DEPARTMENT OF PLANNING &
ECONOMIC DEVELOPMENT

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

RESIDENTIAL DISTRICTS

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 (≤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 (≤3 stories)
Rooming and boarding house*

RM2 Multiple Family
All RM1 uses
Multiple-family dwelling (≤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)

TRADITIONAL NEIGHBORHOOD DISTRICTS

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

COMMERCIAL DISTRICTS

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

INDUSTRIAL DISTRICTS

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