lot area figure may be increased by three hundred (300) square feet for each parking space (up to two (2) parking spaces per unit) within a multiple-family structure or otherwise completely underground. Parking spaces within an above-ground parking structure, except for the top level, may also be used for this lot area bonus. The maximum number of units possible on a lot using this lot area bonus can be calculated using the formula  $X = L \div (A - 600)$ , where X = maximum units allowed, L = lot area in square feet, and A = required lot area per unit in square feet. A site plan showing parking layout and dimensions shall be required when applying for this lot area bonus.

- d) A larger lot may be required depending on how much square footage is actually needed to properly site and install an individual sewage treatment system.

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- e) Where over half of the lot has slopes of twelve (12) percent or greater, the minimum lot size shall be fifteen thousand (15,000) square feet. When determining lot size, the slope shall be that in existence prior to any grading or filling. Alterations shall not be allowed that will lower the slope from twelve (12) percent or greater to less than twelve (12) percent prior to the creation of new lots.
  - f) If townhouses are developed on parcels where only the land immediately beneath each dwelling unit constitutes an individually described lot and all other land required for yards, other open space, parking, and other necessary land as required by this code constitutes "common" properties, jointly owned by the owners of the described lots beneath each dwelling unit, the minimum size lot per unit shall be applied to the entire parcel.
  - g) Where at least fifty (50) percent of the front footage of any block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing structures, or if the block average is more than the minimum required front setback listed in the dimensional standard table, it shall be the setback requirement in the district plus half the amount the average setback is greater than the setback requirement in the table. Existing structures set back twenty (20) percent more or less than the average shall be discounted from the formula.
  - h) For permitted and conditional principal uses allowed in residential districts other than residential uses, the side yard setback shall be a minimum of nine (9) feet.
  - i) Side yards are required only for dwelling units on the ends of townhouse structures. When two (2) or more one-family, two-family, or townhouse structures are constructed on a single parcel, there shall be a distance of at least twelve (12) feet between principal buildings. When two (2) or more multifamily buildings are constructed on a single parcel, there shall be a distance of at least eighteen (18) feet between principal buildings.
  - j) For portions of a building over fifty (50) feet in height, the minimum side yard setback shall be twenty-five (25) feet or nine (9) feet plus one-half the building height over fifty (50) feet, whichever is less.
  - k) For property along Grand Avenue between Fairview Avenue and Cretin Avenue, between lines defined by the parallel alleys immediately north and south of Grand Avenue:
    - 1. Building height shall be limited to four (4) stories and forty (40) feet;
    - 2. The minimum lot size for units with three (3) bedrooms shall be one thousand seven hundred (1,700) square feet per unit, and the minimum lot size for units with four (4) or more bedrooms shall be one thousand nine hundred (1,900) square feet per unit; and
    - 3. The T2 design standards in section 66.343 shall apply.
  - l) For R1—R4 residential districts in planning districts 14 and 15, excluding property with local heritage preservation site or district designation, the following maximum building heights shall apply at side setback lines: 28 feet in R1, 26 feet in R2, 24 feet in R3, and 22 feet in R4. One (1) foot shall be added to the maximum building height per each one (1) foot the portion of the building is set back from the nearest side setback line, to a maximum height of thirty-five (35) feet. Building height for flat roofs shall be measured to the highest point of the parapet, if present.

(Ord 13-36, § 2, 6-26-13; Ord 15-33, § 3, 7-22-15)

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## SUMMARY OF USES ALLOWED IN SAINT PAUL TRADITIONAL NEIGHBORHOOD ZONING DISTRICTS, 2013

### **T1 Traditional Neighborhood**

One-, two- and multiple-family dwelling  
Most other RM2 uses  
Live-work unit  
Mixed residential and commercial use  
College, university, trade school, arts school  
Fraternal organization, lodge hall  
Museum  
Noncommercial recreation  
Utility/public service building\*  
Artist and photographer studio  
Business office, bank, insurance, real estate office  
Professional office, medical clinic  
Post office, photocopying  
Service businesses e.g. watch and shoe repair, tailor shop, barber, beauty shop  
Coffee shop, tea house\*  
Bed and breakfast

### **T2 Traditional Neighborhood**

All T1 uses  
Hospital\*, veterinary clinic  
General retail, grocery, bakery, liquor store\*  
Drive through sales and services\*  
Laundromat, dry cleaning (retail outlet)  
Mortuary, funeral home  
Service business with a showroom or workshop\*  
Tattoo shop, tobacco products shop\*  
Restaurant\*, catering  
Hotel, inn  
Health club, indoor recreation\*  
Theater, assembly hall\*  
Auto convenience market, service station\*  
Limited production and processing\*  
Printing and publishing\*

### **T3 Traditional Neighborhood**

All T2 uses except drive-through sales/services  
Parking facility, commercial\*

### **T4 Traditional Neighborhood**

Most T3 uses except 1-2 family dwellings,  
auto convenience market and auto service station

**\* Conditional uses** - May require a Conditional Use Permit (CUP) granted by the Planning Commission.

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## DIMENSIONAL STANDARDS FOR TRADITIONAL NEIGHBORHOOD ZONING DISTRICTS

[Sec. 66.331]

Table 66.331, Traditional Neighborhood District Dimensional Standards, sets forth density and dimensional standards that are specific to traditional neighborhood districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability. Where an existing building does not conform to the following requirements, the building may be expanded without fully meeting the requirements as long as the expansion does not increase the nonconformity.

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.
<b>T1</b>								
1-family dwelling	6-12 units/acre (b)	3500 (b)	30	None	35 (e)	15-25 (i)	(k)	15
2-family dwelling/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)
Nonresidential/mixed use	0.3-1.0 FAR	n/a	n/a	None	35 (e)	0-25	(k)	(k)
<b>T2</b>								
1-family dwelling	6-12 units/acre (b)	3500 (b)	30	None	35 (e)	15-25 (i)	(k)	15
2-family dwelling/townhouse	8-20 units/acre (b)	2000 (b)	20	None	35 (e)	10-25 (i)	(k)	15
Multifamily	FAR as for mixed use	n/a	n/a	None	35 (e) (f)	10-25 (i)	(k)	(k)
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)
<b>T3</b>								
1-family dwelling	8-12 units	3500 (b)	30	25	35 (e)	15-25 (i)	(k)	15
2-family dwelling/townhouse	10-20 units	2000 (b)	20	25	35 (e)	10-25 (i)	(k)	15
Multifamily	0.5-3.0 FAR (d)	n/a	n/a	25	45 (e), (g), (l)	10-25 (i)	(k)	(k)
Nonresidential or mixed use	0.5-3.0 FAR (d)	n/a	n/a	25	55 (e), (g), (l)	0-10 (j)	(k)	(k)
<b>T4</b>								
Multifamily	0.5 min. FAR (d)	n/a	n/a	25	75 (e), (h)	10-25 (i)	(k)	(k)
Nonresidential or mixed use	0.5 min. FAR (d)	n/a	n/a	25	75 (e), (h)	0-10 (j)	(k)	(k)

Min. - Minimum      Max. - Maximum      FAR - Floor Area Ratio      n/a - not applicable

Notes to table 66.331, traditional neighborhood district dimensional standards:

- a) In calculating the area of a lot that adjoins a dedicated public alley, for the purpose of applying minimum lot area and maximum density requirements, one-half the width of such alley adjoining the lot shall be considered part of the lot. The minimum FAR applies to new buildings. The minimum FAR does not apply to the creation or reconfiguration of lots, or to removal of buildings. For a new building on a zoning lot where an

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existing building will remain, or where the new building and its associated parking and landscaping will cover only part of the site and leave the rest of the site open for an additional building, minimum FAR may be calculated based on the area of the site covered by the new building and its associated parking and landscaping. Public gathering areas, landscaped areas at least twenty (20) feet wide preserved for future development between the public right-of-way and parking, and land dedicated to the city as public right-of-way may be approved by the planning administrator as counting toward meeting the minimum FAR.

- b) Units per acre is calculated based on net acreage. Density based on units per acre must be calculated for parcels of an acre or more in size. For smaller parcels, the maximum number of units may be calculated based upon minimum lot size per unit.

In calculating the area of a lot for the purpose of applying lot area and density requirements, the lot area figure may be increased by three hundred (300) square feet for each parking space (up to two parking spaces per unit) within a multiple-family structure or otherwise completely underground. Parking spaces within an above-ground parking structure, except for those on the top level, may also be used for this lot area bonus. The maximum number of units possible on a lot using this lot area bonus can be calculated using the formula  $X = L \div (A - 600)$ , where  $X$  = maximum units allowed,  $L$  = lot area in square feet, and  $A$  = required lot area per unit in square feet. A site plan showing parking layout and dimensions shall be required when applying for this lot area bonus.

- c) Floor area ratio (FAR) shall be prorated upon the percentage of required parking that is provided as structured parking. A minimum FAR of 0.5 is required in light rail station areas. Thirty (30) percent of the floor area of structured parking within, above, or below the principal structure may be counted toward meeting the minimum FAR.
- d) 1.0-3.0 FAR in light rail station areas for lots more than twenty-five thousand (25,000) square feet in area, with no maximum FAR in T4. The floor area of structured parking above or below space used for principal uses, up to an amount equal to the floor area of the principal uses, may be counted toward meeting the minimum FAR. For lots more than twenty-five thousand (25,000) square feet partly in a light rail station area, minimum FAR shall be prorated upon the percentage of the lot in a light rail station area.
- e) Except in the river corridor overlay district, height of structures may exceed the maximum if set back from side and rear setback lines a distance equal to additional height. 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.
- f) A maximum height of forty-five (45) feet may be permitted with a conditional use permit.
- g) Except in the river corridor overlay district and within light rail station areas between Lexington Parkway and Marion Street, a maximum height of ninety (90) feet may be permitted with a conditional use permit. Structures shall be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.
- h) Additional height may be permitted with a conditional use permit. Structures shall be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.
- i) Where at least fifty (50) percent of the front footage of the block is built up with principal structures, the minimum front yard setback for new structures shall be the average setback of the existing structures, or the normal setback requirement in the district plus half the amount the average setback is greater than the normal setback requirement, whichever is less. Existing structures set back twenty (20) percent more or less than the average shall be discounted from the formula. The minimum front yard setback shall not exceed the maximum front yard setback requirement. Sixty (60) percent of the front facade must fall within the maximum setback. For local heritage preservation sites, the standard may be modified to comply with the preservation program and design review guidelines.
- j) For properties fronting on University Avenue between Marion and Emerald Streets a minimum four (4) foot front yard setback is required. The four (4) foot setback shall be either landscaped or paved. If paved (preferred), the property owner may provide a permanent easement to the City to provide additional sidewalk space. An additional six (6) feet may be added to provide an outdoor activity zone, pedestrian seating or amenities, resulting in a building setback of ten (10) feet. For local heritage preservation sites, the standard may be modified to comply with the preservation program and design review guidelines.

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- k) No side or rear yards are required along the interior lot lines except as otherwise specified in the building code; provided, that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet shall be provided. Side and rear yards of at least six (6) feet shall be required when a nonresidential use adjoins a side yard of a residential property. These setback requirements from interior lot lines shall be waived when an easement agreement is recorded as to the affected properties. Proof of such recorded easement shall be provided at the time of application for a building permit. The recording of the easement agreement shall be interpreted to mean that the following intents and purposes of these setback requirements are met: adequate supply of light and air to adjacent property; sufficient space for maintenance of the building from the same lot; and prevention of damage to adjoining property by fire or runoff from roofs. The setback shall be a minimum of thirteen (13) feet from the centerline of an adjoining alley.
- l) For the T3M Upper Landing area bounded by Chestnut Street, Spring Street, Smith Avenue and the Mississippi River, a maximum height of sixty-five (65) feet may be permitted without a conditional use permit, and a maximum height of one hundred (100) feet may be permitted with a conditional use permit, provided that such developments, to the extent reasonably possible, follow the design guidelines of the "Sustainable Decisions Guide for City Facilities" or other sustainable development guidelines. For the T3M Victoria Park area generally bounded by W. 7th Street, Otto Avenue, Shepard Road and Montreal Way, a maximum height of seventy-five (75) feet may be permitted with a conditional use permit. For the T3M West Side Flats area generally bounded by Wabasha Street, Plato Boulevard, Robert Street, and the Mississippi River, the maximum permitted building heights shall be as shown on Figure 5.4 of the *West Side Flats Master Plan and Development Guidelines* adopted by the city council on June 10, 2015; for the parcels on the northeast and northwest corners of Robert Street and Plato Boulevard, a maximum height of seventy-five (75) feet may be permitted without a conditional use permit, and a maximum height of ninety (90) feet may be permitted with a conditional use permit. A shadow study and/or view analysis shall accompany the conditional use permit application to help determine the impact of the additional height.

(Ord. No. 11-27, § 1, 4-20-11; Ord 14-12, § 2, 6-4-14; Ord 15-5, § 3, 2-5-15; Ord 15-20, § 2, 6-10-15)

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## SUMMARY OF USES ALLOWED IN SAINT PAUL COMMERCIAL ZONING DISTRICTS, 2013

### **OS Office-Service**

Multiple-family dwelling, home occupation  
Mixed residential and commercial use  
Community residential facility, human service  
Day care, school, library, park, church  
College, university, trade school, arts school  
Noncommercial recreation  
Utility/public service building\*  
Artist and photography studio  
Business office, bank, insurance, real estate office  
Professional office, medical clinic  
Drive-through sales and services\*  
Service businesses, e.g. shoe repair, tailor, barber

### **B1 Local Business**

Most OS uses (not multiple-family dwelling)  
General retail, grocery store, bakery, liquor store  
Laundromat, dry cleaning (retail outlet)  
Post office  
Coffee shop/tea house\*, carry-out restaurant  
Bed and breakfast

### **B2 Community Business**

All B1 uses  
Community residential facility\*  
Veterinary clinic  
Service businesses with a showroom or workshop, e.g. contractor, painter, appliance repair  
Tattoo shop, tobacco products shop  
Restaurant, catering, coffee kiosk  
Private hall, club, health club, indoor recreation\*  
Theater, bingo hall\*, assembly hall  
Auto convenience market, service station\*  
Mail order house\*, printing/publishing\*

### **B3 General Business**

All B2 uses  
Hospital  
Business sales/services, package delivery service  
Alternative financial establishment\*, pawn shop\*  
Dry cleaning, commercial laundry  
Greenhouse\*, outdoor commercial use\*  
Mortuary, funeral home  
Hotel, inn, motel  
Adult use\*  
Auto repair\*, auto sales (outdoor\* indoor) car wash\*  
Bus/railroad passenger station, helistop\*  
Finishing shop, limited production and processing  
Wholesaling (no outside storage, <15,000 sq. ft.)

### **B4 Central Business**

Most B3 uses except auto and outdoor uses  
Multiple-family dwelling  
Indoor auto sales  
Commercial parking facility

### **B5 Central Business-Service**

All B4 uses  
Overnight shelter  
Public utility heating or cooling plant  
Auto convenience market, service station, repair  
Finishing shop, limited production and processing  
Warehousing, wholesaling

**\* Conditional uses** - May require a Conditional Use Permit (CUP) granted by the Planning Commission.

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## DIMENSIONAL STANDARDS FOR COMMERCIAL ZONING DISTRICTS

[Sec. 66.431]

Table 66.431, Business District Dimensional Standards, sets forth density and dimensional standards that are specific to business districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.

Zoning District	Floor Area Ratio (FAR)	Height Maximum		Yard Setbacks Minimum (feet)		
		Stories	Feet	Front	Side	Rear
<b>OS office-service</b>	1.0	3 (a)	30 (a)	15 (b), (d)	6	(e), (f)
<b>B1 local business</b>	1.0	3	30	15 (b), (d)	6	(e), (f)
<b>BC community business (converted)</b>	(g)	3 (a)	30 (a)	25 (c)	4	25
<b>B2 community business</b>	2.0	(a)	30 (a)	0 (d), (f)	(e)	(e), (f)
<b>B3 general business</b>	2.0	(a)	30 (a)	0 (d)	(e)	(e), (f)
<b>B4 central business</b>	8.0 (h)	no limit	no limit	0	0	0 (f)
<b>B5 central business-service</b>	5.0 (h)	no limit	no limit	0	0	0 (f)

Notes to table 66.431, business district dimensional standards:

- a) 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.
- b) Off-street parking shall be permitted to occupy a required front yard provided that the off-street parking area, exclusive of access driveways, shall be set back a minimum distance of six (6) feet from any street right-of-way and meet the setback requirements of section 66.431(d).
- c) Since BC zoned property has a residential character, buildings shall maintain a twenty-five-foot front setback or meet the requirements of section 66.231(g).
- d) On those lots or parcels, or portions of lots or parcels, which adjoin a right-of-way line of a parkway, the required setbacks from the parkway right-of-way line shall be equal to that required for residential uses in effect along the parkway right-of-way or twenty-five (25) feet, whichever is greater. The following parkways and portions of parkways are excluded from this setback requirement: Ford Parkway (from Kenneth Street to Finn Street and north side between Finn Street and Mississippi River Boulevard), Gannon Road, and Lexington Parkway (from Pierce Butler Route to the nearest Burlington Northern Railroad tracks).
- e) No side or rear yards are required along the interior lot lines of the district, except as otherwise specified in the building code; provided, that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet shall be provided. Side and rear yards of at least six (6) feet shall be required when a business district adjoins a side yard in an adjacent residence district. These setback requirements from interior lot lines shall be waived when an easement agreement is recorded as

to the affected properties. Proof of such recorded easement shall be provided at the time of application for a building permit. The recording of the easement agreement shall be interpreted to mean that the following intents and purposes of these setback requirements are met: adequate supply of sunlight and air to adjacent property; sufficient space for maintenance of the building from the same lot; and prevention of damage to adjoining property by fire or runoff from roofs.

- f) Off-street loading space shall be provided in the rear yard in accordance with the requirements of section 63.400.
- g) In the BC community business (converted) district, principal structures shall not cover more than thirty-five (35) percent of any zoning lot, and residential buildings shall meet the minimum lot size per unit requirements of section 66.231 for the RM2 multiple-family residential district.
- h) Floor area bonuses, which encourage certain building features which produce public benefits, shall be granted as follows:

Table 66.431 (f). Business District Floor Area Bonuses

Building Feature	Unit of Feature Upon Which Bonus is Based	Square Feet of Bonus Floor Area per Unit of Feature		Maximum Bonus (Percent of Basic Allowable Gross Floor Area)
		B-4 Central Business District	B-5 Central Business Service District	
<b>1 Setback from street</b>	Each square foot of setback area (minimum setback of 10 feet)	10	7	20%
<b>2 Arcade</b>	Each square foot of arcade area	7	4	15%
<b>3 Plaza</b>	Each square foot of plaza area	7	5	15%
<b>4 Setback from side lot line</b>	Each square foot of side setback area	5	3	15%
<b>5 Lower coverage above 4<sup>th</sup> floor</b>	Each square foot of building setback from floor below	3	2	10%

For the purpose of this bonus provision, an arcade and plaza shall be defined as follows:

*Arcade.* An "arcade" is a continuous area open to a street or to a plaza, which is open and unobstructed to a height of not less than twelve (12) feet, is accessible to the public at all times, and either:

- 1) Adjoins a front lot line or a plaza boundary, is not less than ten (10) feet or more than thirty (30) feet in depth (measured perpendicular to the front lot line or plaza boundary which it adjoins), and extends for the full length of, or forty (40) feet along, such front lot line or plaza boundary, whichever is the lesser distance; or
- 2) On a corner lot, is bounded on two (2) sides by the two (2) intersecting street lines, and has an area of not less than five hundred (500) square feet and a minimum dimension of ten (10) feet.

Such an arcade shall not at any point be above the level of the sidewalk or plaza which it adjoins, whichever is higher. Any portion of an arcade occupied by building columns shall be considered to be part of the area of the arcade for purposes of computing a floor area bonus.

*Plaza.* A "plaza" is an open area accessible to the public at all times, which is either:

- 1) A continuous open area along a front lot line, not less than ten (10) feet deep (measured perpendicular to the front lot line), with an area of not less than five hundred fifty (550) square feet, and extending for

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its entire depth along the full length of such front lot line or for a distance of at least forty (40) feet thereof, whichever is the lesser distance; or

- 2) A continuous open area on a through lot, extending from street to street and not less than forty (40) feet in width, measured perpendicular to the nearest side lot line; or
- 3) On a corner lot, an open area of not less than three hundred fifty (350) square feet, which is bounded on two (2) sides by the two (2) intersecting street lines and which has a minimum dimension of ten (10) feet; or
- 4) An open area of not less than four thousand (4,000) square feet, with a minimum dimension of forty (40) feet, which is bounded on one side by a front lot line or which is connected to the street by means of an arcade or by an open area of not less than thirty (30) feet wide.

Except for an open area as set forth in item (4) above, no portion of such an open area which is bounded on all sides, except for one opening, by either building walls, or building walls and a side lot line, shall be considered part of the plaza, unless the opening of such portion is at least forty (40) feet in width.

A plaza shall not at any point be more than five (5) feet above the curb level of the nearest adjoining street, and shall be unobstructed from its lowest level to the sky, except for those obstructions permitted by the planning commission.

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## SUMMARY OF USES ALLOWED IN SAINT PAUL INDUSTRIAL ZONING DISTRICTS, 2013

### **IT Transitional Industrial**

Most B3 uses except outdoor commercial uses  
Television/radio/public utility/microwave  
antennas\*  
Auto body shop\*  
Commercial parking facility\*  
Warehousing, wholesaling, storage facilities  
Manufacturing from previously prepared  
materials  
Brewery, micro and regional  
Lumber and contractor's yards  
Research, development and testing laboratory

### **I1 Light Industrial**

All B3 and IT uses  
Overnight shelter  
Public utility heating or cooling plant  
Gun shop\*, shooting gallery\*  
Airport\*, heliport\*, bus garage  
Railroad yard\*/freight facility  
Taxi dispatching, maintenance and storage

### **I2 General Industrial**

All I1 uses  
Public services and utilities, transportation  
facilities\*  
Intermodal freight yard\*, motor freight terminal\*  
General industrial, general outdoor processing\*  
Brewery, national  
Hazardous and infectious waste processing\*  
Mining of sand, gravel, other raw materials\*  
Salvage yard\*

### **I3 Heavy Industrial**

Public services and utilities, transportation  
facilities\*  
Intermodal freight yard\*, motor freight terminal\*  
General industrial, general outdoor processing\*  
Hazardous/infectious waste processing\*  
Mining\*, rock crushing\*  
Petroleum/gasoline tank farm  
Salvage yard\*, auto body shop

**\* Conditional uses** - May require a Conditional Use Permit (CUP) granted by the Planning Commission.

Note: THIS IS NOT A COMPLETE LIST OR LEGAL DOCUMENT. For simplicity and readability, it departs from legal and technical language of the Saint Paul Zoning Code and other applicable regulations

## DIMENSIONAL STANDARDS FOR INDUSTRIAL ZONING DISTRICTS

[Sec. 66.531]

Table 66.531, Industrial District Dimensional Standards, sets forth density and dimensional standards that are specific to industrial districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.

Zoning District	Height Maximum	Yard Setbacks Minimum (feet)		
	Feet	Front	Side	Rear
IT Transitional Industrial	50 (a), (b), (g)	0 (c), (d), (f)	(e), (f)	(e), (f)
I1 Light Industrial	50 (b)	0 (c), (d), (f)	(e), (f)	(e), (f)
I2 General Industrial	75 (b)	0 (c), (d), (f)	(e), (f)	(e), (f)
I3 Heavy Industrial	75 (b)	0 (c), (d), (f)	(e), (f)	(e), (f)

Notes to table 66.531, industrial district dimensional standards:

- a) Buildings exceeding this height limit, to a maximum height of seventy-five (75) feet, may be permitted with a conditional use permit.
- b) The height of the structure may exceed the maximum building height allowed in the district provided the structure is set back from all exterior property lines of the parcel a distance equal to the height which said structure exceeds the maximum building height allowed in the district.
- c) On those lots or parcels, or portions of lots or parcels, where the frontage adjoins or is directly across a street from a required front yard in any use district other than an industrial or VP vehicular parking district, the front setback requirements of said abutting districts shall apply.
- d) On those lots or parcels, or portions of lots or parcels, which adjoin a right-of-way line of a parkway, the required setbacks from the parkway right-of-way line shall be equal to that required for residential uses in effect along the parkway right-of-way or twenty-five (25) feet, whichever is greater. The following parkways and portions of parkways are excluded from this setback requirement: Ford Parkway (from Kenneth Street to Finn Street and north side between Finn Street and Mississippi River Boulevard), Gannon Road, and Lexington Parkway (from Pierce Butler Route to the nearest Burlington Northern Railroad tracks).
- e) No side or rear yards are required except as specified in the building code, and except that side and rear yard setbacks of at least six (6) feet shall be required where an industrial district adjoins a side yard in an adjacent residential district.
- f) Loading and unloading shall not be permitted in any required front, side or rear yards.
- g) For the ITM West Side Flats area generally bounded by Robert Street, Plato Boulevard, Highway 52 and the Mississippi River, the maximum permitted building heights shall be as shown on Figure 5.4 of the *West Side Flats Master Plan and Development Guidelines* adopted by the city council on June 10, 2015; for the parcel(s) on the northeast corner of Robert Street and Plato Boulevard, a maximum height of seventy-five (75) feet may be permitted without a conditional use permit, and a maximum height of ninety (90) feet may be permitted with a conditional use permit. A shadow study and/or view analysis shall accompany the conditional use permit application to help determine the impact of the additional height.

(C.F. No. 06-112, §§ 3, 4, 2-22-06; Ord 13-22, § 6, 8-21-13; Ord 15-20, §§ 3, 4, 6-10-15)