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# DESIGN STANDARDS

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## Site Plan Review

## City of Saint Paul

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### **CITYWIDE DESIGN STANDARDS FOR BUILDINGS**

The following is a summary of design standards that apply to new construction and building additions. The complete text of the standards can be found in Section 63.110 of the Saint Paul Legislative Code.

#### **Building entrances**

- A primary entrance of principal structures shall be located within the front third of the structure. It must be delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. It must have a direct pedestrian connection to the street.
- In addition, for one- and two-family dwellings, a primary entrance shall either
  - Face an improved abutting street or
  - Be located off of a front porch, foyer, courtyard, or similar architectural feature and set back at least 8 feet from the side lot line.

#### **Windows**

- For principal buildings, except industrial, production, processing, storage, public service and utility buildings, above grade window and door openings shall comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk.
- In addition, for new principal residential buildings, above grade window and door openings shall comprise at least ten (10) percent of the total area of all exterior walls. Windows in garage doors shall count as openings; the area of garage doors themselves shall not count as openings. For residential buildings, windows shall be clear or translucent. For nonresidential buildings, windows may be clear, translucent, or opaque.

#### **Holding the corner**

In pedestrian-oriented commercial districts (characterized by storefront commercial buildings built up to the public sidewalk), new principal structures shall have a maximum setback of 15 feet from a commercial front lot line. At intersections, buildings shall "hold the corner," that is, have street facades within 15 feet of the lot line along both streets, or the site plan shall have vertical structural elements that "hold the corner." A primary entrance shall face a primary abutting public street.

#### **Building Materials**

Building materials and architectural treatments used on sides of buildings facing an abutting public street should be similar to those used on principal facades.

#### **Rooftop Equipment**

The visibility of rooftop mechanical equipment shall be reduced through such means as location, screening, or integration into the roof design. Screening shall be of durable, permanent materials that are compatible with the primary building materials. Exterior mechanical equipment such as ductwork shall not be located on primary building facades.

#### **Historic buildings**

For properties with local historic designation (either as an individual site or as part of a district), compliance with applicable historic guidelines is sufficient to meet these Citywide design standards.

### **OTHER DESIGN STANDARDS**

#### **Traditional Neighborhood Districts**

Additional design standards apply to property that is zoned T1, T2, T3 or T4 (traditional neighborhood districts). These standards are found in Section 66.343 of the Saint Paul Legislative Code.

#### **Overlay Districts**

The City has a number of overlay zoning districts that may have additional design standards. Contact Zoning Staff at 651-266-9008 if you have questions.