



CITY OF SAINT PAUL
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February 27, 2015

To: Neighborhood Planning Committee

From: Josh Williams, Senior Planner (651.266.6659)

Re: Public Hearing on Hamline Midway 40-Acre Zoning Study

BACKGROUND

The District 11 Hamline Midway Mixed Use Corridors 40 Acres Zoning Study was requested in the *Hamline Midway Community Plan* (2014). The study was initiated by resolution of the Saint Paul Planning Commission, and on December 5, 2014, at the recommendation of the Neighborhood Planning Committee, the Planning Commission released the study's findings and recommendations for public comment. A public hearing was held on February 13, 2015. This memorandum summarizes the public hearing testimony and provides discussion regarding the zoning study's recommendations.

PUBLIC HEARING TESTIMONY

At the hearing, one person spoke in support of the zoning study's recommendations but stated that the study had not fully addressed the zoning changes recommended for study in the *Hamline Midway Community Plan*. The commenter also submitted a letter (attached).

Appendix A to the *Hamline Midway Community Plan* (excerpted below) lists five areas for potential rezoning:

Appendix A: Current and Proposed Zoning

Area	Existing Zoning	Proposed Zoning
A: Snelling Avenue, between Thomas and Englewood	B2	T2
B: West side of Snelling Avenue at Pierce Butler Route	B3	T2 or T3
C: Hamline Avenue at Minnehaha and Van Buren	B1	T1
D: Intersection of Hamline and Thomas Avenues	B2, RT1	T2
E: Thomas Avenue, between Hamline and Pascal	RT1	R4

The commenter noted that the zoning study's recommendations do not address item E in the table above. She stated that the number of duplexes in the RT1 two-family zoned area is similar

to the number in surrounding R4 one-family zoned area, and argued that the predominantly single-family character of that area is an asset that attracts long-term ownership and investment that in turn enhances stability.

ANALYSIS

The zoning along the specified 2-block portion of Thomas Avenue was considered as part of the study. There are 58 residential structures in the RT1 area, of which 12 are duplexes; this is a similar concentration to the surrounding R4-zoned area. With one exception, the residential lots in the area are 40' x 124', with an area of 5,260 square feet (including ½ of the 15' alley). This does not meet the minimum lot width or area requirements for a duplex in the RT1 one-family zone (50' and 6,000 sq. ft., respectively, per Sec. 66.230 of the zoning code). Consequently, new duplexes in the area would require more lot area. Any lot area variance on a standard 40' lot is unlikely given the standards variances must meet, barring an unusual set of circumstances. Change the zoning to R4 would make the existing 12 duplexes nonconforming as to use. It would also constitute downzoning, something generally inconsistent with the Comprehensive Plan, which seeks to accommodate increased density, particularly in relative proximity (just over ¼ mile) to the Green Line LRT. Based on these considerations, staff did not recommend the change proposed in the plan.

The proposed change to R4 advocated by the commenter would bar future duplexes in all circumstances. A change in zoning for the entire area is unlikely to happen except through a 40-acre zoning study and if not done as part of the study under consideration would likely not happen for a long time. However, it is the opinion of staff, based on the analysis herein, that on balance the change is not warranted.

RECOMMENDATIONS

1. Return the zoning study and recommendations as released for public comment to the full Planning Commission with a recommendation to forward to the City Council with a recommendation for adoption.

Benita B. Warns
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To the Members of the Planning Commission:

Please enter this letter into the official record for Item IV on the agenda for the February 13, 2015 Planning Commission Meeting – District 11 Hamline Midway Mixed Use Corridors 40 Acre Zoning Study.

My understanding is that this study was initiated based on the Hamline Midway Community Plan, which was adopted and incorporated into the Comprehensive Plan. The recommendations of this study directly address zoning issues listed in Appendix A on page 15 of the Hamline Midway Community Plan, with one omission, which is Item E. Item E recommends changing the zoning of Thomas Avenue between Hamline and Pascal from the current RT1 to R4.

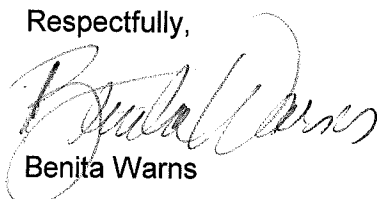
The reason for this recommendation is to create uniform zoning on the four blocks in the study area. Currently the zoning boundaries run along the alleys, creating four blocks with zoning split between R4 and RT1. Well over 90% of the homes on these four blocks are single family, and most are owner-occupied. There are only a few duplexes, similar in concentration to the number of duplexes found in the surrounding R4 zoning district.

In my ten years of service on the Hamline Midway Coalition Board of Directors, I advocated for this change whenever potential zoning changes were discussed. The predominantly single family character of this portion of the Hamline Midway neighborhood is an asset in that it attracts the type of owners that value neighborhood connections and are most likely to participate in neighborhood events that build community. This, in turn, enhances stability, as owners invest in their properties for the long haul, and the network created by these owners is one of the most effective methods to reduce crime and enhance quality of life. Making this change will send a strong message of support to the residents of this area.

As an individual, I have considered organizing the people on these four blocks to petition for this change, but the cost to a private group of citizens to do so is prohibitive. These matters are best accomplished through the community planning process that produced the Hamline Midway Community Plan. The fact that this change was recommended in that plan shows that it has broad-based community support.

Please amend the District 11 Hamline Midway Mixed use Corridors 40 Acre Zoning Study to include changing the zoning on Thomas Avenue between Hamline and Pascal from RT1 to R4.

Respectfully,



Benita Warns

Appendix A: Current and Proposed Zoning

Name of Location

Existing Land Use	Existing Zoning	Proposed Rezoning
A: Snelling Avenue, between Thomas and Englewood	B2	TN2
B: West side of Snelling Avenue at Pierce Butler Route	B3	TN2 or TN3
C: Hamline Avenue at Minnehaha and Van Buren	B1	T1
D: Intersection of Hamline Avenue and Thomas	B2, RT2	T2
E: Thomas Avenue between Hamline and Pascal	RT1	R4



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DATE: February 26, 2015
TO: Neighborhood Planning Committee
FROM: Michael Richardson, City Planner
SUBJECT: Ward 3 Residential Design Standards

Summary of changes from 2/4

Based on recommendations from a meeting of the Neighborhood Planning Committee on February 4, 2015, the following information has been added to this report:

- Summary of policies from comparable cities
- Discussion of potential changes to elements related to character of residential neighborhoods, including massing, height, and style
- Draft language and discussion
- Dimensional analysis of recent construction in Ward 3
- Modified Overlay District Map

Issue

The physical character of some recent single-family home construction differs significantly from the existing housing stock in southwest Saint Paul. Differences in the scale and materials of homes can lead to a sense that these changes are altering the character of the surrounding neighborhoods. While these homes are built within the limits of the zoning code, the Saint Paul Comprehensive Plan and many district plans emphasize the importance of maintaining the character of established neighborhoods. A conflict emerges when some of the new construction is out of character, yet is in conformance with the zoning code. Striking a balance between neighborhood change and reinvestment in the city's housing stock is important and difficult.

A main source of conflict is the degree of regulation appropriate to control the physical characteristics of housing. Generally, residents want more restrictions, while architects and builders want less. Among all stakeholders, however, there are a number of points upon which all agree – supporting some degree of stylistic and dimensional variety on block faces, the need to address drainage and flooding concerns, and the benefits of living in a neighborhood with quality housing stock and access to amenities such as commercial areas, transit options, and cultural institutions.

There is also a demand among new and existing residents, especially families, for larger homes. However, the built-up urban context limits the size of structures that it can support due to established lot sizes and existing patterns of development. An evolution of all residential areas of the City is inevitable; the trajectory of this evolution is determined in large part by the zoning ordinance.

Background

In response to this issue, On August 6, 2014, City Council passed Resolution 14-1324 initiating a zoning study to review current design standards in Ward 3 as they relate to the construction and remodeling of single-family homes in the R1-R4 zoning districts (see Map 1-*Zoning Districts*). City staff, on behalf of the Planning Commission, has prepared this report and recommendations to prevent future construction that is inconsistent with the existing character of the residential areas of Ward 3.

Definitions

The following is a short list of terms that will appear throughout this report, along with definitions specific to the context of the residential standards.

Density: Generally, density is the amount of development within a given area. In residential areas, it is usually expressed as dwelling units per acre (du/acre) or people per acre. In the context of this discussion, there is a distinction between the density of people and spatial density. While there may be a slight increase in “people” density due to changes in size of homes and accessory structures, the number of dwelling units per acre will remain relatively constant. However, with an increase in the size of houses combined with a constant area on which they are located, there is an increase in the spatial density of the neighborhood. In other words, there is more structural volume within the same space of the neighborhood.

Building Height: (*From 60.203.- B*) The vertical distance measured from the established grade to the highest point of the roof surface for flat and shed roofs; to the break line of mansard roofs; and to the average height between eaves and ridge for gable, gambrel, and hip roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall. The existing grade of the property shall not be raised around a new building or foundation in order to comply with the height requirements of this code. When there is a dormer built into the roof, the height is measured to the midpoint of the dormer roof if the dormer(s) roof width exceeds fifty (50) percent or more of the building roof width on the side where the dormer(s) is located.

Story: (*From 60.220. – S*) That part of a building, except a mezzanine, as defined herein, included between the surface of one (1) floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. A basement shall not be counted as a story.

Floor Area Ratio (FAR): (*From Section 60.207. – F*) The total floor area of all buildings or structures on a zoning lot divided by the area of said lot.

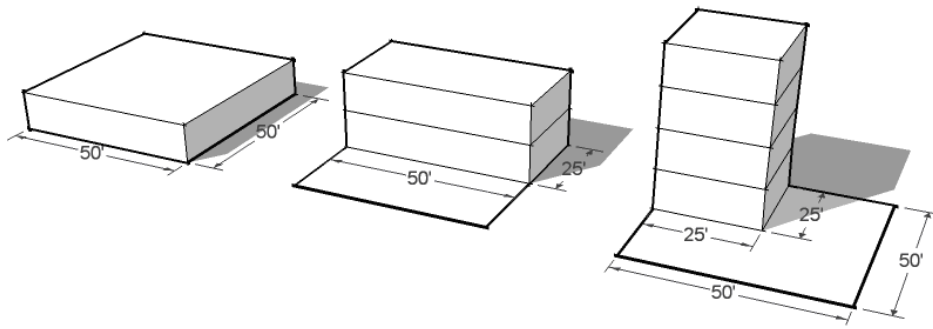


Figure 1 - Floor Area Ratio (FAR). All examples have a FAR of 1.0. (Source: City of Winnipeg)

Character: The definition of the term “character” presents challenges for this study. Many policy documents call for maintaining it, though none clearly define what it means. Though not explicitly defined in the zoning code, there are references to the term in our ordinance. From these references (74.87, 74.36), we can understand character as the assemblage of elements that make up the distinguishing features of the buildings and environment.

Sidewall: Sidewall is the exterior wall that faces a side yard, and the height is measured from grade to the lowest point of the eave on the sidewall.

Teardown: In this report, teardown will refer either to the act of demolishing a building to the foundation (or including the foundation), or the building that is bought solely for the purpose of demolishing. In the course of discussion with various stakeholders, the term teardown has sometimes been used to describe the home that replaces the one that has been demolished. This is *not* the way the term will be used here.

Permit Activity

Total construction activity in the last five years has been relatively steady in the last five years in both Ward 3 and in the city as a whole. Data for 2014 includes activity through November 14, 2014.

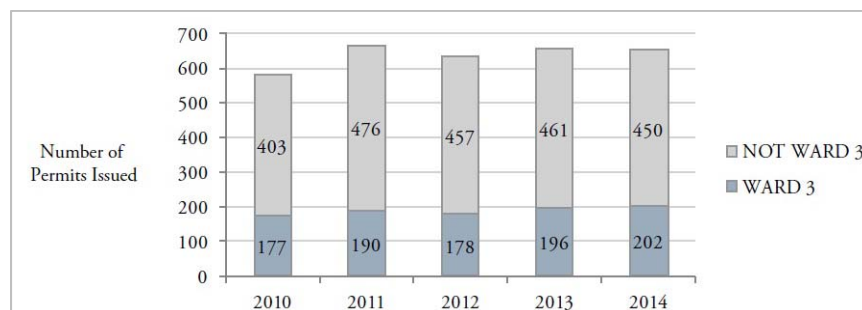


Figure 2 - Total SF Residential Permit Activity, 2010-2014. Includes new home construction, additions, new accessory structures, and additions to accessory structures. (Source: City of St. Paul)

New home construction has increased significantly city-wide, but remained relatively constant in Ward 3.

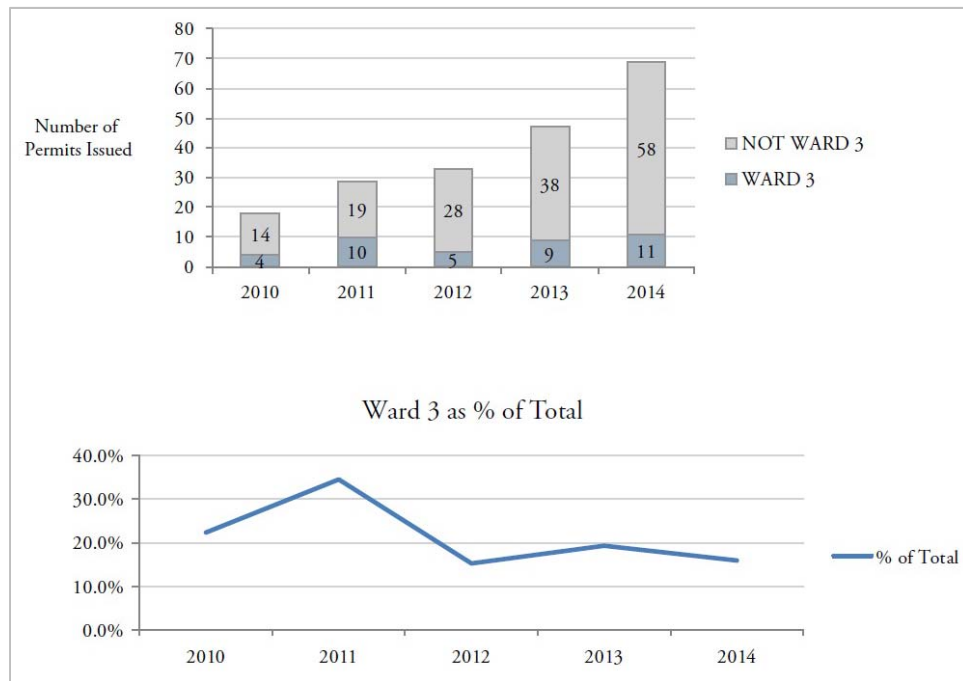


Figure 3 - New SF Residential Permit Activity, 2010-2014. (Source: City of St. Paul)

The total number of additions to single family homes has decreased somewhat in the last two years across the city as a whole, though activity in Ward 3 has remained relatively constant. It is significant to note the number of permits for additions (1285 over the five-year period) compared to the number of permits issued for new home construction (196 over the same period).

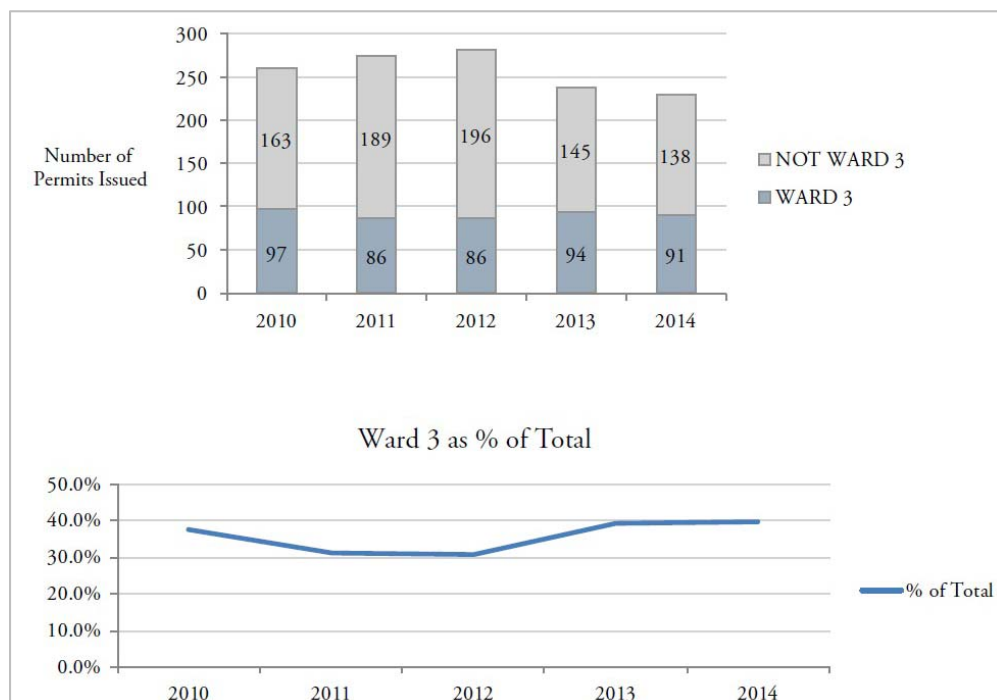


Figure 4 - SF Residential Addition Permit Activity, 2010-2014. (Source: City of St. Paul)

Accessory buildings are significant due to lot coverage requirements and the impact they have on the built environment, especially as they impact neighbors. There are a significant number of new accessory building permits issued (~330 per year). Annual permit numbers have remained relatively constant for the last five years.

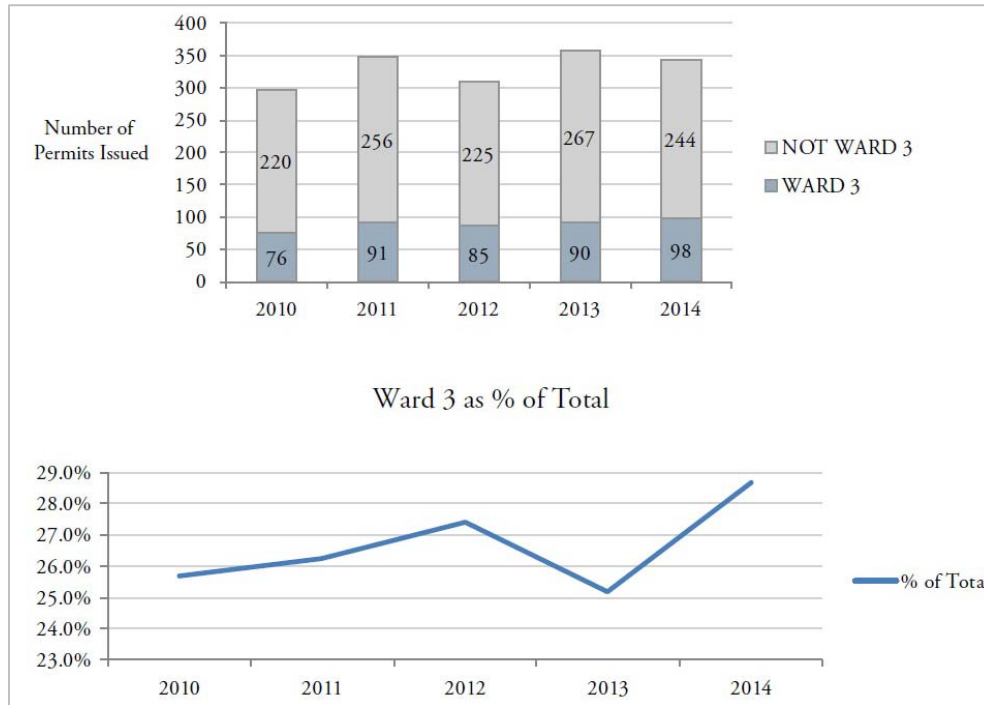


Figure 5 - New Accessory Building Permit Activity, 2010-2014. (Source: City of St. Paul)

There are two main takeaways from this information. First, the number of additions is far greater than the number of new homes (by a factor of eight). Since projects categorized as additions potentially have a significant impact on the appearance of the structure, any recommendations should have the same effect on additions as they do on new construction. Second, the general stability in the level of activity combined with the recent increase in the urgency and volume of complaints suggests that there is a problem with the type of construction, not necessarily level of activity.

Policy Support

As noted earlier, there is significant support for maintaining the character of residential districts in the Comprehensive and District 14 and 15 Plans. Relevant policies from each are included in the attachment “Policy Support Materials.” A few specific policies from the Comprehensive Plan are highlighted here:

*LU 1.5 Identify residential areas where single-family, duplex housing, and small multi-family housing predominate as Established Neighborhoods (see Figure LU-B). The City should **maintain the character** of Established Neighborhoods.*

*LU 3.4 Prepare citywide infill housing design standards so that infill housing **fits within the context of existing neighborhoods and is compatible** with the prevailing pattern of development.*

*H 2.17. Support creativity in the construction of neighborhood infill housing by proactively developing zoning and design guidelines. Develop, with broad public input, citywide infill housing design standards so that infill housing **fits well within the existing Saint Paul neighborhood context**...*

The delicate nature of balancing interests can be seen in the language of H 2.17, which supports creativity in construction, while at the same time suggests the development of standards that encourage conformity with the existing context.

How We Got Here

In 2008-2009, action was taken to review residential zoning ordinances in response to an increase in the number of homes that supposedly detracted from neighborhood character. The primary items addressed in the interim ordinance and permanent design standards that followed were:

- Ensure a clear relationship between front door and street
- Minimum door and window openings
- Garages and surface parking must be off an alley if possible
- Detailed position and dimension of the garage as it relates to the house
- Driveway width

An item that was included in the interim standards, but was not in the permanent standards was a stipulation that new development should relate to the design of adjacent traditional buildings in scale and character. This regulation was criticized as being too subjective, potentially restricting creativity and investment that could be beneficial to the neighborhood. While the standards that were adopted in 2009 addressed significant residential design concerns, they were not intended to address scale and dimension of the structure.

Review of Existing Regulations

Current regulations that relate to residential standards are found throughout the zoning code. Chapter 60 contains definitions for terms such as building height and lot coverage. Chapter 63 contains building design standards (63.110) that address entry location, window and door opening minimums, and building materials. It also addresses accessory building requirements (63.501). The District Uses/Density and Dimensional Standards describe the intent and what uses are allowed in each zoning district. Section 66.231 contains dimensional standards in a table with lot size and setback minimums, height maximums, and relevant notes. These dimensional standards are applied city-wide, with the exception of note (k), which is specific to Grand Avenue.

Public Input

An extensive public engagement effort was undertaken for this study. Staff presented to the Macalester-Groveland Housing and Land Use committee and the Highland Community Development Committee at two different times to discuss the study and gather feedback. Staff also met with focus groups of

architects and realtors to discuss the study, gather feedback, and answer questions. Four different builders who do work in the area hosted staff in their offices, provided comments, and asked questions.

Precedents

Minneapolis

Minneapolis has worked in recent years to address many of the same issues regarding new construction that is out of character with surrounding context, particularly the southwest corner of the city. There have been three major zoning changes affecting residential development in the last ten years. In 2005, new site plan review standards were adopted. From 2006-2007, an infill housing text amendment was developed and adopted that reduced the maximum size of the structure, better controlled grade alterations, and reduced hard cover on the lot. In the summer of 2014, additional standards were adopted that further refined the recent changes. Methods to govern new residential construction include:

- Floor Area Ratio (FAR) limits
- Defining grade in context of new construction
- Maximum lot coverage for all buildings
- Allow larger homes if context is consistent in scale
- Height limit, with maximum for ridge
- Point-based site plan review in which certain attributes have certain point values; a minimum point total is required for approval

Edina

Edina has experienced a significant amount of construction activity, including teardowns and additions, in recent years. In reaction to the changes experienced in residential neighborhoods, amendments to the zoning code were considered and adopted in 2013. Amended residential standards include:

- Graduated interior side yard setbacks based on lot width
- Specified setback distances for various accessory structures
- Height limits for principal structures based on the number of stories and to highest point on roof
- Height limits for accessory structures
- Sidewall articulation for principal structures with side walls of a certain length; allows two permitted architectural elements to count towards this requirement

Portland

Portland experienced an increase in the construction of large homes during the mid-2000s, but the activity stalled during the recession. In the last few years, however, there has been increased pressure to build larger homes again. Similar to Saint Paul, many of the lots that were platted in the first half of the 20th Century are quite narrow. The city of Portland has recognized the potential incompatibility of large homes on small lots and developed code with the stated purpose of “increas[ing] the compatibility of new houses on small and narrow lots.” The standards include:

- Height limits based on the width of the structure

- Maximum lot coverage for all buildings – simple percentage for very small lots, formula for others
- Limit height of entrance based on distance from grade
- Exterior material standards
- Trim width minimum
- Minimum eave projection

Salt Lake City

During a period of intense new construction activity in the mid-2000s, Salt Lake City reacted to the construction of new homes that are out of character with the existing fabric of the neighborhood by modifying their residential zoning code. Similar to Saint Paul, their single-family residential zoning districts are based on the size of the zoning lot. While height limits are similar across the district types, side yard setbacks decrease with smaller lots. A summary of their residential standards are as follows:

- Height limit based on either maximum height of roof ridge or the average height of other principal buildings on the block face
- Height limit for buildings with a flat roof
- Maximum sidewall height limits with increases allowed with additional side yard space
- Additional building height allowed in historic districts with approval by review board
- Maximum total building coverage – higher percentage allowed on smaller lots

Analysis

Based on input from stakeholders and information gathered from the data, there are a number of issues that emerge as particularly important.

Increasing Home Size

There is increasing pressure to build larger homes on lots that have remained the same size. As of the end of 2013, the average area for single family residential homes in Macalester-Groveland and Highland Park was 1,590 SF. The average area of homes in the same area built between 2005 and 2013 is 2,673 SF. This is an increase of 68% and approaches maximums allowed in the dimensional standards, which was uncommon in the initial build out of the neighborhood. Many of the blocks in Ward 3 are populated with structures that were built within 15 years of each other (See Map 2 – *Age of Structures*). The example shown below shows a block in Ward 3 with all homes built prior to 1925. There are a couple of things to note about this example. First, while there are a number of homes that approach the side setback minimum, which results in space between homes that is generally greater than what is required. The importance of the space between structures was emphasized by many residents, with many saying that the negative space between structures is key to defining the built environment. Second, note the variety in footprint shape and the small spaces that are created between buildings when there is articulation in the exterior walls. Many new homes lack this degree complexity of their footprint.

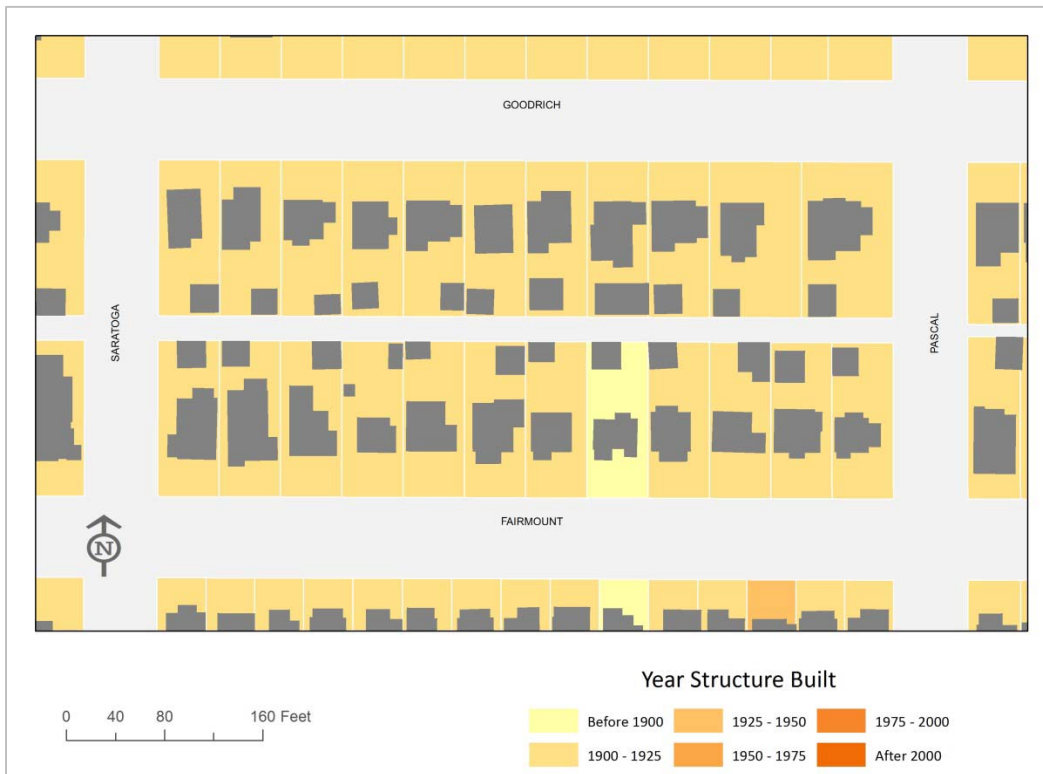


Figure 6 - A block in Ward 3. (Sources: Ramsey County and City of St. Paul)

Character

As discussed earlier, the character of an area can be difficult to define. Residents describe it in a variety of ways, including by architectural style, presence of vegetation, space between houses, walkability, the human scale of the built environment, and others. Residents were almost universal in their opinion that character occurs at a scale much smaller than that of an entire Ward and is defined rather at the block level. In response to this, and in consideration of potential zoning changes that would be based on character, staff has prepared a series of maps to better understand the nature and grain of residential character.

For the most part, the maps demonstrate that although there are general trends based on certain physical characteristics, the variety is such that it is difficult to assign character “identities” to specific areas. For example, in Maps 3 (Exterior Materials), there is a predominance of stucco finish in the northern half of Ward 3 and a significant amount of siding and brick in the south. However, there are multiple other exterior materials peppered throughout both of these areas. The same phenomenon can be seen in Map 4 – *Home Styles*.

The other three maps address home size through *Square Footage* (Map 5), *Floor Area Ratio* (Map 6), and *Lot Coverage* (Map 7). These maps show similar swaths of homes with certain dimensional characteristics. An important takeaway from these maps is that areas of stark contrast tend to coincide with homes that residents have identified as properties that are out of character. The figure below

shows what a contrast in FAR looks like on the street. Although not surprising, contrasts in square footage and FAR are indicators of potentially out-of-character homes.



Figure 7 - FAR Contrast. (Sources: Ramsey County, City of St. Paul, Google)

Mass, Height, and Style

When discussing issues of scale and character, it is helpful to consider some of the contributing elements individually. For this report, these elements are separated into mass, height, and style. Each will be discussed in terms of current policy that applies and alternative methods of regulation.

Mass

Building mass is more difficult to define than height and can be understood as the visual weight of the structure, and is a significant contributor to its character. Massing that is too great has been one of the primary concerns of residents, who have said that there has been an overall increase with recent construction. Massing is influenced by overall size, the complexity of the form, and permeability. Increasing the overall size of the structure not only increased the visual impact of structures, but also reduces the space between them. As form increases in complexity, the number of physical and visual breaks increases, generally reducing the physical and perceived massing. The permeability of the building refers to the number of openings present or perceived in the structure; as the permeability increases, the visual mass tends to decrease.

Current Saint Paul standards address massing through dimensional and building standards. The dimensional standards (Sec. 66.231) control the overall size, or building envelope, possible for various zoning districts. Building design standards (Sec. 63.110) currently requires delineation of the entry using architectural means. For single-family residential buildings, there are also minimum percentages of window and door openings, which increase the permeability of the structure. Strategies to reduce the massing of a building include reducing the building envelope, increasing the openings, and requiring breaks in form.

Footprint is closely related to mass and refers to the area on a site covered by the structure(s). Complexity in the footprint translates to variety in the massing, since the complexity is extended vertically. When people say that homes are getting larger, they are referring to either height, footprint, or both. Saint Paul zoning code currently addresses footprint through its lot coverage limits on principal residential (Sec. 66.232) and accessory structures (Sec. 63.501). Alternative methods to regulate the footprint include setting maximum Floor Area Ratio (FAR) limits, as Minneapolis has recently done and as Saint Paul currently does for some commercial and traditional neighborhood districts. Additionally,

lot coverage maximums that use the total footprint and the total lot size could be used, as is done in Portland, Salt Lake City, and Minneapolis. The impact of a larger footprint not only influences massing, but also has implications on stormwater runoff since a larger footprint results in less impervious surface into which water can infiltrate.

Height

Although height contributes to the mass of the building, it is significant enough that it warrants separate discussion. Current Saint Paul zoning code limits height in single-family residential districts based on feet and number of stories. In R1-R4 zoning districts, the height limit is thirty feet and structures are limited to three stories. Building height is measured from grade to the highest point of the roof surface for flat and shed roofs, and to the average height between eaves and ridge for gable, gambrel, and hip roofs.

Alternate methods to regulate height include limiting the highest point of the roof, limiting the height based on nearby structures, and limiting the height of the exterior walls. Controlling the highest point of the roof establishes a maximum plane above which no new construction can surpass. As Saint Paul's code is currently written, there is no maximum and the highest point will change depending on the roof pitch. Maximum ridge height limits can have the effect of encouraging shallow roof pitches. Limiting the height based on nearby structures, as is done in Salt Lake City, is a way to prevent drastic changes in height from one structure to the next. This method can temper the speed at which a neighborhood's physical character evolves. However, it is resource intensive for staff to process and results in homeowners having different building potential based on the size of the homes that happen to be nearby. Limiting the height of exterior walls has a direct impact on the adjacent property owners by regulating the size of the surface that faces their lot. Current construction methods and story heights in demand affect the height of the sidewall. Prefabricated joists range between 18"-24" and typical story heights range between eight and ten feet in the homes observed in this zoning study. This differs from the homes built during most of the 20th Century, which had shorter story heights and 8"-10" joists.

Basement height has been addressed recently in Minneapolis, where they placed a limit on the height of the basement in the most recent series of code amendments. There may be site conditions for which a higher basement is appropriate, however, including a sloping site and a high water table. Although the foundation wall can affect the visual impact of the structure, the overall height limit of the structure or sidewalls has a greater influence on the scale of the building.

Style

In the context of this report, style refers to architectural typologies of residential buildings, including details such as materials and other design attributes. While style contributes to the character of a building and a neighborhood, it is not addressed in Saint Paul's dimensional or building design standards. A number of residents have suggested using traditional architectural styles or eras of construction as the basis for residential standards. Standards based on style can be difficult to administer since a design review process must be put into place. This is currently done for projects that fall within the areas governed by the Historic Preservation Commission and the resources that go into those reviews are considerable. Generally, architects and city staff opposed style-based standards because they have a tendency to be overly restrictive and prevent the natural evolution of a neighborhood's physical identity.

There are a number of other ways that aesthetics can be addressed through zoning. The first is through materials requirements, which allow or prohibit certain exterior finishes. Requirements of this type are used in Saint Paul's current traditional neighborhood design standards. In residential areas, material requirements can be cost-prohibitive for a homeowner who wants to make alterations to a home and can limit design choices for an architect or builder. However, there are potential benefits related to sustainability and longevity of exterior materials. Another method of regulating style and aesthetics is through a point-based system, as is used in Minneapolis. Various architectural features are given certain point values, and an applicant must include enough features to hit a minimum point threshold. Based on comments from architects and builders, this method of regulation is only moderately successful. They assert that similar combinations of elements are required to achieve the minimum points required, and homes begin to look similar after enough have gone through the process. Finally, there is the possibility of allowing conservation districts. Conservation districts are typically areas within a neighborhood that have been identified as possessing certain characteristics unique to that area and have additional review requirements and procedures in place for new development. The appropriateness of conservation districts in Ward 3 is beyond the scope of this report and would require considerable further study.

Ward 3 vs. City-wide Application

The resolution initiating this zoning study identified issues and complaints in Ward 3. Any adopted regulations could be tested in the southwest part of the city and eventually be considered for city-wide application. There was near-universal agreement among stakeholders that any recommendations should be applied based on zoning district or physical characteristics of a site, rather than political boundaries. It is recommended that the boundaries of the area where initial changes would happen should be extended to include the northwest corner of the Macalester-Groveland planning district due to similarities between the pattern of development and the presence of a natural boundary of Summit Avenue to the north.

Related Issues Not Within Scope of Zoning Study

Sustainability

While beyond the scope of this zoning study, sustainability was brought up by many stakeholders as a topic that is very important to ensure efficiency and longevity of new and remodeled structures. Staff recommends further investigation into policy options that will incentivize homeowners and developers to pursue efficient and durable structures. It should be noted MN Statute § 16B.62, Subd. 1 prevents a municipality from adopting provisions with the intent of "regulating components or systems of any residential structure that are different from any provision of the State Building Code."

Demolitions/Teardowns

An issue that is closely related to residential construction, yet is also beyond scope of this study is the issue of teardowns. Based on numerous interactions with residents over the past months, there is significant concern that demolition permits are given without enough consideration for the interests of the neighborhood. The main concerns are a loss of small housing stock for an aging population, the unnecessary waste of energy due to the loss of embodied energy in a functioning house and the energy required to replace it, and the divisions that are created among neighbors when unanticipated and

sudden construction activity occurs. Currently, residents can enroll in the electronic notification service (ENS) and are notified when demo permits are issued. However, neighbors want a delay between when permit is issued and when work can take place in order to give them an opportunity to share comments with the homeowner. Residents have suggested that teardowns be treated in a similar way as variances due to the impact that they have on the neighborhood.

Recommendations

Approach

Based on a review of existing code and precedents from other cities, there are three basic approaches that could be taken to address the issue of residential standards: change limits, context-sensitive, design/style controls. Recommendations have to be impactful and substantive, while not being overly restrictive or costly to either a homeowner or the City in terms of resources required to administer new code. The diagrams below show the differences between the approaches. The orange bars represent the number of homes that possess some specific characteristic. There are many that fall in the middle, and there are fewer that are at the low or high extremes.

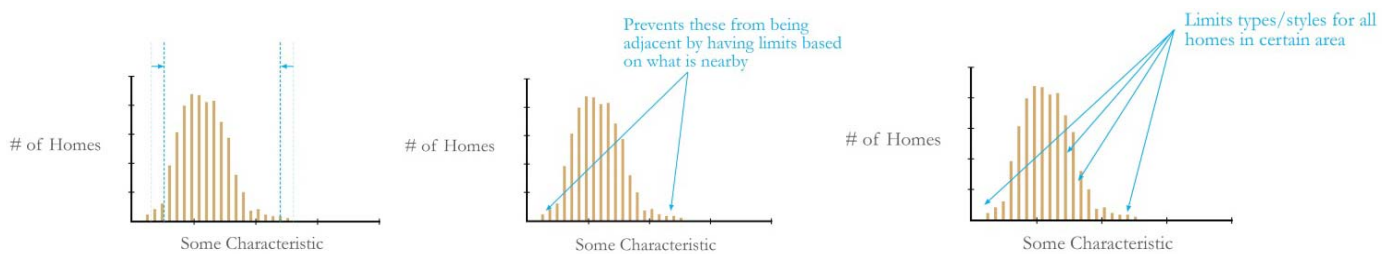


Figure 8 - Possible Approaches

The first approach is to adjust dimensional limits using a language similar to what already exists in our code. Changes would have the effect of adding additional constraints to the extremes of the characteristic. This method would be the most straightforward as it uses zoning controls that are familiar to the public and those who administer the code. It can, however, be a blunt tool that operates on a large scale.

The second approach takes into account conditions specific to the property and prevents characteristics that are too different from being next to each other. It is a finer-grained approach than the first, and is responsive to conditions, but can be costly to administer. Another consideration is that restrictions could be considered unreasonable or unfair. For example, if homes adjacent to a project are small enough, it could prevent a homeowner from expanding a half or full story. There is also a concern that a homeowner in one parcel would be able to build less or more than a homeowner two blocks away, simply because the neighbors have larger or smaller homes.

Finally, there are design or style controls. These would most likely be in the form of guidelines and would have to be evaluated through a design review process. The primary concerns with this approach

are that it can be very costly to administer and a degree of subjectivity is introduced to the review process.

In considering these options, staff has attempted to prepare recommendations that fall into the first category, using language and processes similar to what exists in the code.

Zoning Recommendations

These recommendations attempt to establish a balance between accommodating reinvestment that reflects a change in the living habits of single families and minimizing the negative effects of structures that are built to push the potential building envelope. They aim to prevent monotony and mitigate the negative impacts that very large homes can have on adjacent property owners, including loss of views, light, and privacy.

Although some of the recent projects would not be directly impacted by all of the recommendations discussed here (see attached dimensional analysis of recent projects), they reflect a modified envelope in terms of scale and massing that establishes a limit that new construction cannot surpass. The figure below shows a comparison of the building envelope currently in place and the effect that the recommendations would have to diminish and break up the envelope. To be clear, the “new” envelopes (red color) show a variety of potential envelope types that result from the recommendations – they are the maximum under certain conditions. A more detailed discussion of the impact of each recommendation follows.

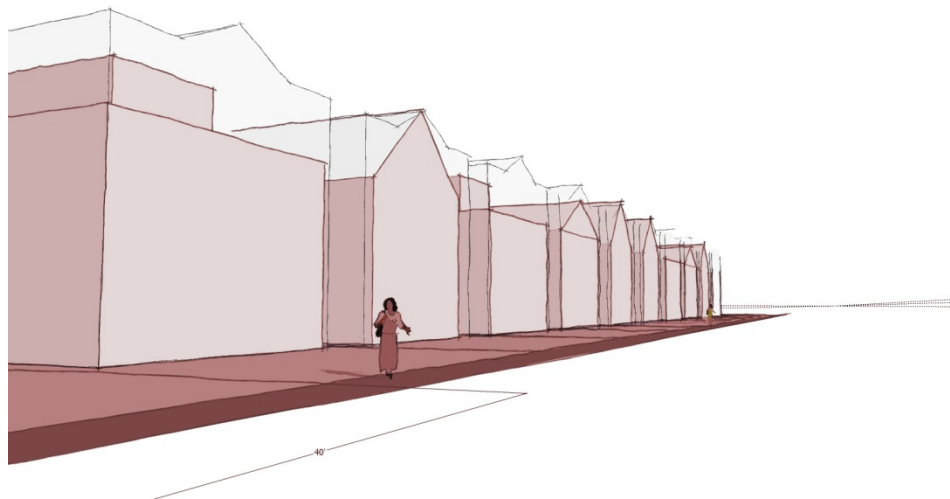


Figure 9 - Alterations to Existing Maximum Building Envelope

A summary of the recommendations are as follows (related existing code in parentheses):

1. Create Overlay District (Chapter 67)
2. Define “Sidewall” and “Sidewall height” (Sec. 60.203)
3. Height reduction unless additional side setback is given (Sec. 66.231)
4. Sidewall height limit within a certain distance of a lot line (Sec. 66.231)
5. Sidewall articulation for exterior walls of a certain length (Sec. 63.110)

6. Introduce total maximum lot coverage for all structures (Sec. 66.232, Sec. 63.501)
7. Allow greater height if consistent with the context of nearby houses. (Sec. 66.231)
8. The height of new construction can match the height of a demolished structure (Sec. 66.231)
9. Require additions to adhere to window/door opening minimums (Sec. 63.110)
10. Add exceptions for expansion in nonconforming setback areas (62.105)

1. Create an overlay district.

Creating an overlay district is the most straightforward and effective way of implementing zoning changes for a number of reasons. First, this study recommends including the northwest corner of Macalester-Groveland and excluding the Historic Preservation District along Summit. The northwest corner of Macalester-Groveland is included due to the similar nature of housing to the west of Prior Avenue. The Historic Preservation District is excluded to simplify governing ordinance; current Historic Preservation Commission review procedures address issues of character at a more detailed level than do zoning ordinances alone. Second, it is more straightforward to navigate changes to residential standards if they are in one location, rather than in a series of notes interspersed in the code. Finally, these recommendations represent a significant change to residential standards, and will likely be tested and potentially altered. By using an overlay district, any alterations would not affect the main body of the code, reducing potential confusion in the future.

2. Define “Sidewall” and “Sidewall height”

The proposed definitions are as follows:

Building sidewall. Any exterior wall that is less than forty-five (45) degrees from parallel to a side lot line.

Building sidewall height. The vertical height measured from the average grade on the side elevation to the top of the wall plate on the sidewall.

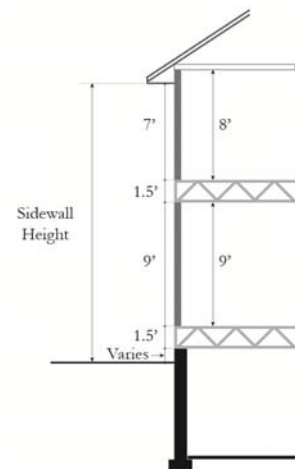


Figure 10 - Sidewall height

3. On lots less than 50 feet wide, reduce maximum height from 30 feet to 26 feet, but allow additional height when increased setback is given.

Most of the structures that residents brought up as having height that was out of character with the neighborhood were located on lots that were less than 50' wide. One of the main concerns with new housing projects is that they are tall *and* they are very close to the adjacent property. This recommendation allows homes to be built to the current height limits, but only if additional space is given in the side yards. This change would primarily impact properties in R4 zoning districts.

4. Limit the height of sidewalls to 22 feet within 12 feet of a lot line

Sidewall height is one of the principal elements of building massing and influences sense of enclosure for adjacent property owners. This also significantly reduces the potential building envelope for buildings with a flat roof. Currently, there is no difference in the building height allowed for residential structures based on roof type, as there is with accessory structures. This recommendation accounts for the fact that sidewalls on a flat-roofed house will extend further vertically than those on a gabled house of the same height as defined by midpoint between eave and ridge (see figure). Parapet walls are included in this calculation because the effect on adjacent properties is the same regardless of whether it is above the roof line. Limiting the height of sidewalls has the secondary effect of increasing the roof pitch if overall height is maximized.

The 22 foot limit allows for two full stories using modern construction methods as discussed in the height section of this report, with some flexibility for the height of the stories. Additional height (up to the underlying zoning maximum) would be allowed in the interior of the structure, past the 12 foot setback limit.

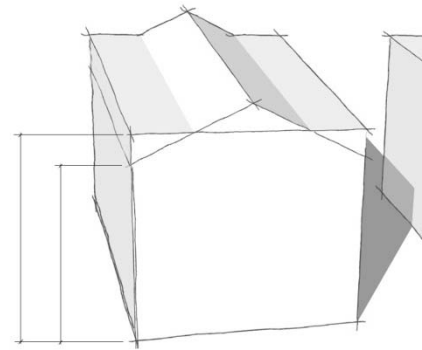


Figure 11 - Difference in sidewall height for structures of same height

5. Sidewall articulation would be required for unbroken building faces longer than 35 feet. Architectural projections would have to be at least 1 foot deep x 6 feet long and extend from grade to eave.

Long, unbroken building facades occur much more frequently in recent construction than they do in the majority of existing housing stock (see figure 6). This recommendation is intended to avoid the monotonous appearance of long unbroken building facades from streets or adjacent properties. There is a secondary effect of increased side yard space for structures longer than 35' since the setback would apply to the furthest extent of the wall (see figure at right; this figure also shows the effect of height reduction if maintaining minimum setbacks). It is not the intent of this recommendation to be overly prescriptive when it comes to design; adherence to this recommendation could come in the form of a projection as pictured above or as an L- or T-shaped footprint, in which the “projection” is flush with the front or rear face of the building.

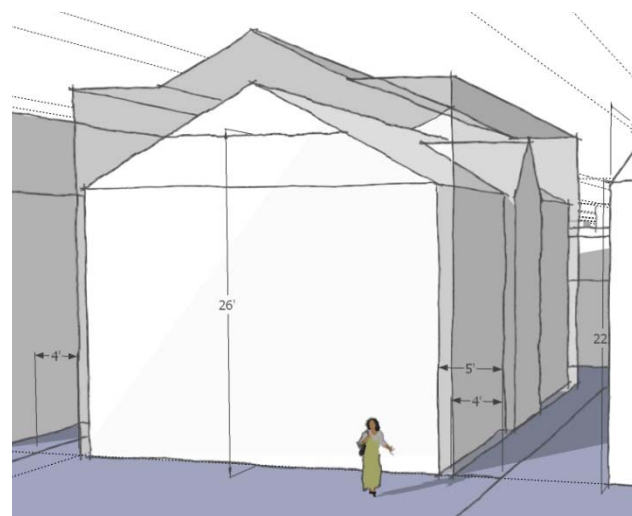


Figure 12 - Sidewall articulation and height reduction

6. Introduce total maximum lot coverage of 50% in R3 and R4 zoning districts.

Lot coverage limits for principal and accessory buildings are currently treated individually in the code (66.232 and 63.501(f), respectively). This recommendation considers the total lot coverage of all structures on the parcel. Accessory structures are an important element of residential environment and contribute significantly to the bulk and spatial qualities of a property. With this recommendation, homeowners would not be able to maximize lot coverage for both primary and accessory structures on smaller lots, and would have to prioritize where they want to dedicate their space. The figure below shows the maximum total lot coverage on lots of different widths using current maximums of 35% for principal structures and 35% of the rear yard or 1000 SF for accessory structures. As the lot area decreases, the maximum lot coverage under the current zoning increases. This recommendation would have the most significant effect on lots in the R4 zoning districts.

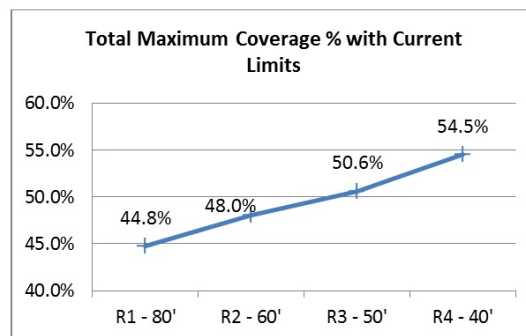


Figure 13 - Total maximum lot coverage based on current principal and accessory limits

7. Allow maximum height to be exceeded if it can be demonstrated that more than half of the homes in a 150 foot radius exceed the maximum height.

This recommendation would generally apply to areas that have large, older homes where a tall home would not contrast with others in area. Although this recommendation is context-sensitive and would require additional resources to administer, the frequency of this situation would be minimal based on the properties that have been reviewed during the course of this study. Without a standard such as this, the others could prevent homes from achieving consistency of character by being overly restrictive in areas with uncharacteristically large homes.

8. The height of new construction can match the height of a demolished structure on the same lot.

This recommendation would allow new construction to meet the height of an existing building if the existing building exceeded height maximums. Currently, this is allowed only if the new construction is constructed on the same footprint of the previous – this recommendation adds flexibility to that restriction and allows a change in the footprint.

9. For additions greater than 120 square feet, the 10% minimum for window and door openings would be required on new elevations or would have to be met by all elevations post-modification.

This recommendation would cause all elevations altered by additions conform to same rules for openings as new construction. Sec. 63.110 currently only applies to new principal residential buildings and to new elevations facing public streets. This would expand the minimum opening requirement to side and rear elevations for significant additions. While the draft language is written in a way to minimize additional review time by city staff, it will result in a slight increase in the number and complexity of reviews.

10. Add exceptions for expansion in nonconforming setback areas.

The Department of Safety and Inspections (DSI) has experienced a significant number of variance requests related to Sec. 62.105(b), which states that *“a structure with a nonconforming setback shall not be expanded horizontally or vertically within the setback area.”* In order to reduce the number of variance requests and encourage construction that is unobtrusive, it is recommended that exceptions to Sec. 62.105(b) be developed. DSI is in the process of analyzing the effect of such a change on the number of variances that could be eliminated with certain exceptions.

Alternative/Supplemental Solutions to Augment Code Changes

There are a number of additional possible efforts that could serve to augment the code and have a positive effect on maintaining the character of established neighborhoods. The first is advocating for an awards program that recognizes homeowners and designers for building projects that fit well in the neighborhood. A precedent for this is the BLEND Awards in Minneapolis, which has been in place since 2007. Second is the creation of a design advisory service, which consists of a short consultation period for homeowners interested in remodeling or building new. Saint Louis Park partners with the American Institute of Architects (AIA) to provide a two-hour session for property owners to provide guidance on new projects. Finally, the City could develop a guidebook that lays out renovation or addition possibilities for homes types that are frequently altered. A document like this would serve as a resource for homeowners and give the City an opportunity to show options for alterations that maintain character.

Next Steps

Staff recommends that the Neighborhood Planning Committee recommend that the Planning Commission release this study and proposed amendments for public review and schedule a public hearing.

Attachments

1. Draft Language
2. Resolution 14-1324 v.2
3. Dimensional Analysis of Recent Projects
4. Policy Support Materials
5. Maps

Draft Language for Ward 3 Residential Standards Zoning Study

2/26/15

ARTICLE II. - 60.200. GENERAL DEFINITIONS

...

Sec. 60.203. - B.

...

Building line. A line formed by the above grade face of the building, and for the purpose of this code, a minimum building line is the same as a front setback line.

Building sidewall. Any exterior wall that is less than forty-five (45) degrees from parallel to a side lot line.

Building sidewall height. The vertical height measured from the average grade on the side elevation to the top of the wall plate on the sidewall.

Building, totally or completely enclosed. A structure...

Sec. 63.110. - Building design standards.

- (a) A primary entrance of principal structures shall be located...
- (b) 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. For buildings with a living area increase of at least one hundred and twenty (120) square feet, above grade window and door openings shall comprise at least ten (10) percent of the wall area added OR 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.
- (c) In pedestrian-oriented commercial districts...

ARTICLE VIII. - 67.800. SWR SOUTHWEST RESIDENTIAL INFILL OVERLAY DISTRICT

Sec. 67.801. - Establishment.

- (a) The SWR southwest residential infill overlay district is established as a portion of the area south of Summit Avenue and west of Ayd Mill Road and Interstate 35E as shown on the official zoning map.

Sec. 67.802. – Building standards.

The following building standards shall apply in R1-R4 single-family residential districts.

- (a) On lots less than fifty (50) feet wide, building height shall be limited to twenty-six (26) feet. Portions of a building may exceed this if set back from the side setback lines a distance equal to the additional height, up to the maximum height allowed in the underlying zoning district.
- (b) Within twelve (12) feet of a lot line, building sidewall height shall be limited to twenty-two (22) feet. For structures with flat or shed roofs, the vertical height of parapet walls is included in this calculation.
- (c) Sidewall articulation is required for building faces that exceed thirty-five (35) feet in length. Articulation shall be in the form of a structural projection of at least one (1) foot in depth and six (6) feet in length, and must extend from grade to the eave.
- (d) In R3 and R4 zoning districts, the total coverage of all structures shall not exceed fifty (50) percent of any zoning lot.
- (e) Maximum building height can be exceeded if it can be demonstrated that more than fifty (50) percent of residential buildings within one hundred and fifty (150) feet of the property exceed the current maximum building height. The maximum building height may be that of the tallest residential building height in the sample.
- (f) New construction on a lot that requires the demolition of a home can match the height of the building that it replaces. Building height of the existing building must be verified with an inspector prior to demolition.



Legislation Text

File #: RES 14-1324, **Version:** 2

Initiating a zoning code study of the current dimensional and building design standards applicable to the new construction or remodeling of single-family homes located in R1- R4 zoning districts within the defined boundaries of Ward 3 set forth in the most recent ward boundary resolution adopted pursuant to City Charter § 4.01.2.

AMENDED 8/6/14

WHEREAS, the Council of the City of Saint Paul finds that the zoning code's present dimensional and building design standards for single family homes have been adopted at various times and for various purposes in order to create uniform, city-wide standards; and

WHEREAS, within Ward 3, the City Council detects an increasing trend for newly built or remodeled homes to be constructed at heights and scales that comply with the dimensional and design standards of the zoning code yet may lack compatibility with the existing density, height and scale of adjacent homes; and

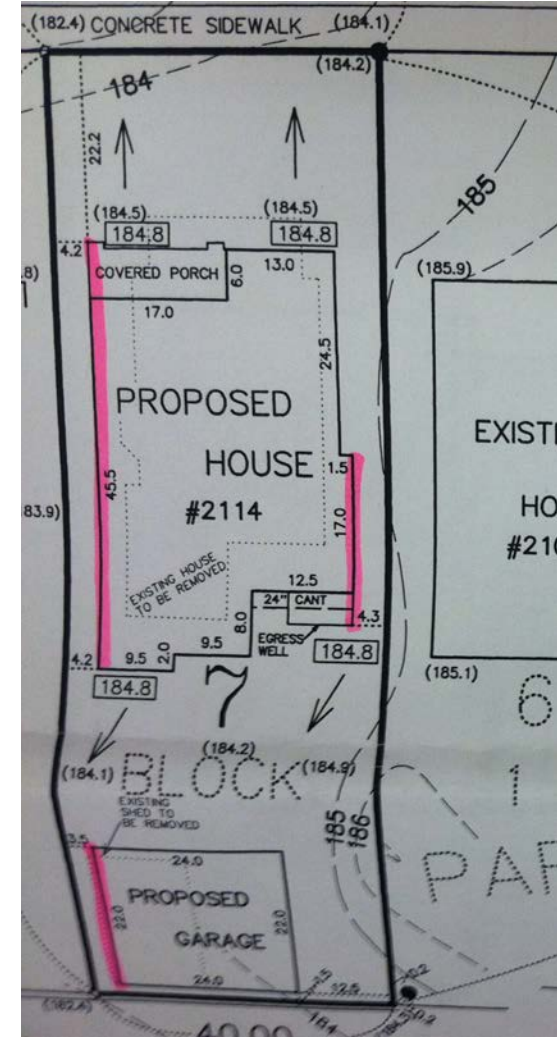
WHEREAS, it appears to the City Council that the zoning code's present dimensional and building design standards, which are applicable on a city-wide basis, may not be in keeping with the expressed goal of the land use and housing chapters of the City's Comprehensive Plan to maintain the character of the established neighborhoods, when those standards are applied within the established neighborhoods of Ward 3; and

WHEREAS, the City Council desires to maintain the character of Ward 3's established neighborhoods and wishes to undertake a limited zoning study to consider text amendments to the zoning code's city-wide dimensional and building design standards for single-family homes and recommend new density, height, scale, and aesthetic elements that would be applied only to Ward 3's established neighborhoods in order to encourage reinvestment in Ward 3's existing residential housing stock by providing opportunities for new or remodeled construction projects that are in harmony with the present character of Ward 3's established neighborhoods; now, be it

RESOLVED, pursuant to Minn. Stat. § 462.357, Subd. 4, the Council of the City of Saint Paul hereby refers to the planning commission for study, the possibility of amending Leg. Code § 66.231 ("density and dimensional standards"), Leg. Code § 63.110 ("building design standards"), and any other section of the zoning code deemed necessary by the commission as a result of its study, and to receive from the commission a report and recommendation regarding amendments to the zoning code sections stated herein or any other zoning code sections which, in the opinion of the commission, will facilitate the Council's intention to maintain the existing character of Ward 3's established neighborhoods; and be it

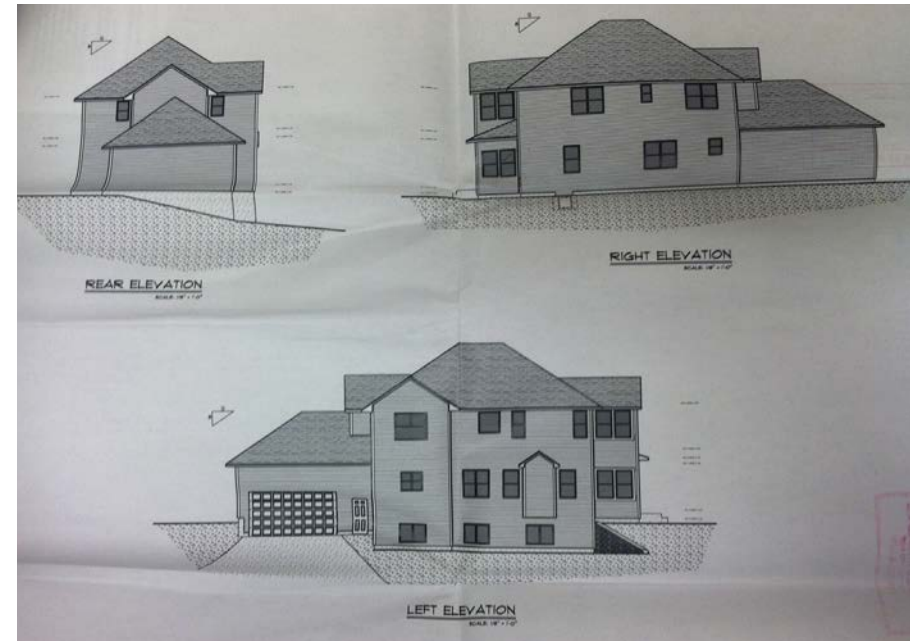
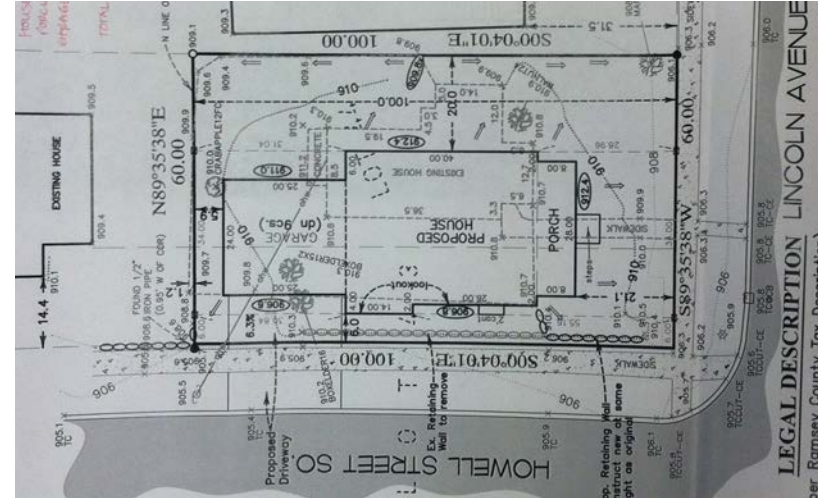
RESOLVED, that the City Council requests Planning Commission staff to complete their staff recommendation to the Commission by January 1, 2015 and provide this recommendation to the Planning Commission and the City Council (for informational purposes) at that time.

2114 Jefferson



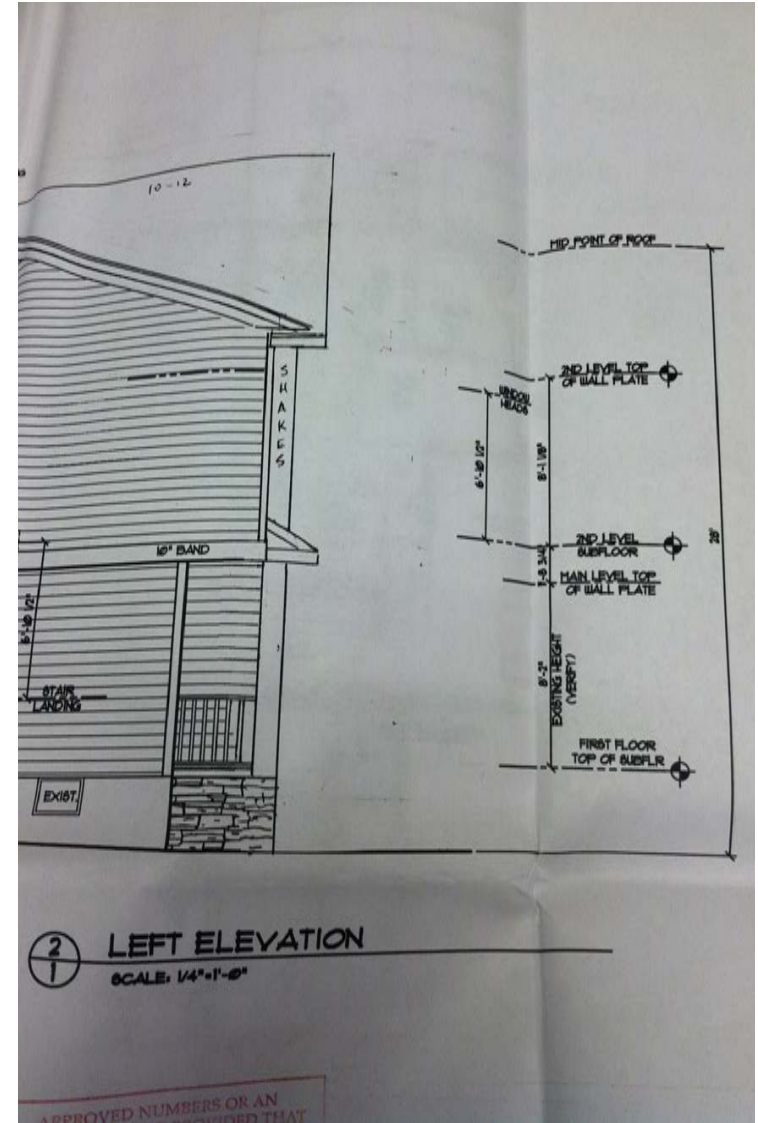
Property	Lot Size (SF, Incl. Alley)	Principal Foot-print (SF)	Principal %	Accessory Foot-print (SF)	Total %	Height	Length	Sidewall Ht (Right)	Sidewall Ht (Left)
2114 Jefferson	5215	1433	27.5%	528	37.6%		45.5	20'-0"	

1871 Lincoln



Property	Lot Size (SF, Incl. Alley)	Principal Foot-print (SF)	Principal %	Accessory Foot-print (SF)	Total %	Height	Length	Sidewall Ht (Right)	Sidewall Ht (Left)
1871 Lincoln	6000	2076	34.6%	0	34.6%	26'-6" (Rt)	40.0 (Rt)	20'-0"	25' - 6"

1329 Hartford



Property	Lot Size (SF, Incl. Alley)	Principal Foot-print (SF)	Principal %	Accessory Foot-print (SF)	Total %	Height	Length	Sidewall Ht (Right)	Sidewall Ht (Left)
1329 Hartford	5400	1140	21.1%	324	27.1%	28'-0"		22'-0"	

299 Pascal



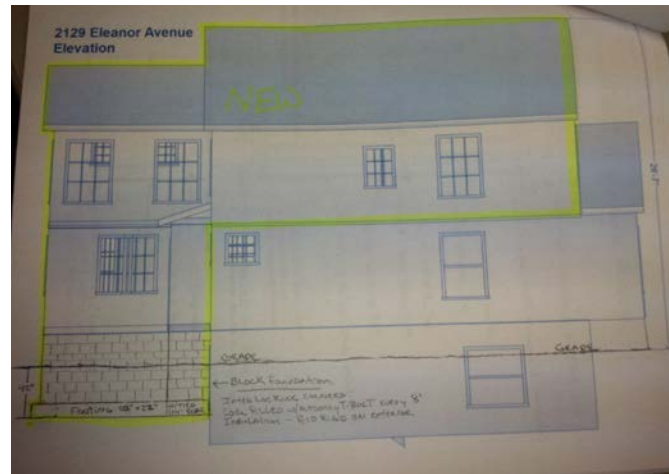
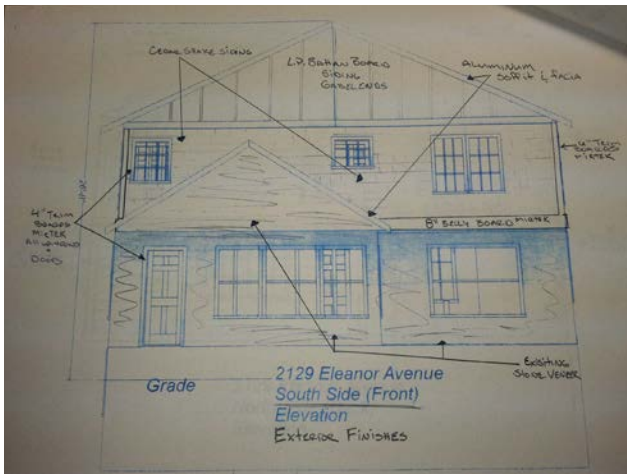
Property	Lot Size (SF, Incl. Alley)	Principal Foot-print (SF)	Principal %	Accessory Foot-print (SF)	Total %	Height	Length	Sidewall Ht (Right)	Sidewall Ht (Left)
299 Pascal	5420	1466	27.0%	0	27.0%	23'-6"			19'-0"

1721 Stanford



Property	Lot Size (SF, Incl. Alley)	Principal Foot-print (SF)	Principal %	Accessory Foot-print (SF)	Total %	Height	Length	Sidewall Ht (Right)	Sidewall Ht (Left)
1721 Stanford	5418	1334	24.6%	660	36.8%	25'-6" (Approx)	47	19'-0"	

2129 Eleanor



Property	Lot Size (SF, Incl. Alley)	Principal Foot-print (SF)	Principal %	Accessory Foot-print (SF)	Total %	Height	Length	Sidewall Ht (Right)	Sidewall Ht (Left)
2129 Eleanor	5320	1187	22.3%	440	30.6%	24'-0" (Approx)		21'-4"	21'-4"

Comprehensive Plan

LU Strategy 1: Target Growth in Unique Neighborhoods

This strategy focuses on sustaining the character of Saint Paul's existing single-family neighborhoods while providing for the growth of mixed-use communities. New development in Neighborhood Centers, Corridors, the Central Corridor, and Downtown is intended to create communities where housing, employment, shopping, and community amenities, supported by transit, work together to provide for the needs of the people who live and work in them.

LU 1.5 Identify residential areas where single-family, duplex housing, and small multi-family housing predominate as Established Neighborhoods (see Figure LU-B).

The City should maintain the character of Established Neighborhoods.

LU Strategy 3: Promote Aesthetics and Development Standards

As Saint Paul continues to revitalize itself and to grow, it must be an attractive place to live, work, and visit. This strategy provides a framework for design and aesthetics that will engage people and help integrate the built environment into the community.

LU 3.4 Prepare citywide infill housing design standards so that infill housing fits within the context of existing neighborhoods and is compatible with the prevailing pattern of development.

The City Council has directed PED to study how new housing can be constructed and existing single-family houses can be renovated and remodeled to be compatible with the character of the surrounding neighborhood. The standards will establish a baseline for development on vacant infill lots.

Housing Strategy 2: Preserve and Promote Established Neighborhoods

Saint Paul has a unique mix of neighborhoods that consist of a diversity of people. The city is known as a high-quality place to live with an abundance of assets. The city boasts amenities such as...

H 2.17. Support creativity in the construction of neighborhood infill housing by proactively developing zoning and design guidelines.

- a. *Develop, with broad public input, citywide infill housing design standards so that infill housing fits well within the existing Saint Paul neighborhood context. Neighborhood groups should be directly involved;*

Historic Preservation

Strategy 6: Preserve Areas with Unique Architectural, Urban, and Spatial Characteristics that Enhance the Character of the Built Environment

Historic preservation plays a critical role in defining the physical and visual character of Saint Paul. It is inextricably linked to community character, quality of life, and the sense of place in neighborhoods and commercial districts throughout the city. Policies under this strategy focus on maintaining and enhancing the traditional urban character and fabric of the city to create distinctive, vibrant places to live, work, and recreate.

Traditional Urban Fabric and Features

6.3. Explore the creation of neighborhood conservation districts.

In its broadest interpretation, conservation district planning speaks to the idea that the total environment—built and natural—is worthy of understanding and protection. In urban settings, conservation districts usually refer to the delineation of an area with a distinctive appearance, amenity, landscape, architecture, and/or history that does not easily fit into standard historic district frameworks. Neighborhood conservation districts are a tool to recognize and preserve the unique features of an area that, while they define the area’s overall character, may not rise to the level of significance required for formal designation. Features and characteristics may include the size, scale, architectural character, and material found on buildings; the rhythm and spacing of structures; general visual character; and infrastructure. In conservation districts, development standards are typically less stringent than the design guidelines for historic districts, and they are customized to protect the unique characteristics of a particular neighborhood.

Visual Character

6.6. Assist neighborhoods in addressing design issues related to the retention and preservation of neighborhood character.

- a. Partner with appropriate organizations to focus on educating the public on the significance of specific features and characteristics of a neighborhood and how to protect these features through appropriate maintenance and sympathetic alterations;

District Plans

District 14 Macalester-Groveland

Land Use

1. *Retain and improve upon the residential quality of the community*

Housing

7. *Maintain and preserve the district's current housing stock.*
8. *Maintain the single family character of the district.*
9. *Diversify housing to meet the needs of all income levels and lifestyles, such as empty nesters.*

Urban Design

34. *Develop design guidelines for residential and commercial development.*
35. *Encourage preservation and restoration of housing stock and commercial properties that are compatible with the character of the neighborhood.*
40. *Encourage new and replacement construction which would be compatible with neighborhood structures and setbacks.*

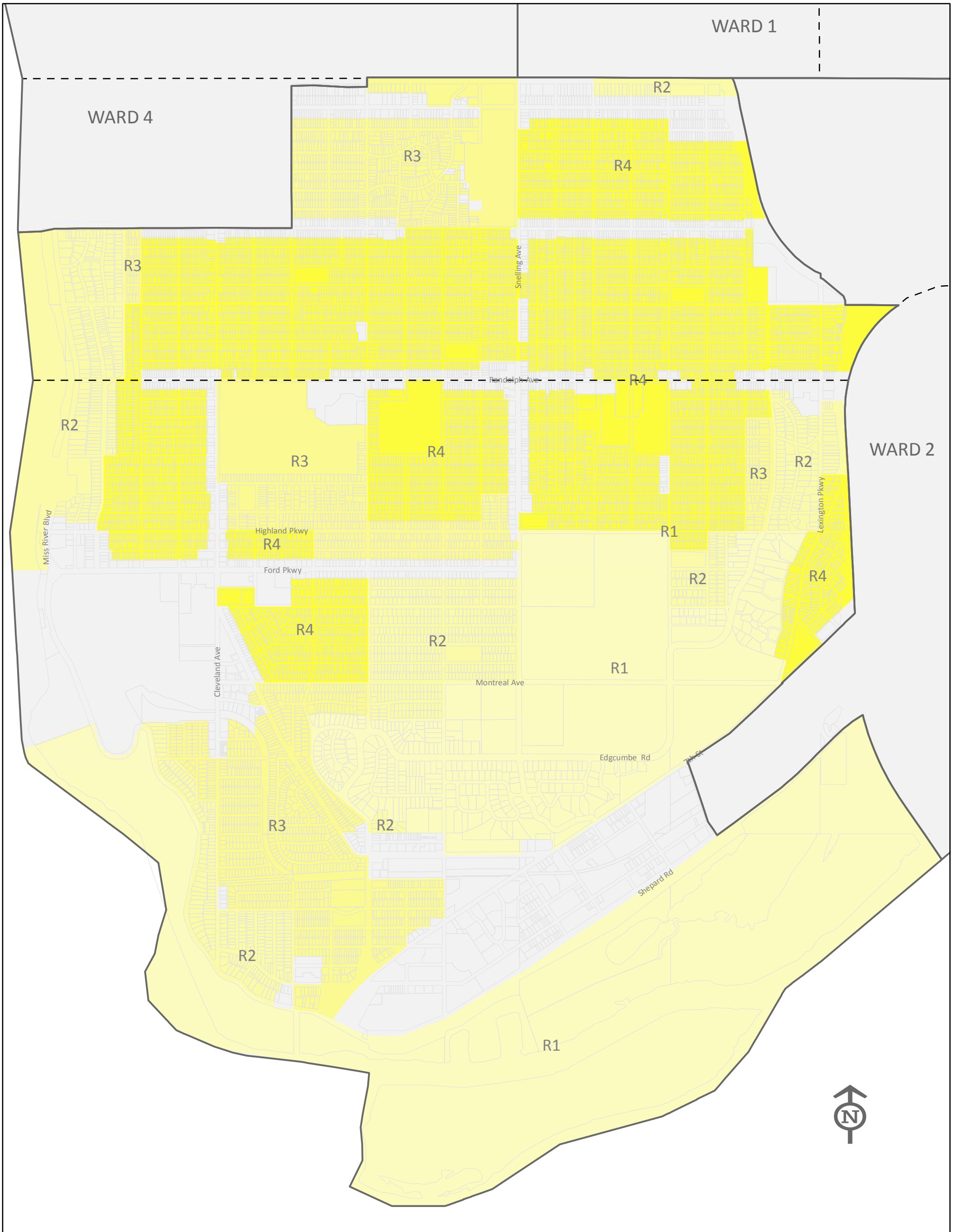
Actions Requiring City Leadership

10. *Develop design guidelines for residential and commercial development (District Council, PED, Design Center)*

District 15 Highland Park

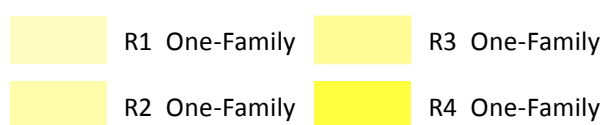
Housing

- 10) *Ensure that any redevelopment of the St. Gregory's site—or any future redevelopment in residential areas—is compatible with the character of the surrounding neighborhood*
- 13) *District 15 requests that the City implement architectural design standards to ensure that new residential construction is compatible with adjacent houses in scale, form and architectural design*



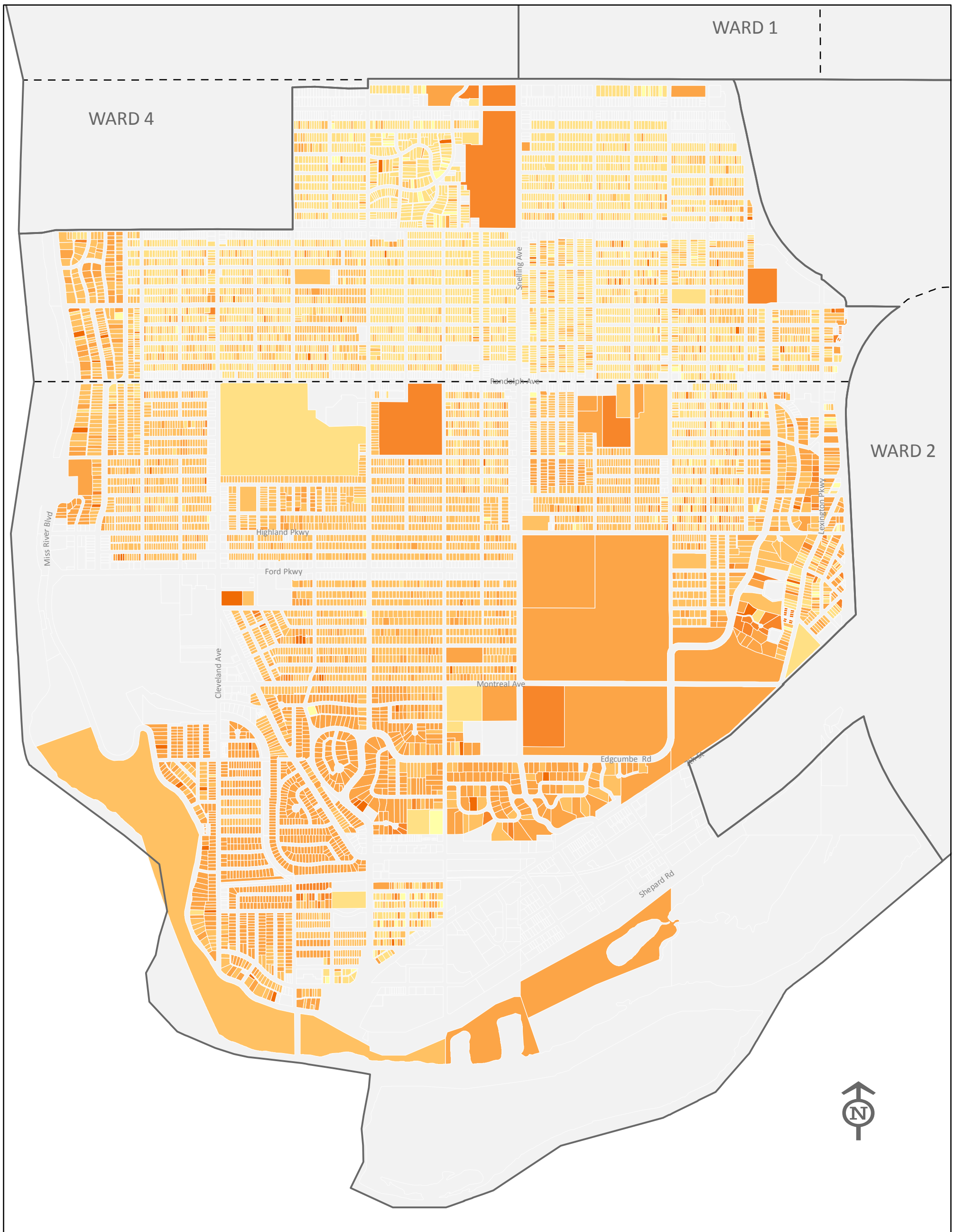
**Map 1
Zoning Districts
In Ward 3**

Zoning



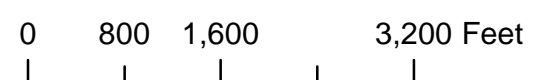
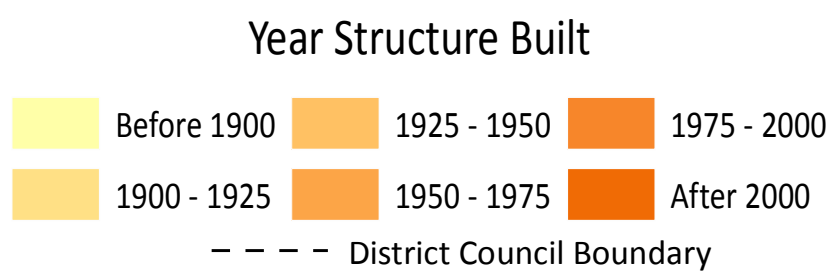
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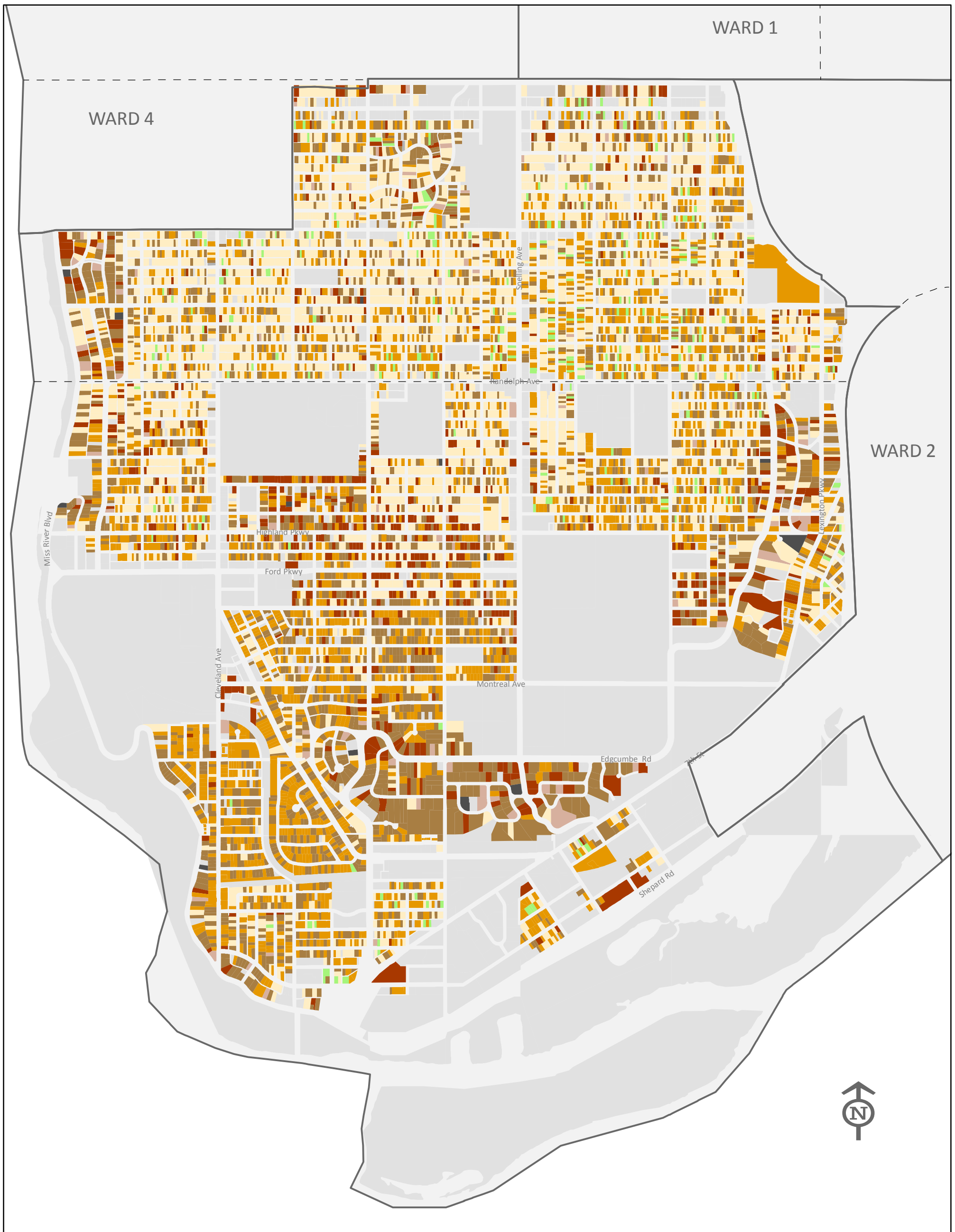




Map 2
Age of Structures in Ward 3 Zoned R1-R4

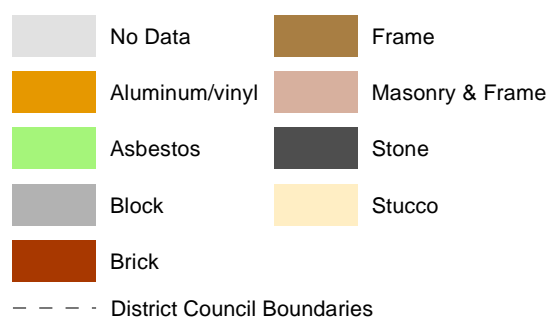
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City of Saint Paul
Date: 9/2014



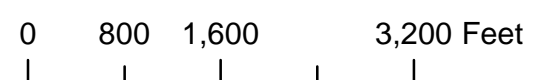


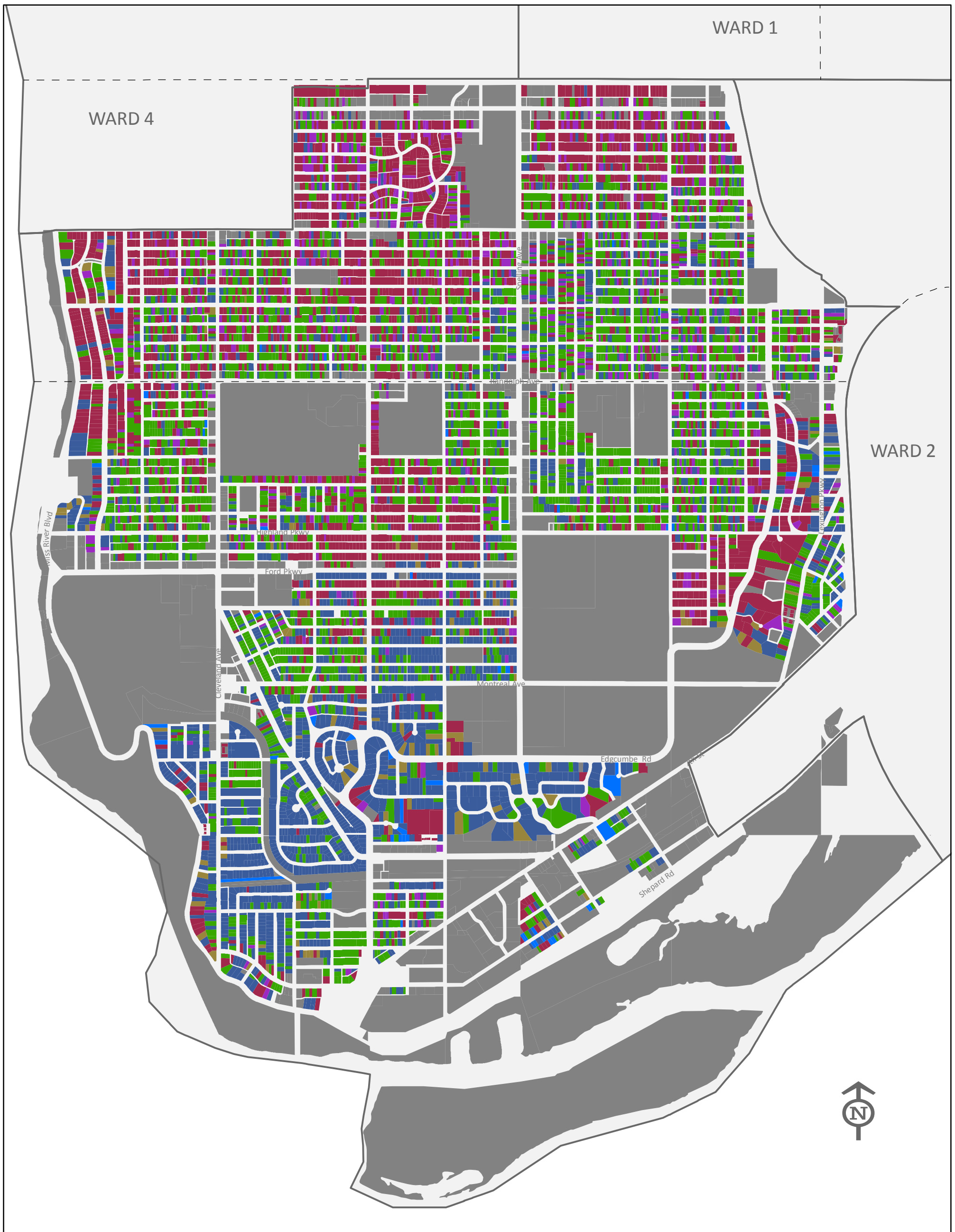
Map 3
Exterior Materials In Ward 3

Exterior Materials










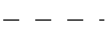
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Date: 9/2014





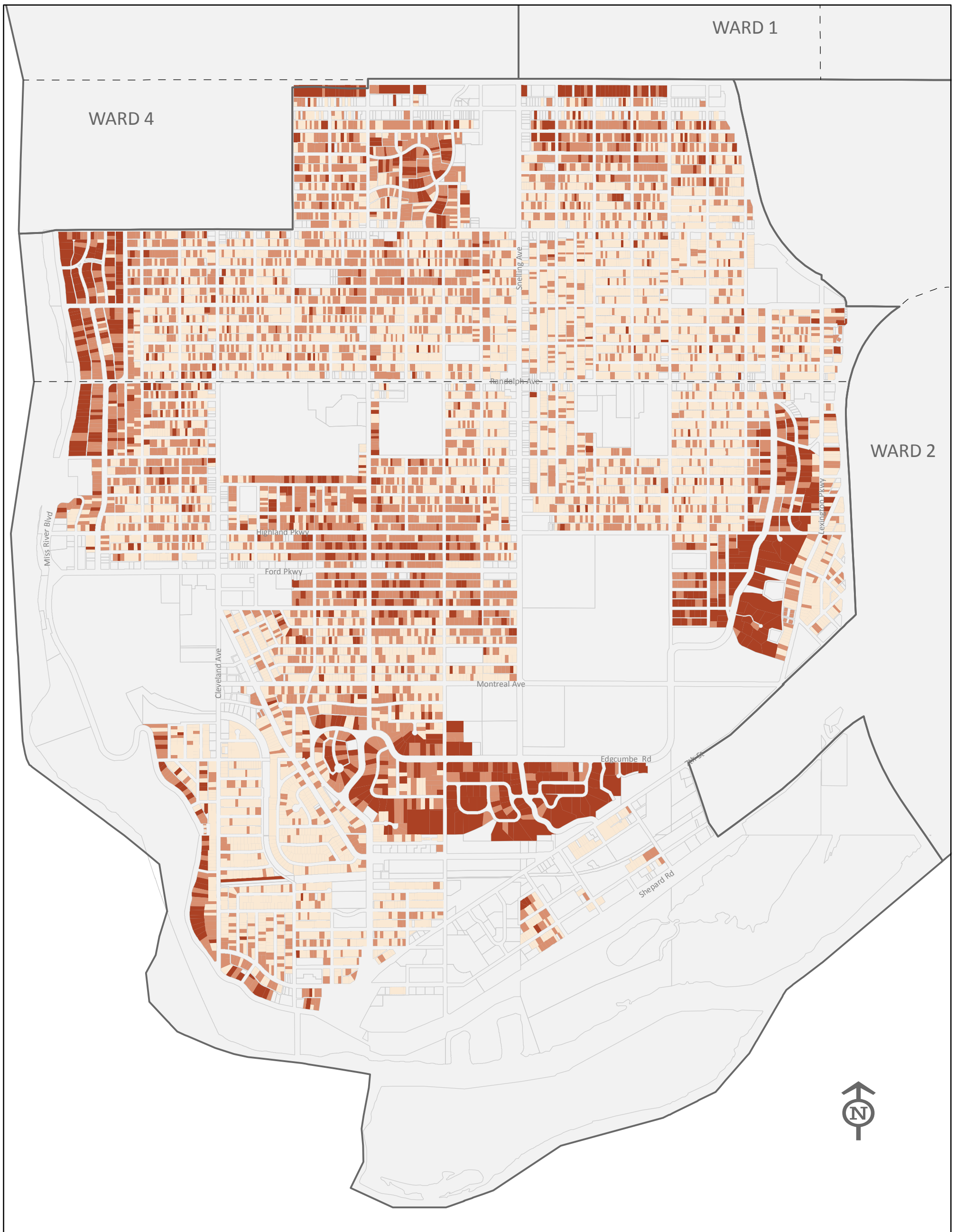
Map 4
Home Styles In Ward 3

Home Styles

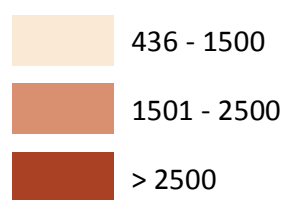
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|---|-------------------|--|-----------------------------|
|  | No Data |  | Split/entry |
|  | Bungalow |  | Split/level |
|  | One And 3/4 Story |  | Two Story |
|  | One Story |  | District Council Boundaries |

Source: Ramsey County and
City of Saint Paul
Date: 9/2014

0 800 1,600 3,200 Feet

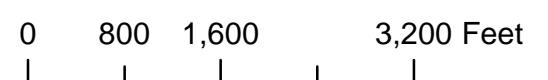


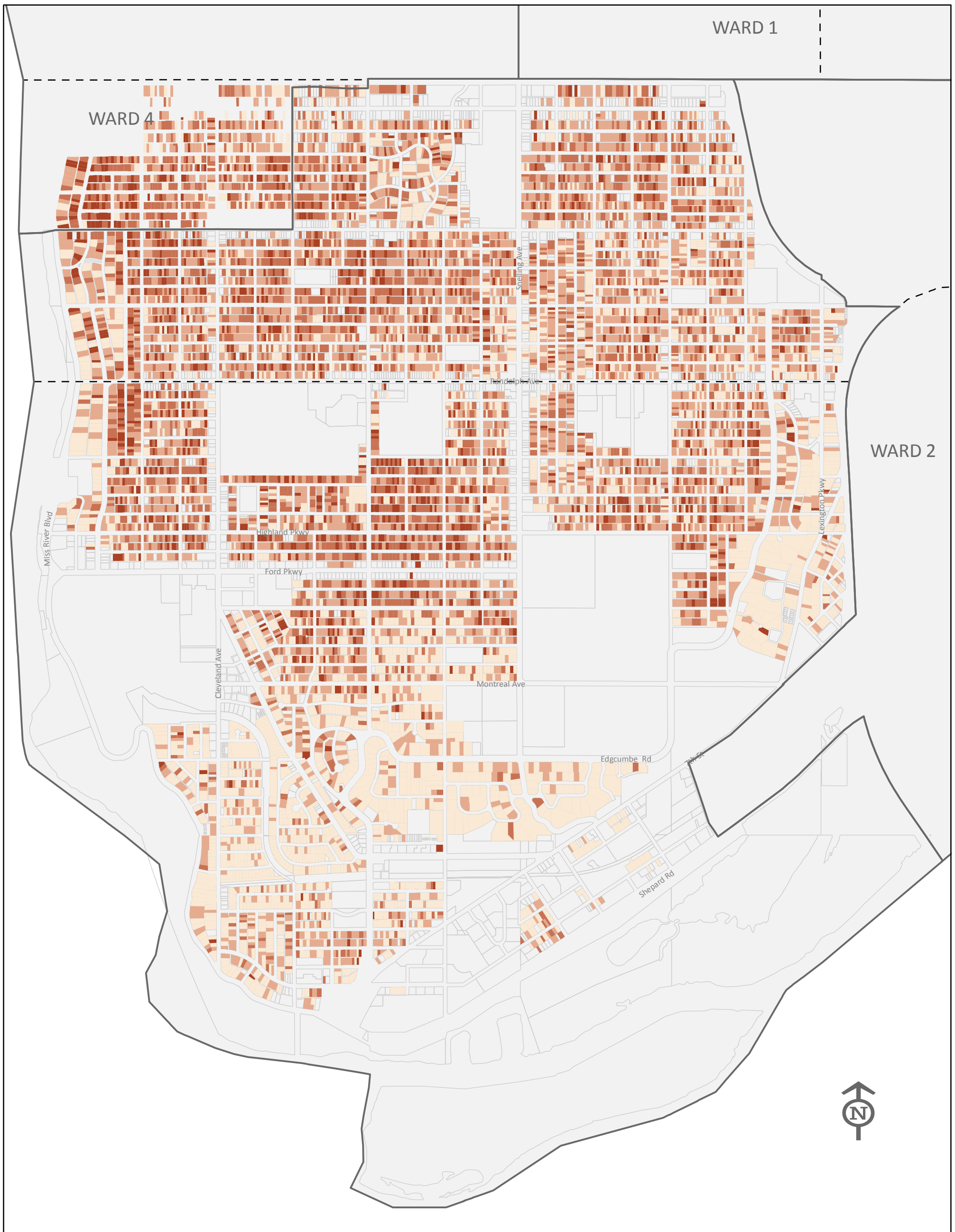
Map 5
 Living Area In Ward 3
 Square Feet of Living Area



- - - District Council Boundaries

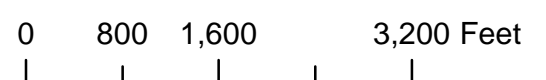
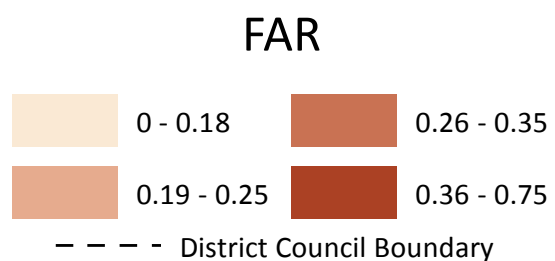
Source: Ramsey County and
 City of Saint Paul
 Date: 9/2014

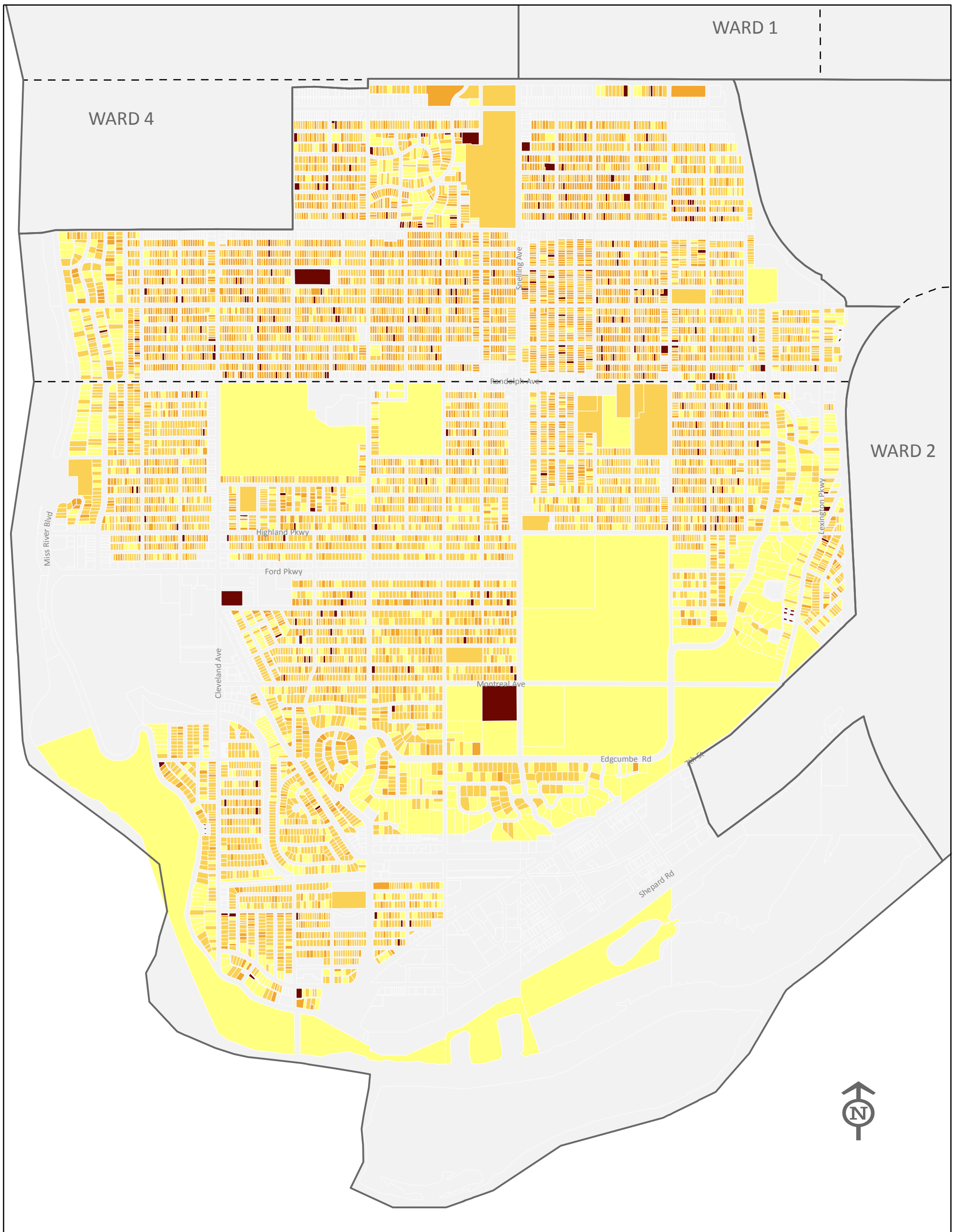




Map 6
 FAR, Principal Structures In Ward 3

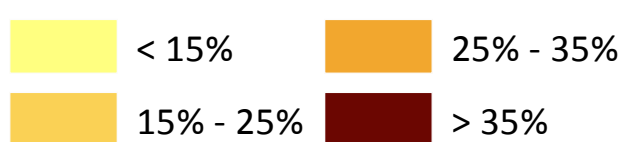
Source: Ramsey County and
 City of Saint Paul
 Date: 9/2014





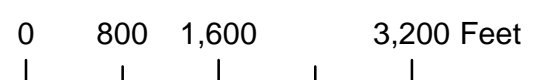
Map 7
 Percent Lot Coverage of Primary Structures Zoned R1-R4 in Ward 3

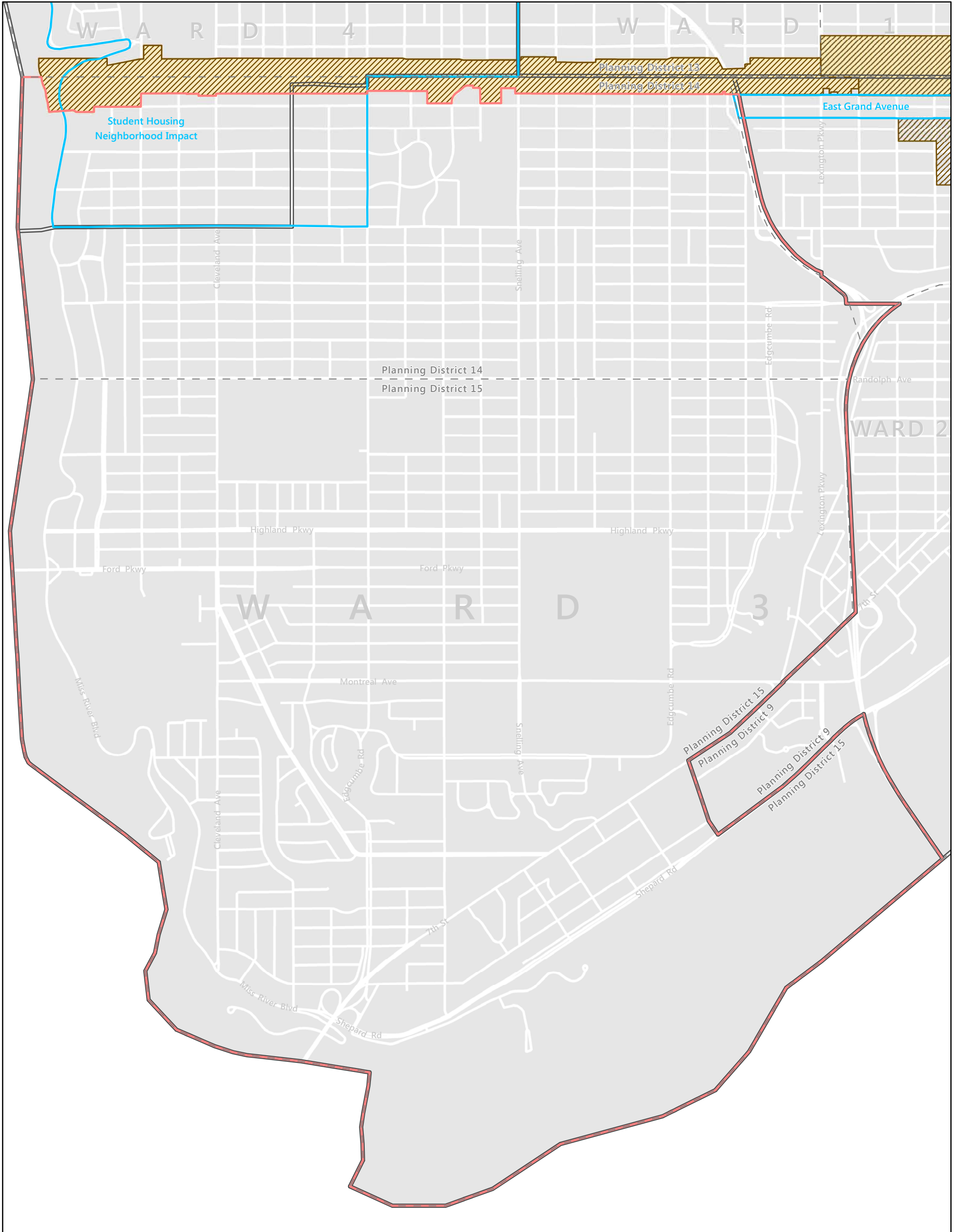
Percent Lot Coverage



Source: Ramsey County and
 City of Saint Paul
 Date: 9/2014

--- District Council Boundary





Proposed SWR Southwest Residential Infill Overlay District

- NRHP Historic District
- Proposed Overlay Zoning District
- Planning Districts
- Local Historic District
- Current Overlay Zoning Districts
- Council Wards



Source: City of Saint Paul Department of Planning and Economic Development
 Date: 2/24/2015

Document Path: K:\GIS\MapRequests\Ward3_2014\Mike's Maps\ProposedSouthwestResidentialInfill_OD.mxd