

Ward 3 Residential Design Standards Report and Recommendations



City of St. Paul Planning Commission - March 13, 2015

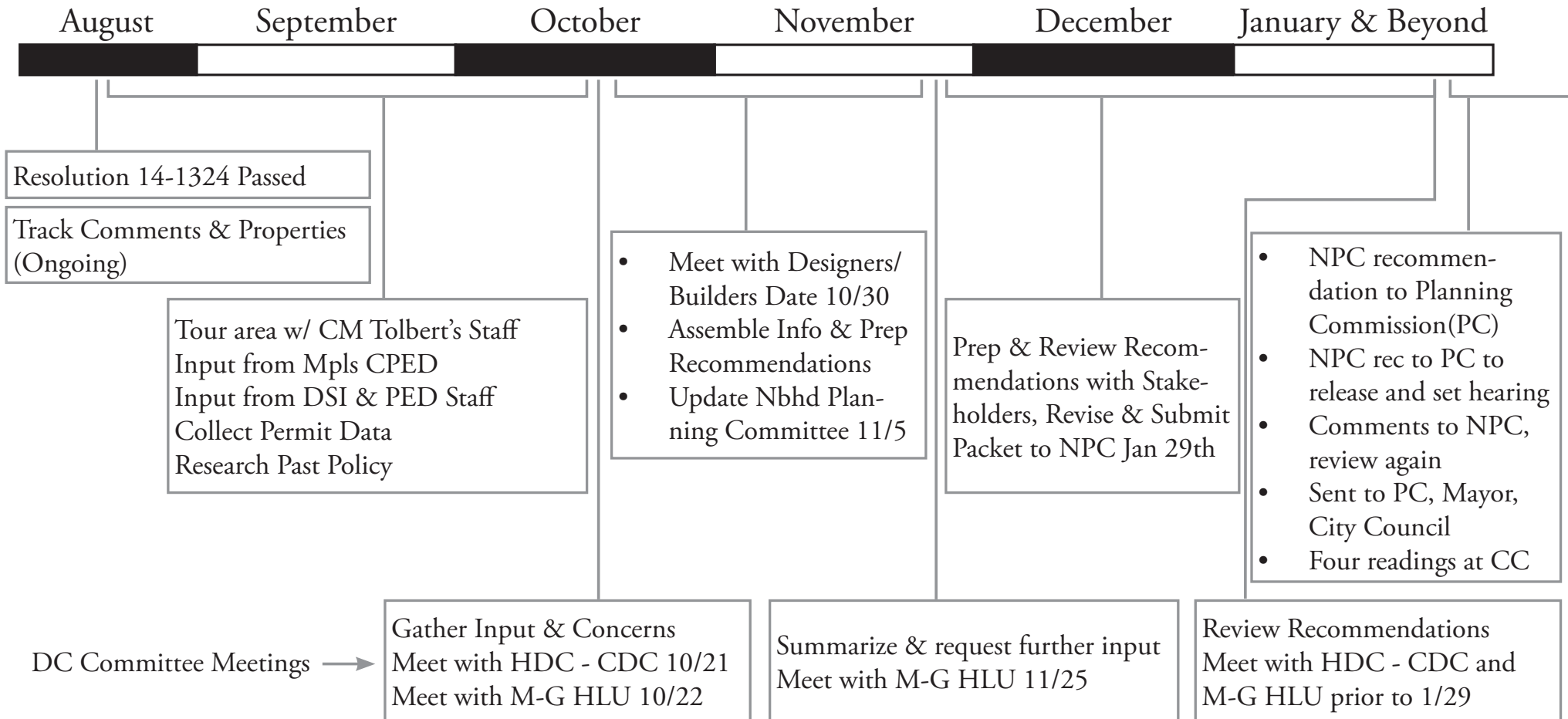
Ward 3 Residential Design Standards

Purpose of Study

To respond to the concern that new single family residential construction in the southwestern part of St. Paul is out of character with the surrounding neighborhood, yet is in conformance with our code. (Resolution 14-1324)

Ward 3 Residential Design Standards

Timeline



- Presented to NPC 2/4, additional information requested
- Presented to NPC 3/4

Ward 3 Residential Design Standards

What I've Heard (Abridged)

Residents

Builders

Architects

City Staff

Ward 3 Residential Design Standards

What I've Heard (Abridged)

Residents

- Height and bulk of recent construction (new and additions) is too much.
- Eclectic mix of homes is good, but keep differences within reason
- The pattern of open space around structures defines area
- Character changes block by block
- Consider sustainable building methods/designs

Architects

- It is not inappropriate to mix styles in a neighborhood
- Keep any changes clear and objective
- Neighborhoods are continually evolving
- Sustainability is very important

Builders

- Building homes in demand allows people to live in the city, closer to work
- Many homes that look good on outside are in very bad shape on inside
- Old, but well-maintained houses have a higher value, resulting in less interest from investors due to smaller ROI
- New construction is more energy efficient

City Staff

- Consider how easy/difficult it would be to get variances with any new rules
- Changes to code or process should not *unreasonably* increase review/inspection process

Ward 3 Residential Design Standards

What I've Heard So Far (Abridged)

Residents

Builders

BALANCE

- Heavily impacted by current construction (new and old) is...
- Economic of housing...
- The...
- Character changes block by block
- Consider sustainable building methods/designs

- Building homes...
- New construction is more energy efficient

FAIR
SMALL
ADMINISTRATIVE
COST

NOT
OVERLY
RESTRICTIVE
IMPACTFUL

- It is not inappropriate to mix styles in a neighborhood
- Keep any changes clear and objective
- Neighborhoods are continually evolving
- Sustainability is very important

- Consider how many/difficult it would be to get variances with any new rules
- Changes to code or process should not *unreasonably* increase review/inspection process

Ward 3 Residential Design Standards

Agenda

- Construction Activity
- Policy
- Code
- Character
- Approach
- Recommendations
- Dimensional Analysis of Recent Projects

Ward 3 Residential Design Standards

Construction Activity

Ward 3 Residential Design Standards

Construction Activity

Increasing Size

Average area for SF Residential homes in M-G and Highland Park:

1 590 Square Feet

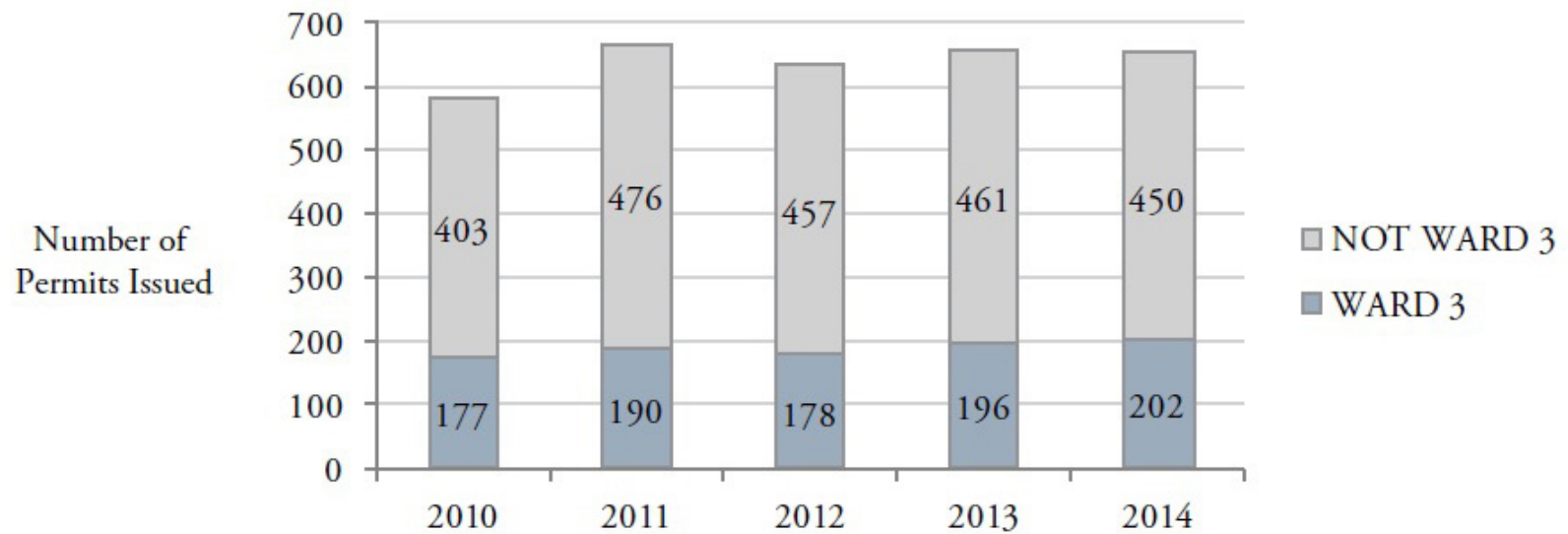
Average area for SF Residential homes in M-G and Highland Park **built between 2005 and 2013:**

2 673 Square Feet

Ward 3 Residential Design Standards

Construction Activity

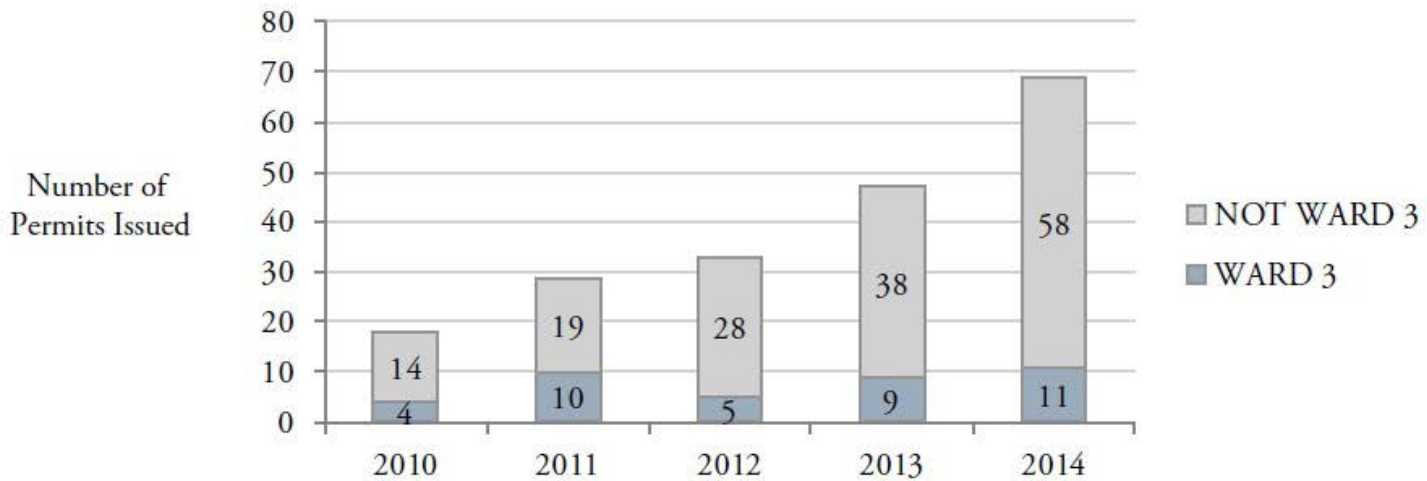
Total New Construction and Addition Activity, 2010-2014



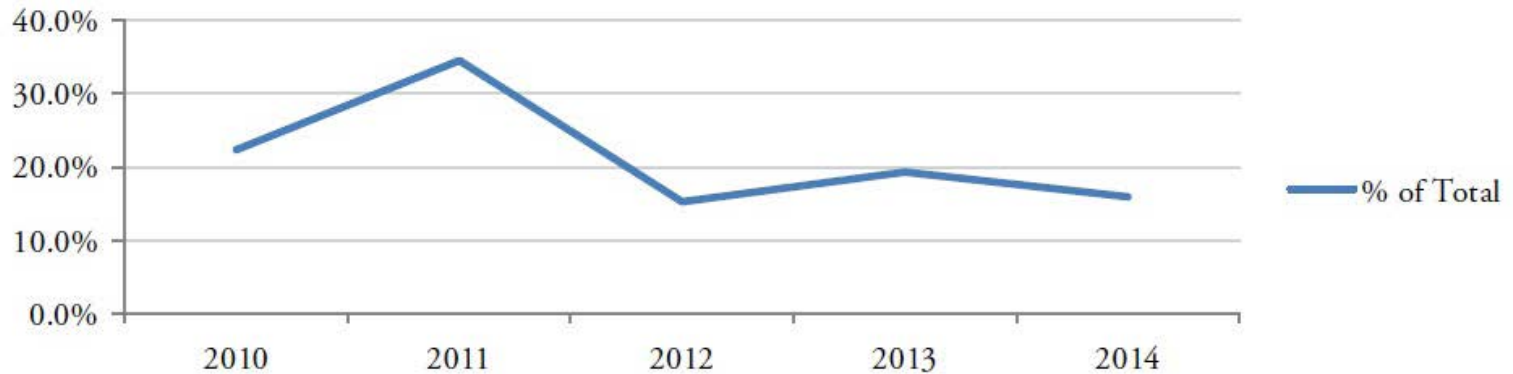
Ward 3 Residential Design Standards

Construction Activity

New Single Family Home Construction, 2010-2014



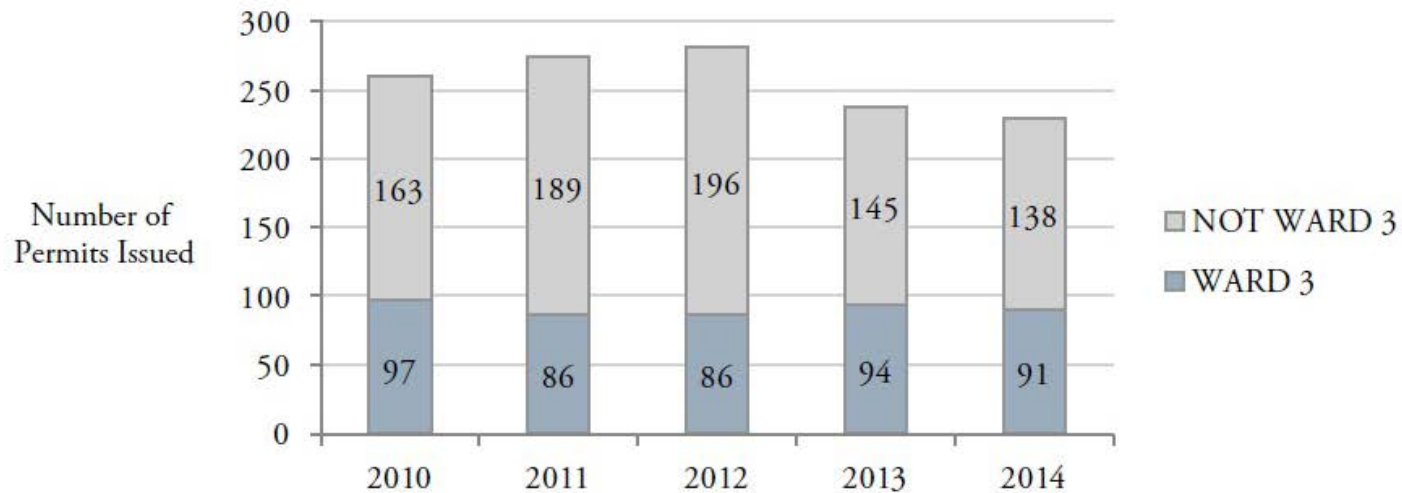
Ward 3 as % of Total



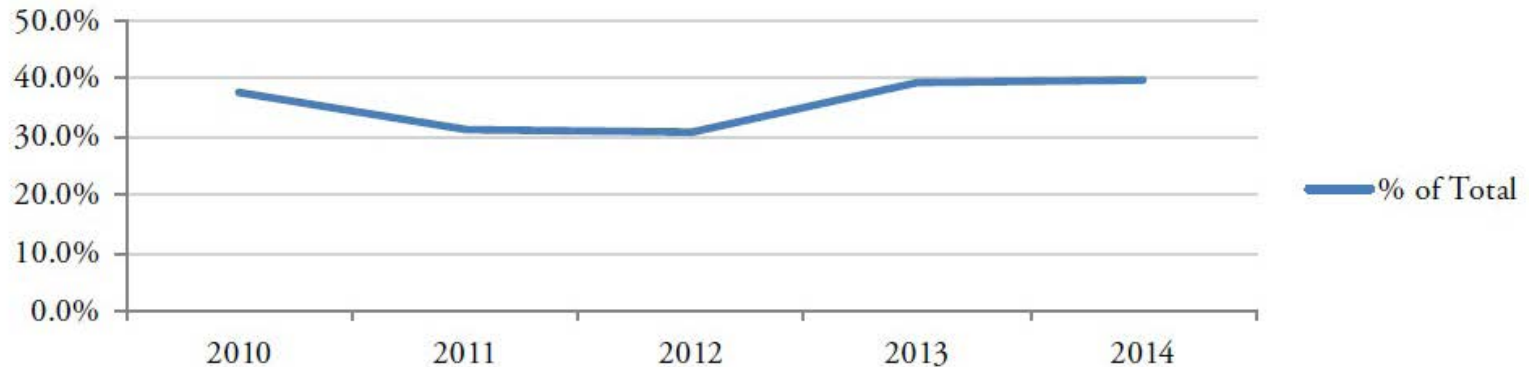
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Construction Activity

Single Family Addition Construction, 2010-2014



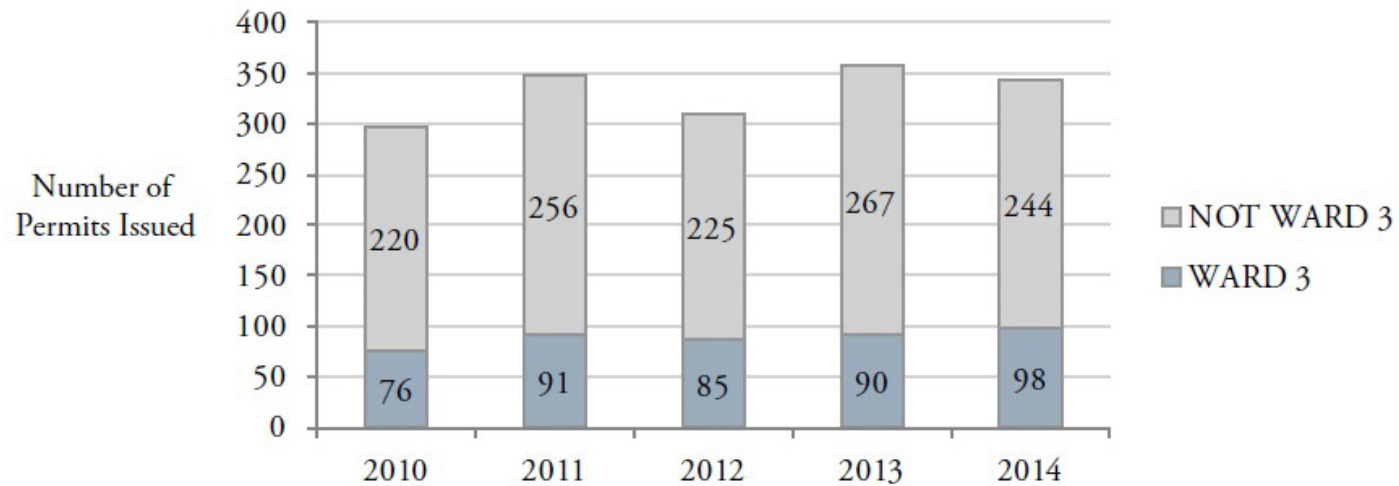
Ward 3 as % of Total



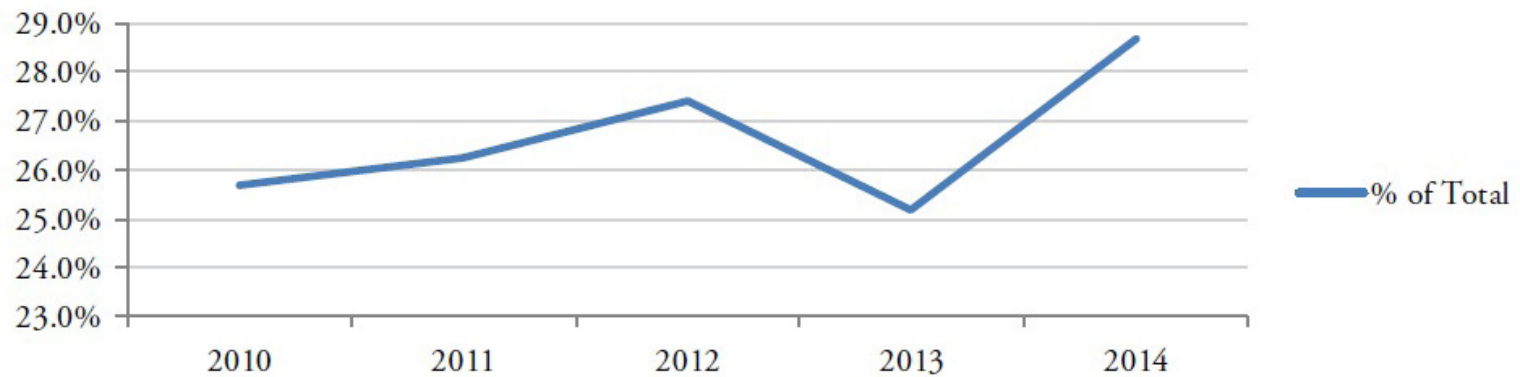
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Construction Activity

New Accessory Building Construction, 2010-2014



Ward 3 as % of Total



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Construction Activity

So What?

- Number of additions far greater than number of teardowns/new homes (by a factor of 8), so need to make sure that recommendations apply to both
- General stability in the level of activity combined with an increase in the urgency and volume of complaints suggests that there is a problem with the type of construction, not necessarily level of activity

Ward 3 Residential Design Standards

Current Policy

Ward 3 Residential Design Standards

Current Policy

- Comp Plan & District Plans



Solid backing from City's Comprehensive Plan and District Plans to preserve the character of established neighborhoods, but character is difficult to define

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Current Policy

- Comp Plan & District Plans

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**. Neighborhood groups should be directly involved...

Ward 3 Residential Design Standards

Related Recent Code Changes

Ward 3 Residential Design Standards

Related Recent Code Changes

- Function of Code

Sec 60.103 Intent and purpose [of zoning code]

Particularly relevant to this topic:

(a) To promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community;

(b) To implement the policies of the comprehensive plan;

(d) To regulate the location, construction, reconstruction, alteration and use of buildings, structures and land;

(e) To ensure adequate light, air, privacy and convenience of access to property

Ward 3 Residential Design Standards

Related Recent Code Changes

- Function of Code
- Initial Action in 2009

January 2009, Council adopts an interim ordinance to preserve character and quality of life. Goes into effect April 2009. Interim design standards were:

Ward 3 Residential Design Standards

Related Recent Code Changes

- Function of Code
- Initial Action in 2009
- Interim Design Standards



- Must be a front door facing the street with visible connection to street
- New development *should* [not must] relate to the design of adjacent traditional buildings in scale and character
- 15% of public-facing elevations must be window and door openings
- 10% of walls on all sides must be window and door openings
- Parking must be off alley if it exists
- Garages must not be closer to street than house, must not exceed 60% of house width, and must not have doors higher than 9'
- Driveways no wider than 12', except near garage

Ward 3 Residential Design Standards

Related Recent Code Changes

- Function of Code
- Initial Action in 2009
- Interim Design Standards
- Adopted Design Standards



- Must be a front door facing the street with visible connection to street
- ~~New development should [not must] relate to the design of adjacent traditional buildings in scale and character~~
- 15% of public-facing elevations must be window and door openings
- 10% of walls on all sides must be window and door openings
- Parking must be off alley if it exists
- Garages must not be closer to street than house, must not exceed 60% of house width, and must not have doors higher than 9'
- Driveways no wider than 12', except near garage

Condition requiring compatibility with design of adjacent buildings was removed, primarily due to testimony suggesting that the regulation was too ambiguous and subjective

Ward 3 Residential Design Standards

Current Code

Ward 3 Residential Design Standards

Current Code

- Code - Regulations of General Applicability

Sec 63.110. Building Design Standards

In addition to design standards already discussed, other requirements are:

- Entry within front third of structure and delineated with design features
- Building materials and architectural treatments on wall facing street must be similar to those on primary facade

Ward 3 Residential Design Standards

Current Code

- Code - Regulations of General Applicability
- Code - Density and Dimensional Standards

Section 66.231 - Residential Dimensional Standards

Sec. 66.231. Density and dimensional standards table.

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.

Table [66.231](#). Residential District Dimensional Standards

Zoning District	Lot Size Minimum (per unit)		Height Maximum		Yard Setbacks Minimum (feet)		
	Area (sq. ft.)(b)	Width (feet)	Stories	Feet	Front	Side	Rear
RL one-family large lot	21,780(d)	80	3	30	30(g), (h)	10(h)	25(h)
R1 one-family	9,600(e)	80	3	30	30(g), (h)	10(h)	25(h)
R2 one-family	7,200	60	3	30	25(g), (h)	8(h)	25(h)
R3 one-family	6,000	50	3	30	25(g), (h)	6(h)	25(h)
R4 one-family	5,000	40	3	30	25(g), (h)	4(h)	25(h)

Ward 3 Residential Design Standards

Code in Other Cities

Ward 3 Residential Design Standards

MINNEAPOLIS

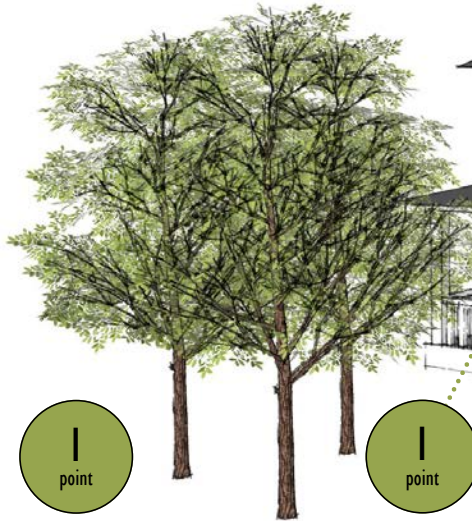
- Three major zoning changes since 2005 (2005, 2007, 2014)
- Floor Area Ratio (FAR) limits (0.5)
- Defining grade in context of new construction
- Maximum lot coverage for all buildings (45% for R1-R3)
- Allow larger homes if context is consistent in scale
- Height limit (28'), with maximum for ridge (33')
- Point-based site plan review in which certain attributes have certain point values; a minimum point total is required for approval

Ward 3 Residential Design Standards

4
points

TREES

Total diameter of trees retained or planted equals 3 inches per 1,000 square feet of total lot area



1
point

STORMWATER QUALITY CREDIT

Qualifies for and provides proof of receipt of a City of Minneapolis Stormwater Quality Credit



See [Section 530.280](#) of the Zoning Code for more information

EFFECTIVE 10-1-2014

4
points

BUILDING HEIGHT

Height is within one-half story of the predominant height of residential buildings within 100 feet of site

AT LEAST 17 TOTAL POINTS REQUIRED

Designs must also comply with all other applicable standards in the Zoning Code

1
point

FRONT PORCH

The structure includes a 70 square foot open and covered front porch which is not enclosed with windows, screens, or walls - provided at least one existing porch exists within 100 feet of the site, guardrails are no more than 3 feet high and 50% opaque, the porch matches the finish and trim of the dwelling, and is not raw or untreated lumber

6
points

EXTERIOR BUILDING MATERIALS

Exterior building materials are masonry, brick, stone, stucco, wood, cement-based siding, and/or glass

SITE PLAN REVIEW RESIDENTIAL POINT SYSTEM

1 - 4 UNITS

3
points

DETACHED GARAGE

At least 1 off-street parking space per dwelling unit is provided in a detached structure located entirely in the rear 40 feet or 20% of the lot (whichever is greater) and is at least 20 feet from any habitable portion of the principal structure

2
points

REAR/INTERIOR SIDE WINDOWS

At least 10% of the walls on each floor facing a rear or interior side lot line are windows (does not include half stories)

3
points

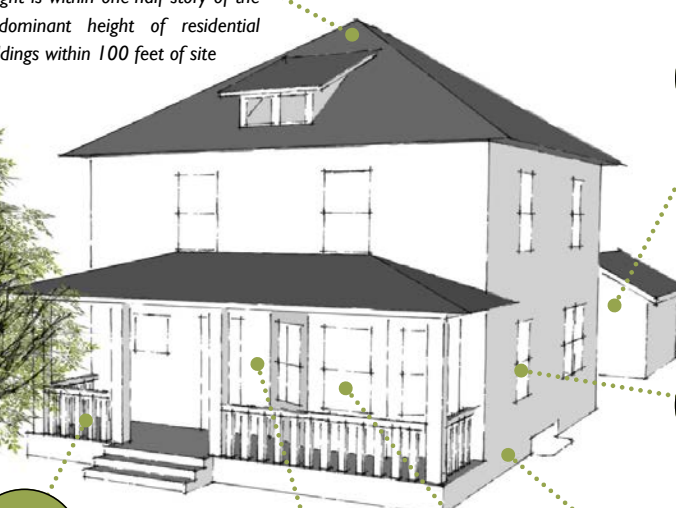
BASEMENT

The structure includes a basement as defined by building code

3
points

STREET-FACING WINDOWS

At least 20% of the walls on each floor facing a public street are windows (does not include half stories)



Ward 3 Residential Design Standards

EDINA

- 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; taller allowed on lots greater than 75'
- Height limits for accessory structures - 1.5 stories or 18'
- Sidewall articulation (min 1' x 10') for principal structures with side walls of a certain length (30'); allows two permitted architectural elements to count towards this requirement
 - Projecting bay/box windows, stoops, porches, chimneys, balconies, pilasters, large second story overhang, port-cocheres

Ward 3 Residential Design Standards

PORTLAND, OR

- Height limits based on the width of the structure (1.5 X width)
- Maximum lot coverage for all buildings – simple percentage for very small lots (40%), formula for others
- Limit height of entrance based on distance from grade (within 4')
- Exterior material standards (primarily address width of siding width so that each reveal is less than 6")
- Trim width minimum (3.5")
- Minimum eave projection (12")

Ward 3 Residential Design Standards

SALT LAKE CITY

- Height limit based on either maximum height of roof ridge (28') or the average height of other principal buildings on the block face
- Height limit for buildings with a flat roof (20')
- Maximum sidewall height limits with increases allowed with additional side yard space (20' max, increase 1' for every 1' side setback)
- Additional building height allowed in historic districts with approval by review board
- Maximum total building coverage – higher percentage allowed on smaller lots (40% for smaller lots, 35% for larger)

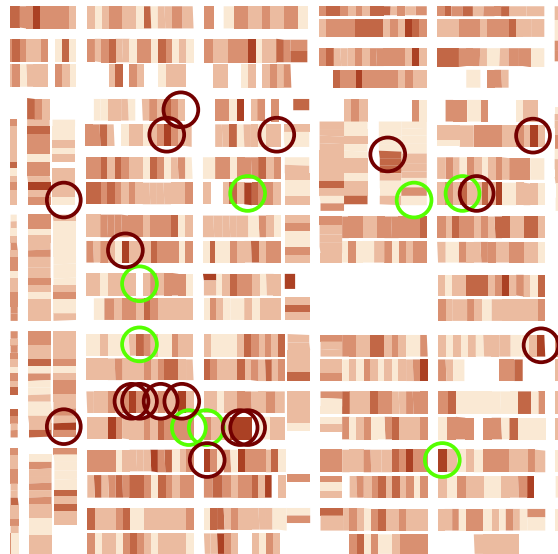
Ward 3 Residential Design Standards

Mapping Character

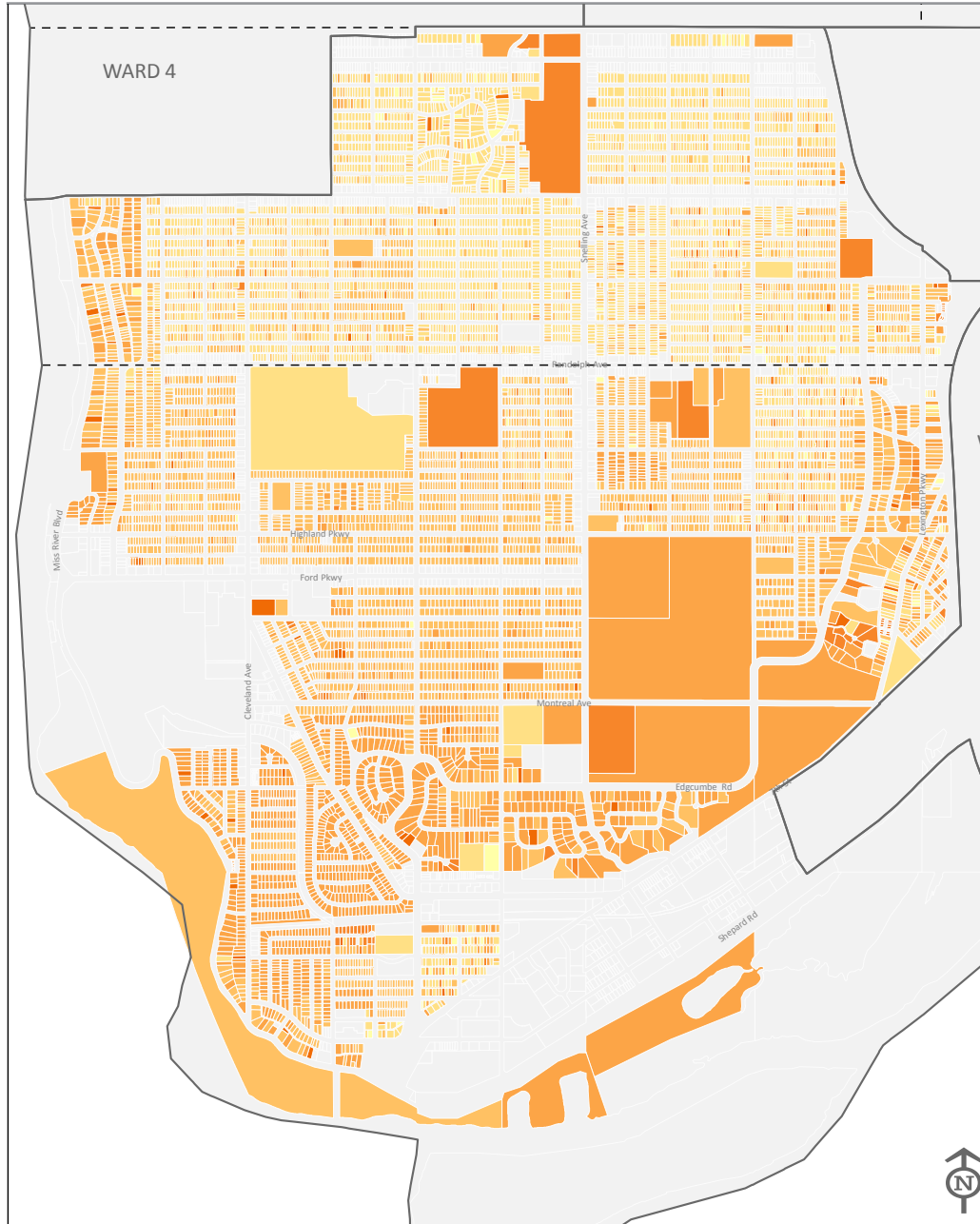
Ward 3 Residential Design Standards

Character Mapping

- Look for geographic trends in various characteristics
- Use “issue sites” brought up by residents layered with characteristics to identify where problems may lie

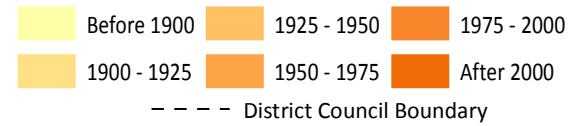


Ward 3 Residential Design Standards Character Mapping



Age of Structures in Ward 3 Zoned R1-R4

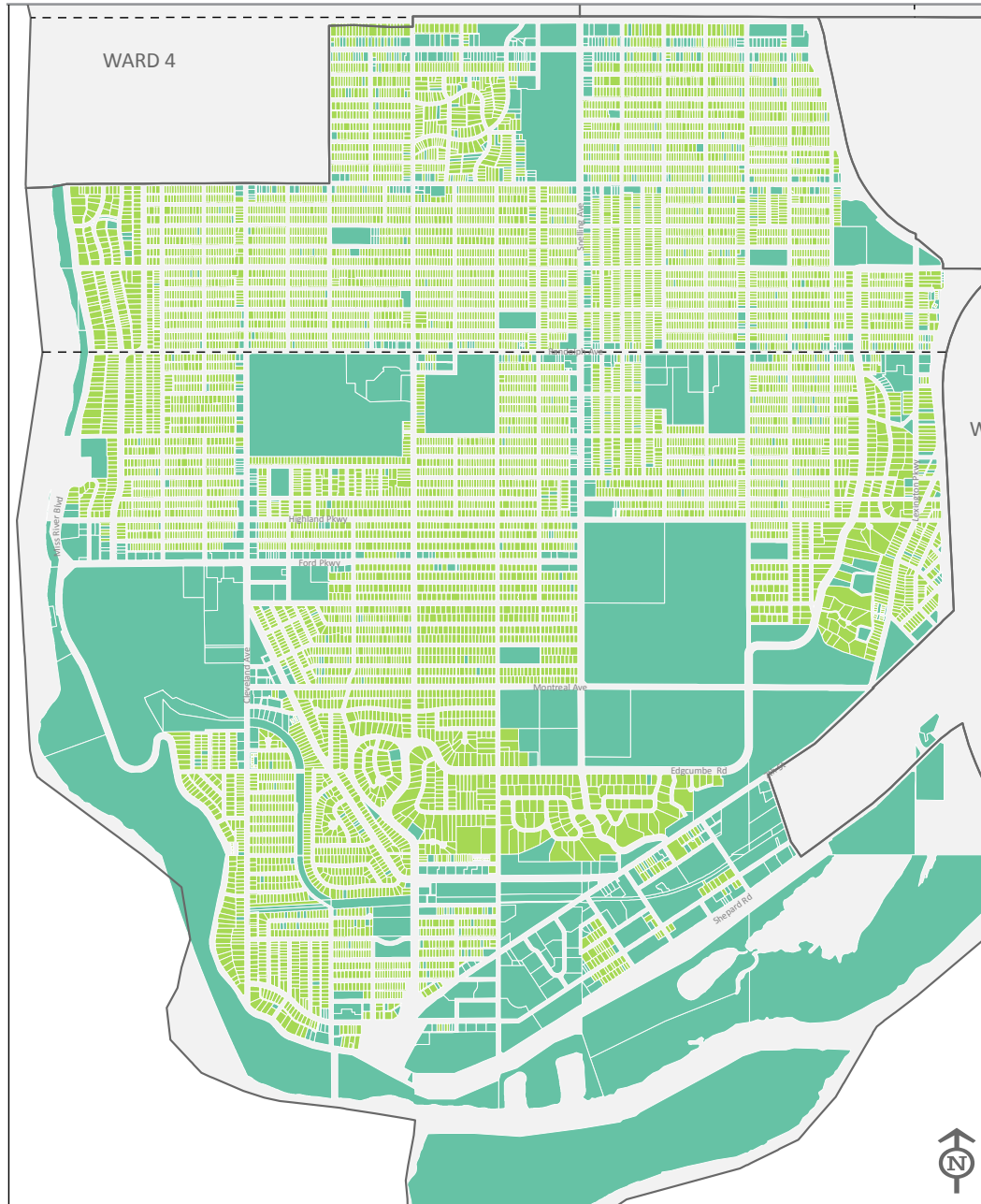
Year Structure Built






- Physical environment followed similar pattern
- New replacing old in northern half

Ward 3 Residential Design Standards

Character Mapping



Garage Presence in Ward 3

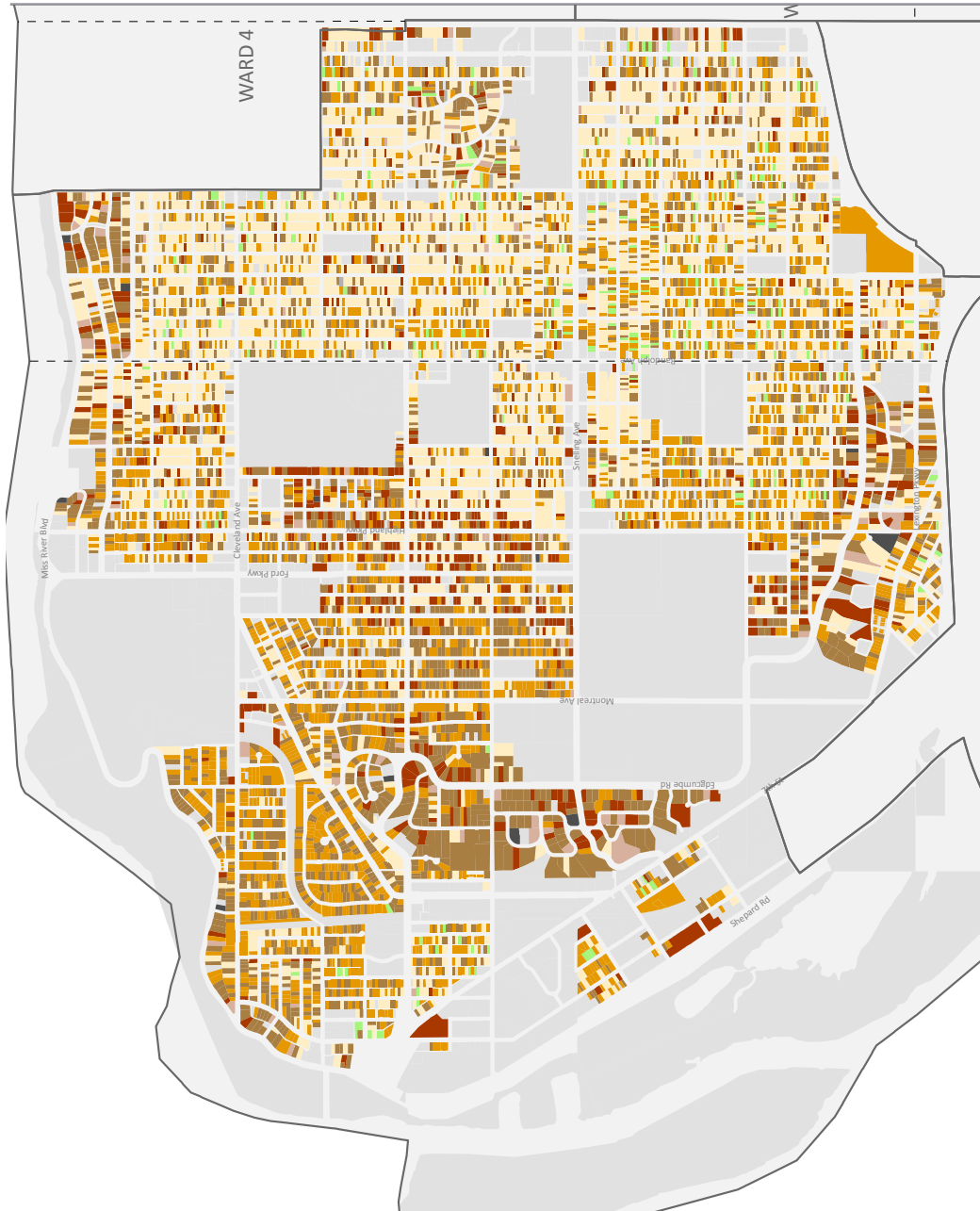
-  No Garage Present
-  Garage Present
-  District Council Boundary



- Only trait common to most properties

Ward 3 Residential Design Standards

Character Mapping



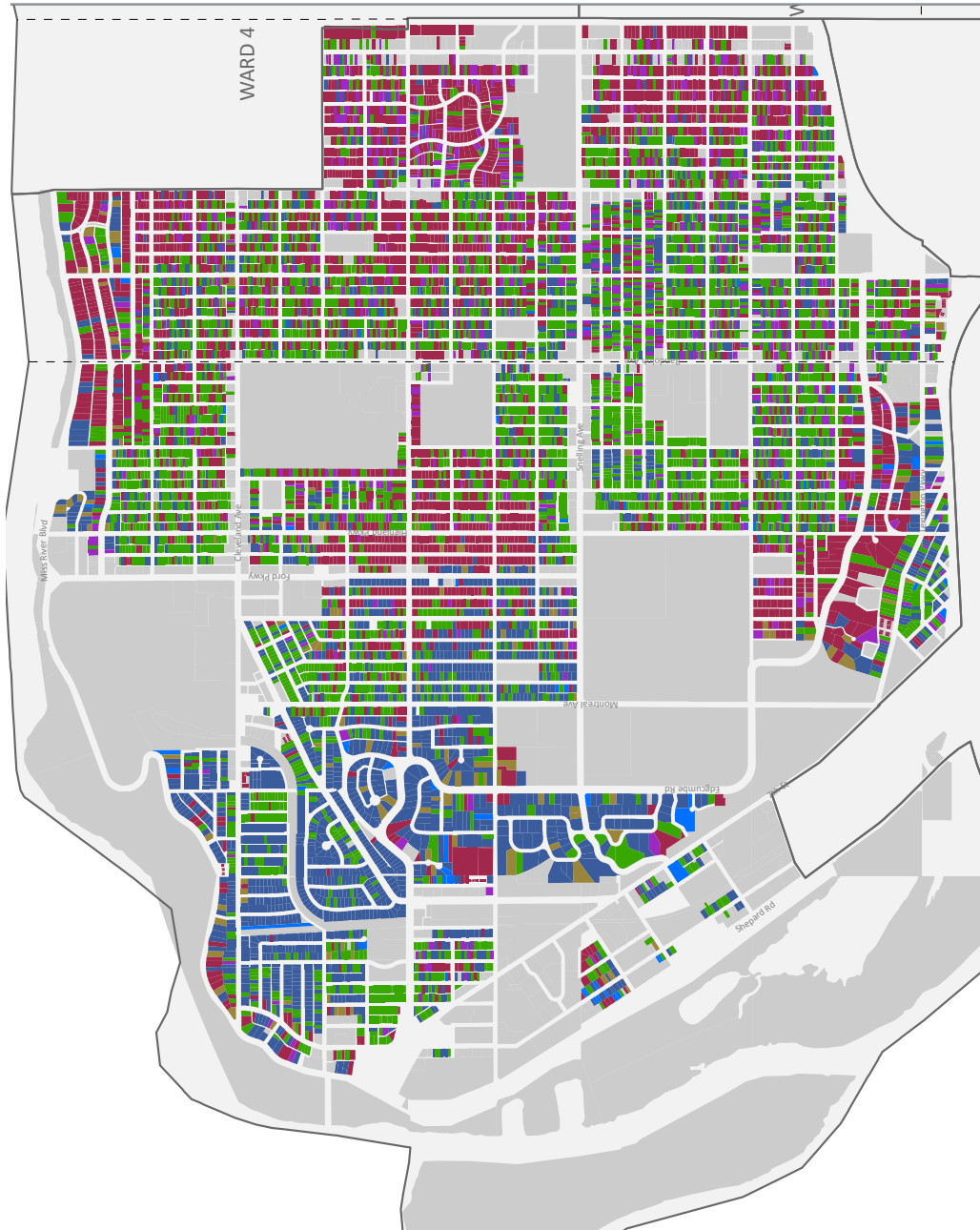
Exterior Materials In Ward 3

Exterior Materials

- No Data
- Aluminum/vinyl
- Asbestos
- Block
- Brick
- Frame
- Masonry & Frame
- Stone
- Stucco
- District Council Boundaries

- General trends, but multiple materials peppered throughout

Ward 3 Residential Design Standards Character Mapping



Home Styles In Ward 3

Home Styles

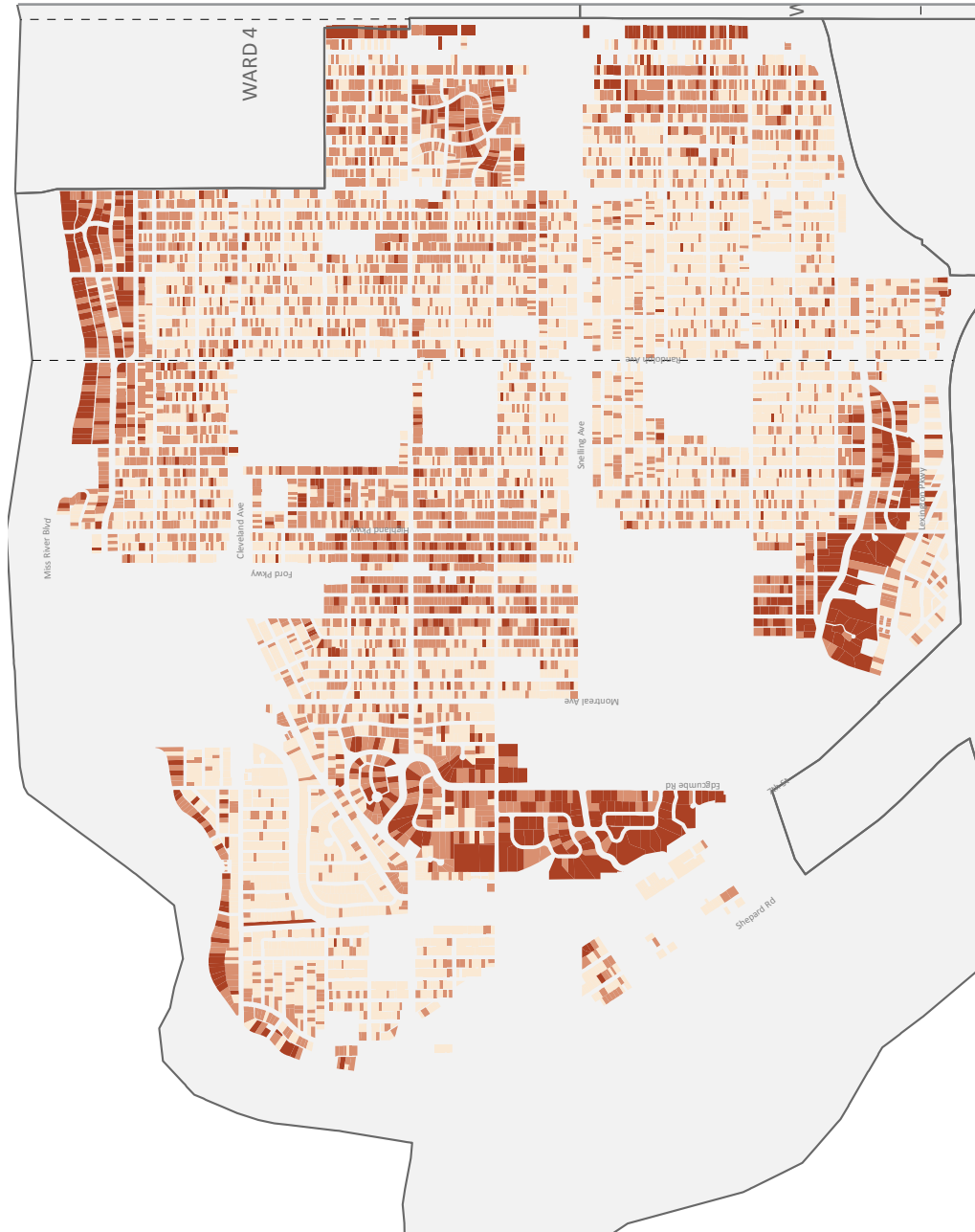
- No Data
- Bungalow
- One And 3/4 Story
- One Story
- Split/entry
- Split/level
- Two Story
- District Council Boundaries

Source: Ramsey County and
City of Saint Paul
Date: 12/12/14

- General trends, but multiple styles peppered throughout

Ward 3 Residential Design Standards

Character Mapping



Living Area In Ward 3

Square Feet of Living Area

436 - 1561

1562 - 2636

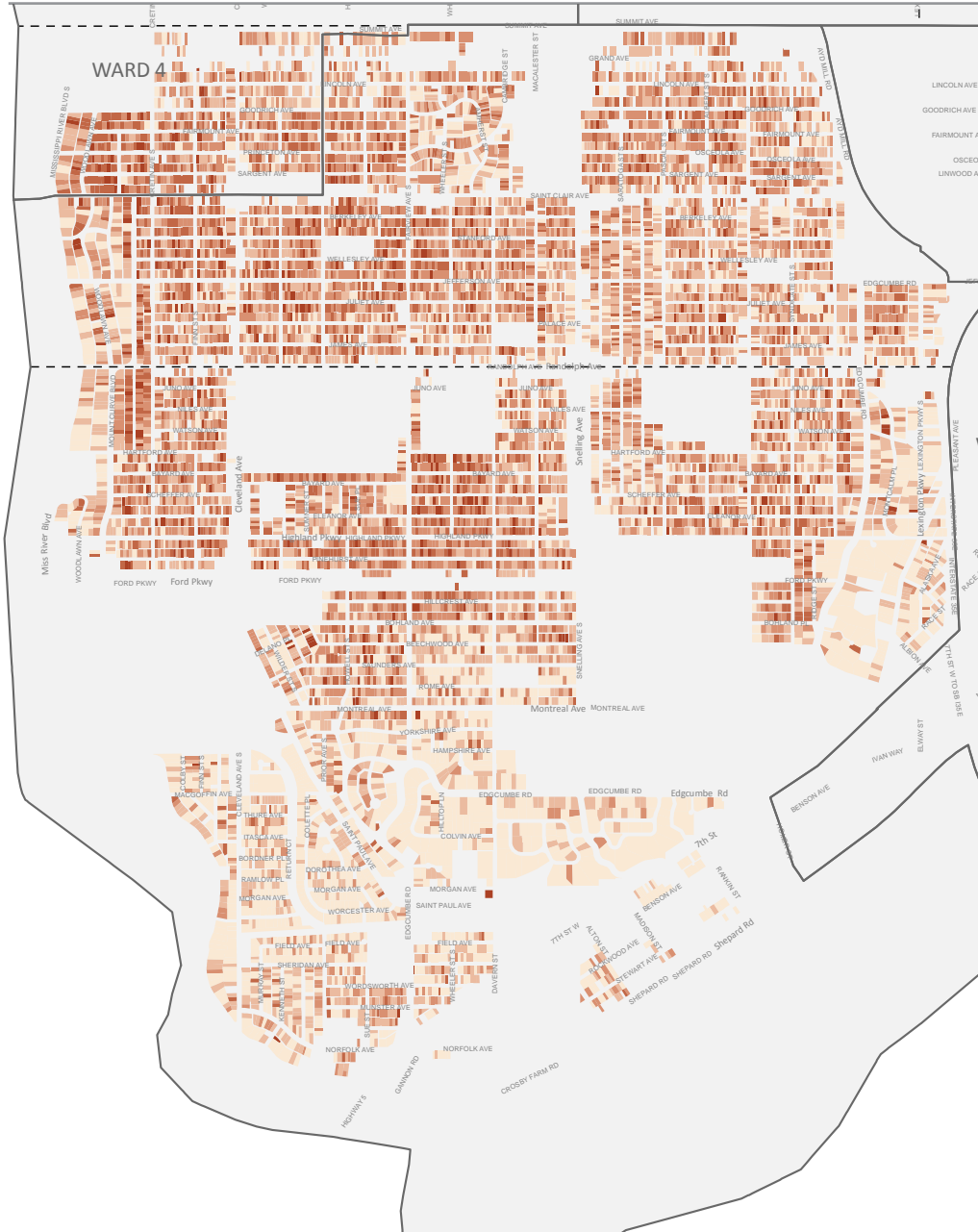
2637 - 9153

- - - District Council Boundaries

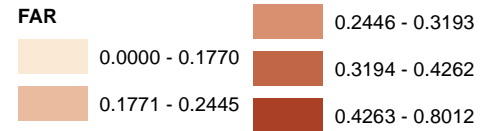
- General trends, but this map shows gradient of the same characteristic. Contrasts are evident.

Ward 3 Residential Design Standards

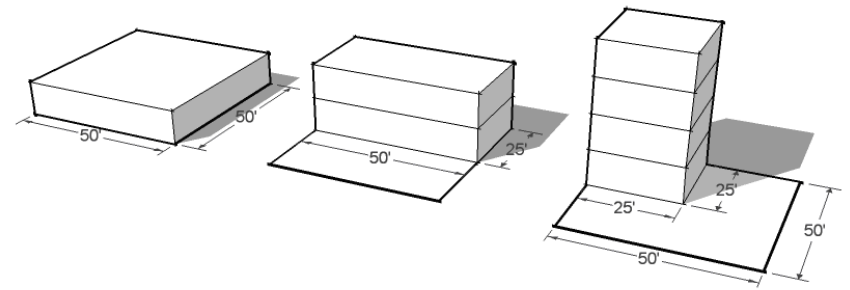
Character Mapping



FAR in R1-R4



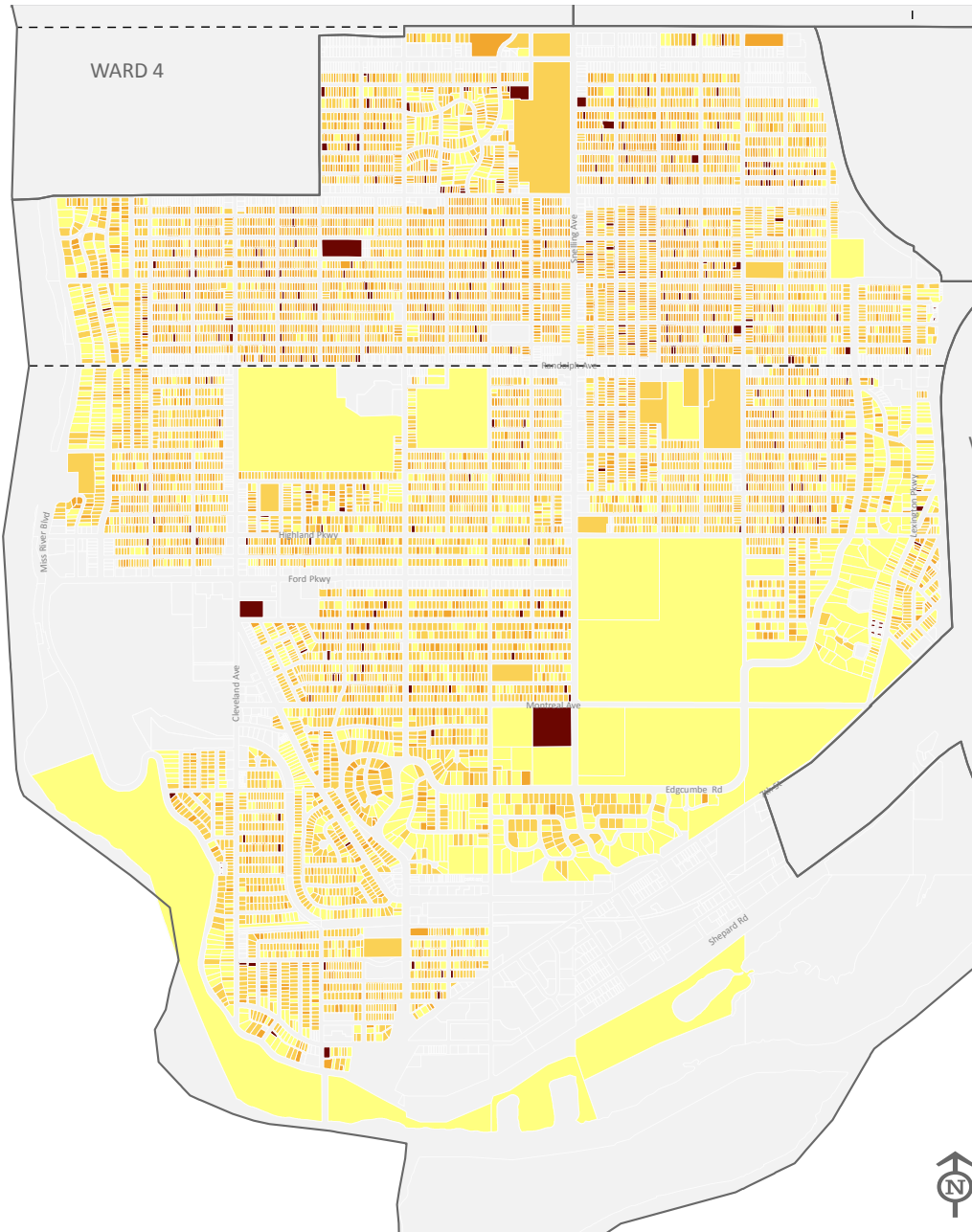
What is Floor Area Ratio (FAR)?



- General trends, but this map shows gradient of the same characteristic. Contrasts are evident.

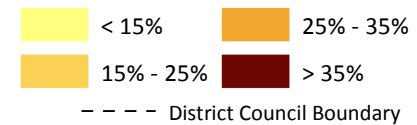
Ward 3 Residential Design Standards

Character Mapping



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

Percent Lot Coverage



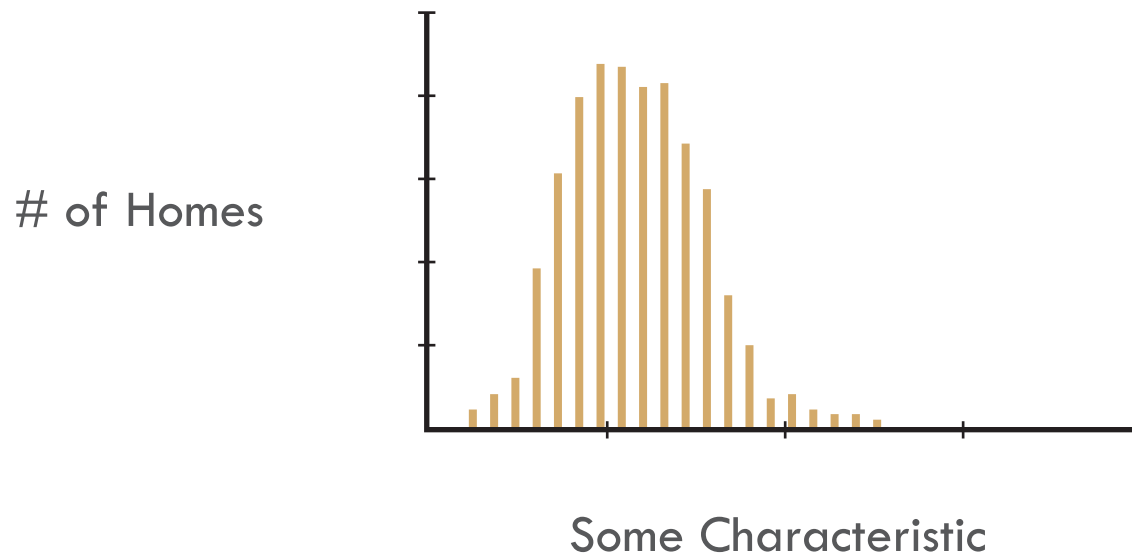
- General trends, but this map shows gradient of the same characteristic. Contrasts are evident.
- Suggests that contrast related to SF (total and lot coverage) is significant.

Ward 3 Residential Design Standards

Potential Approaches

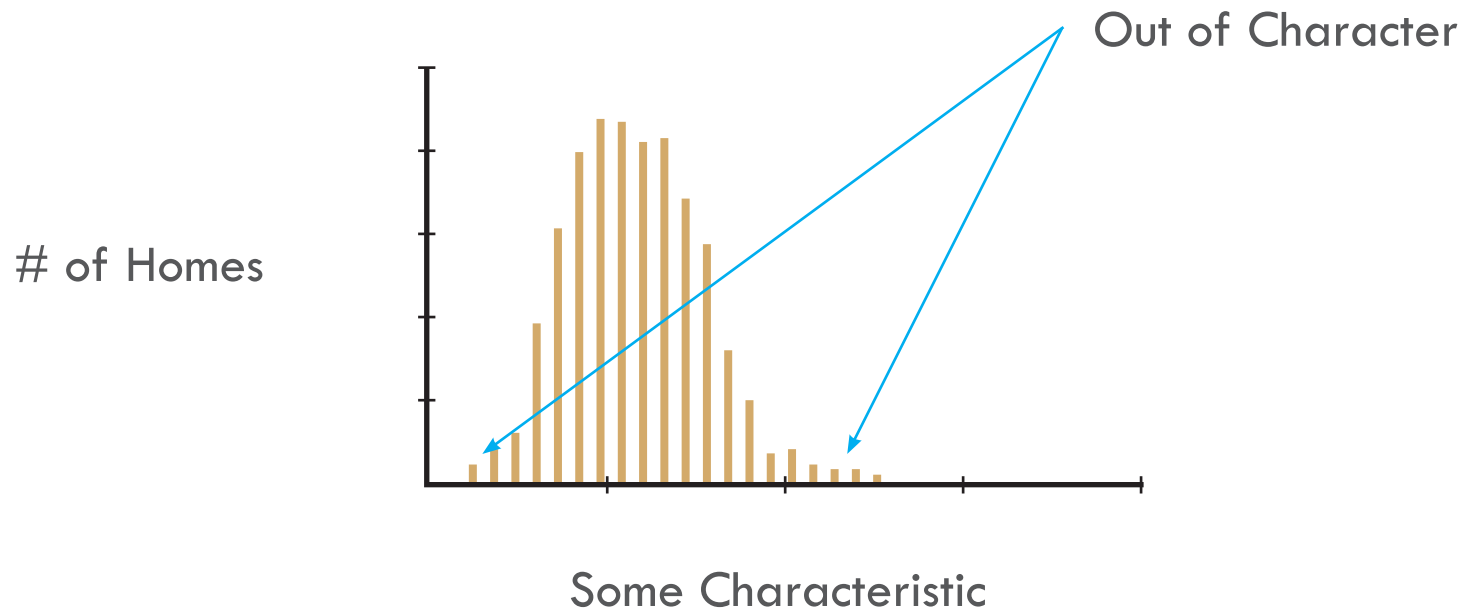
Ward 3 Residential Design Standards

Potential Approaches



Ward 3 Residential Design Standards

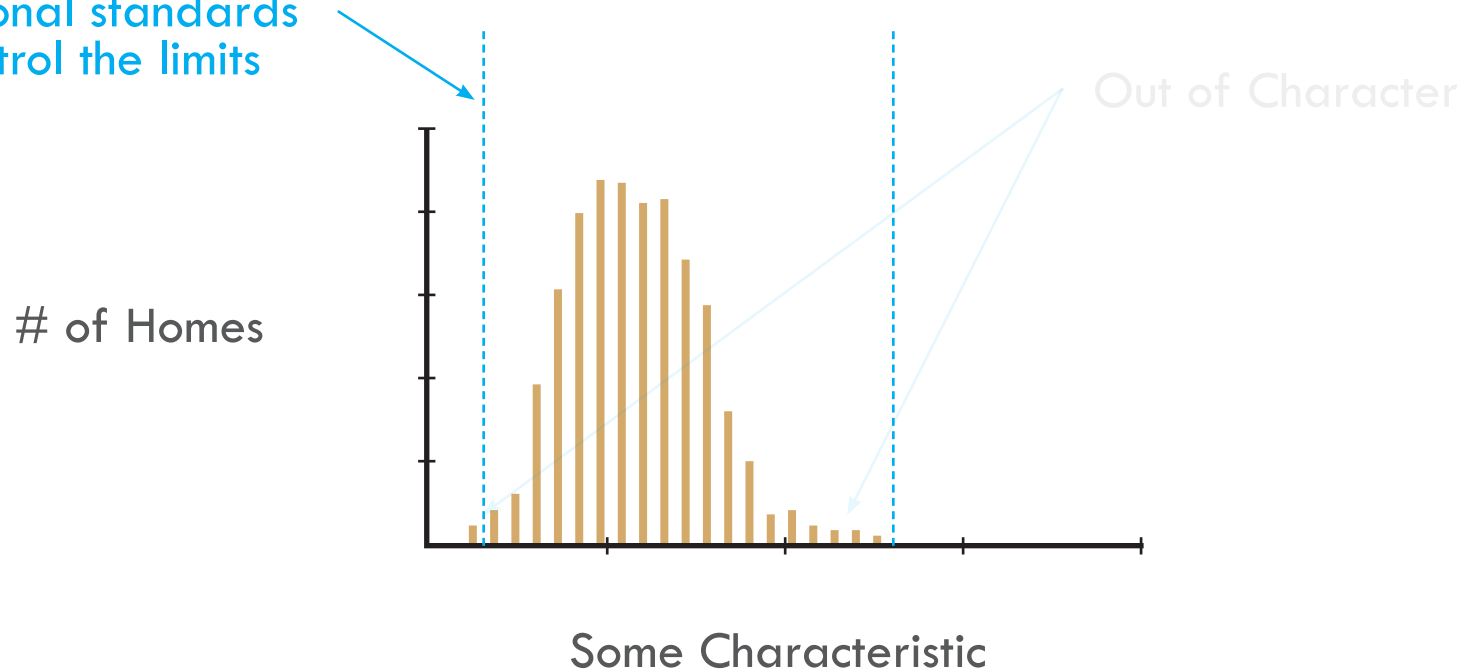
Potential Approaches



Ward 3 Residential Design Standards

Potential Approaches

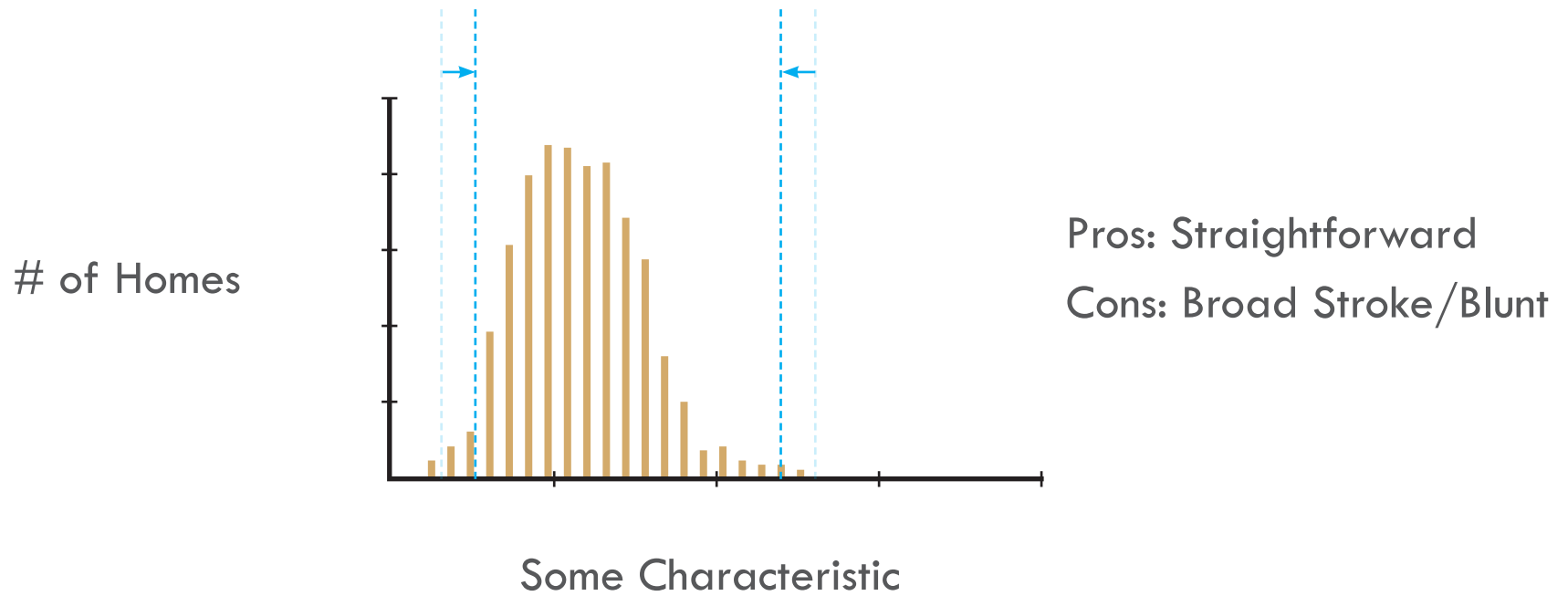
We currently have dimensional standards that control the limits



Ward 3 Residential Design Standards

Potential Approaches

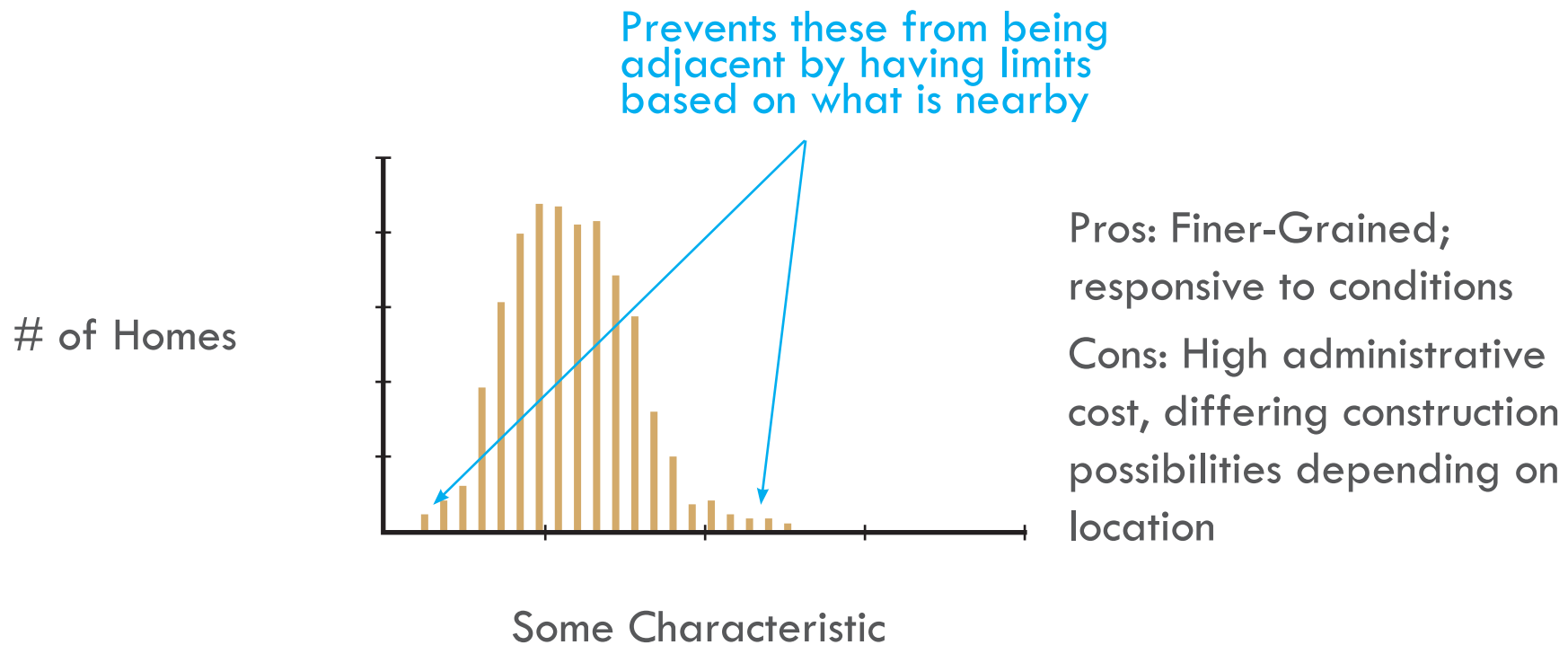
Option 1: Change Limits



Ward 3 Residential Design Standards

Potential Approaches

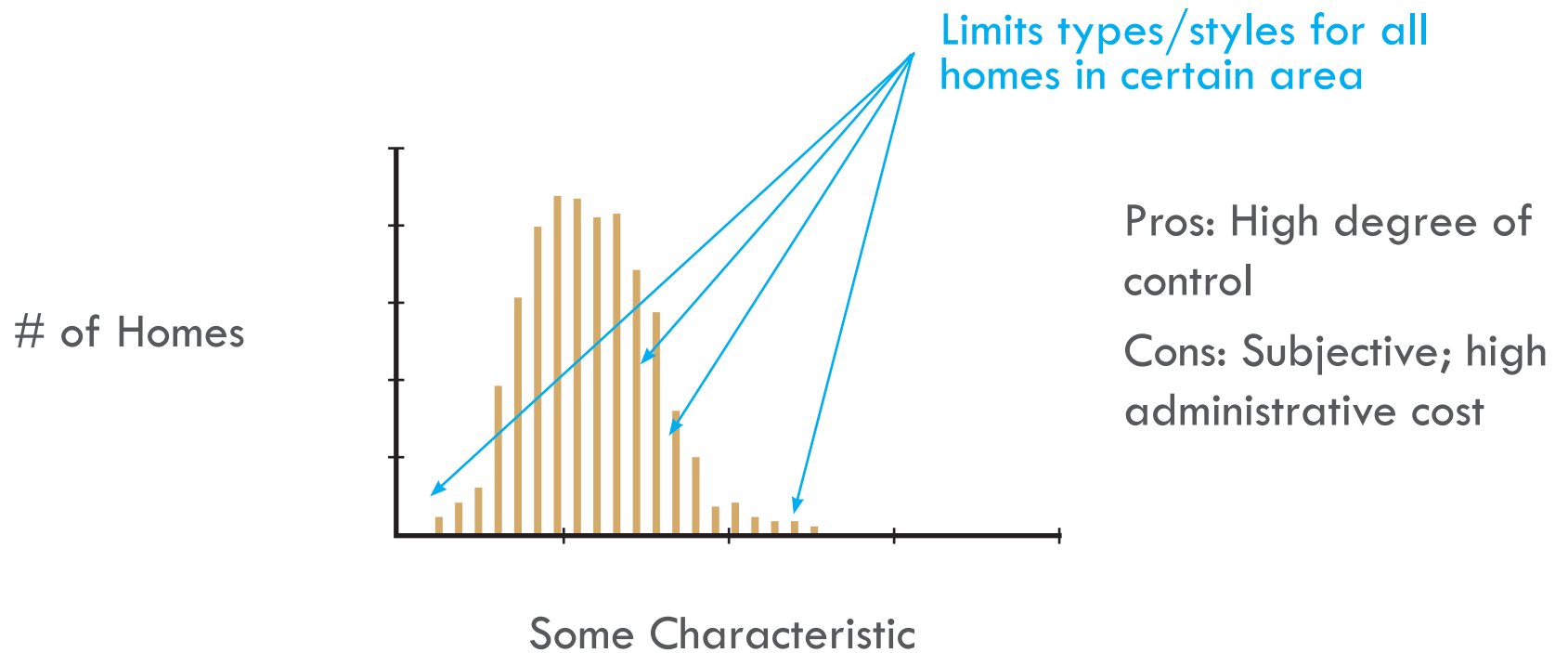
Option 2: Context-Sensitive



Ward 3 Residential Design Standards

Potential Approaches

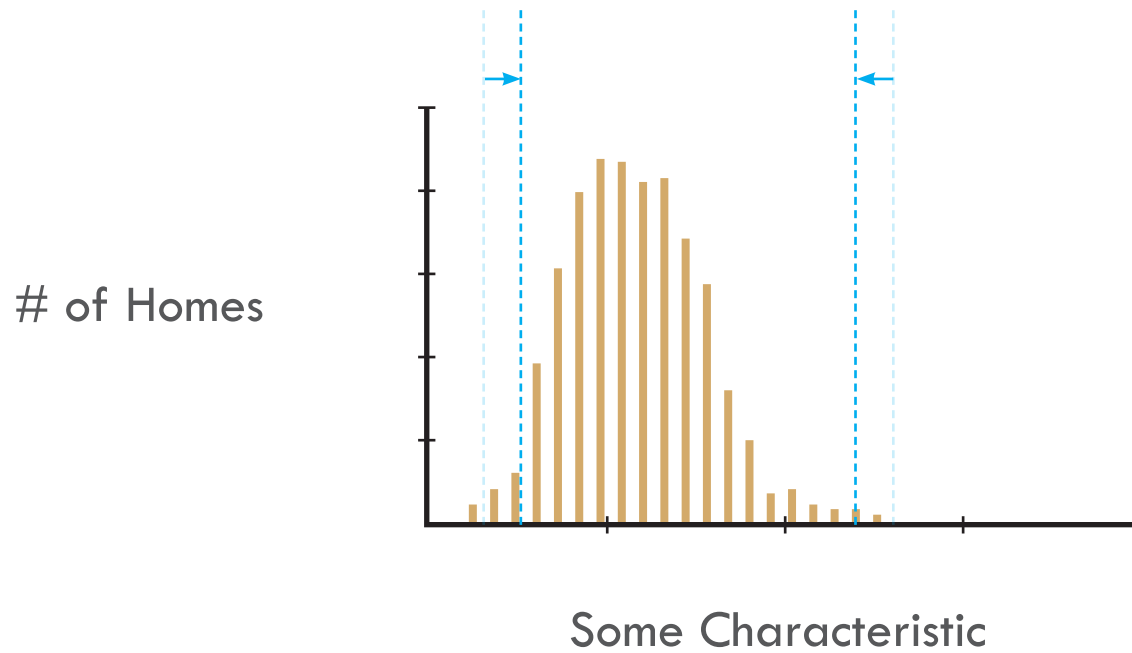
Option 3: Design/Style Controls



Ward 3 Residential Design Standards

Potential Approaches

Option 1: Change Limits



Ward 3 Residential Design Standards

Zoning Recommendations

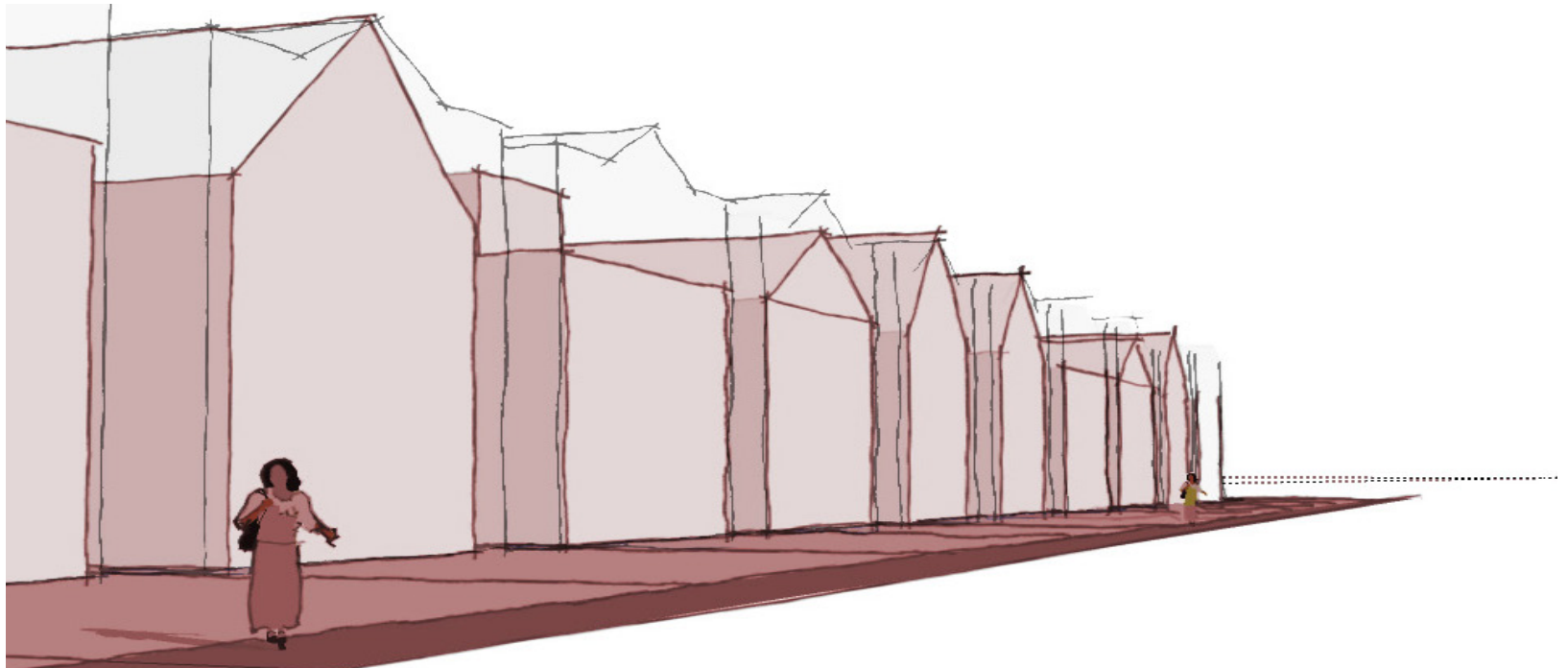
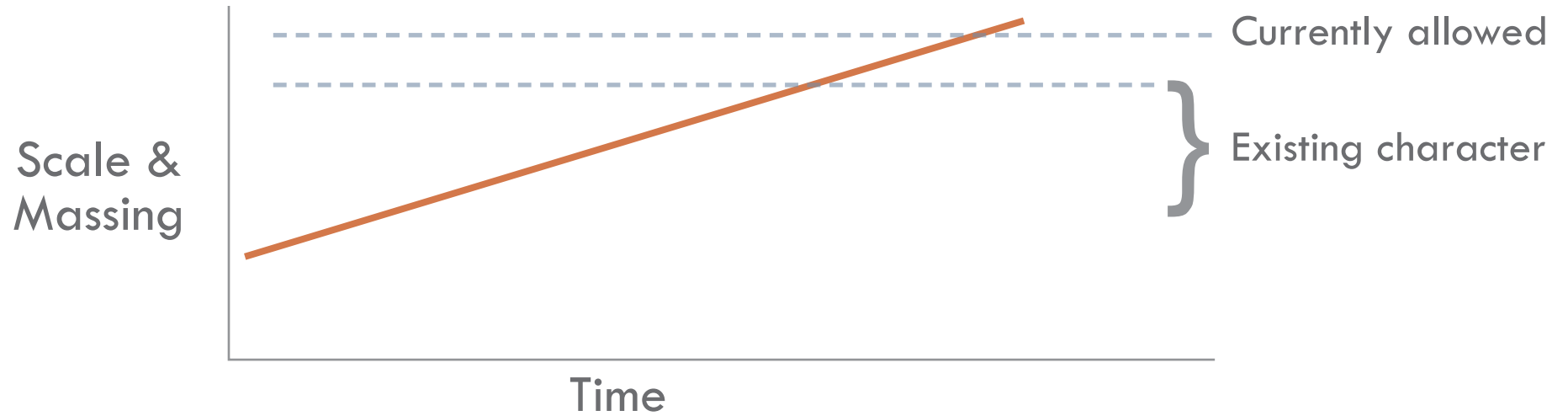
Ward 3 Residential Design Standards

Zoning Recommendations

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)

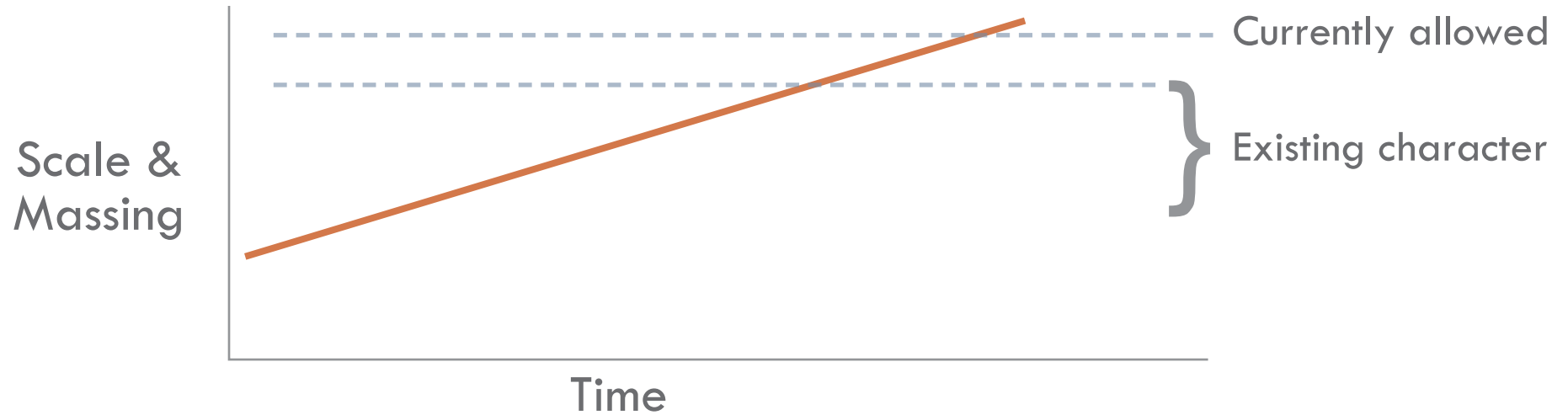
Ward 3 Residential Design Standards

Zoning Recommendations



Ward 3 Residential Design Standards

Zoning Recommendations



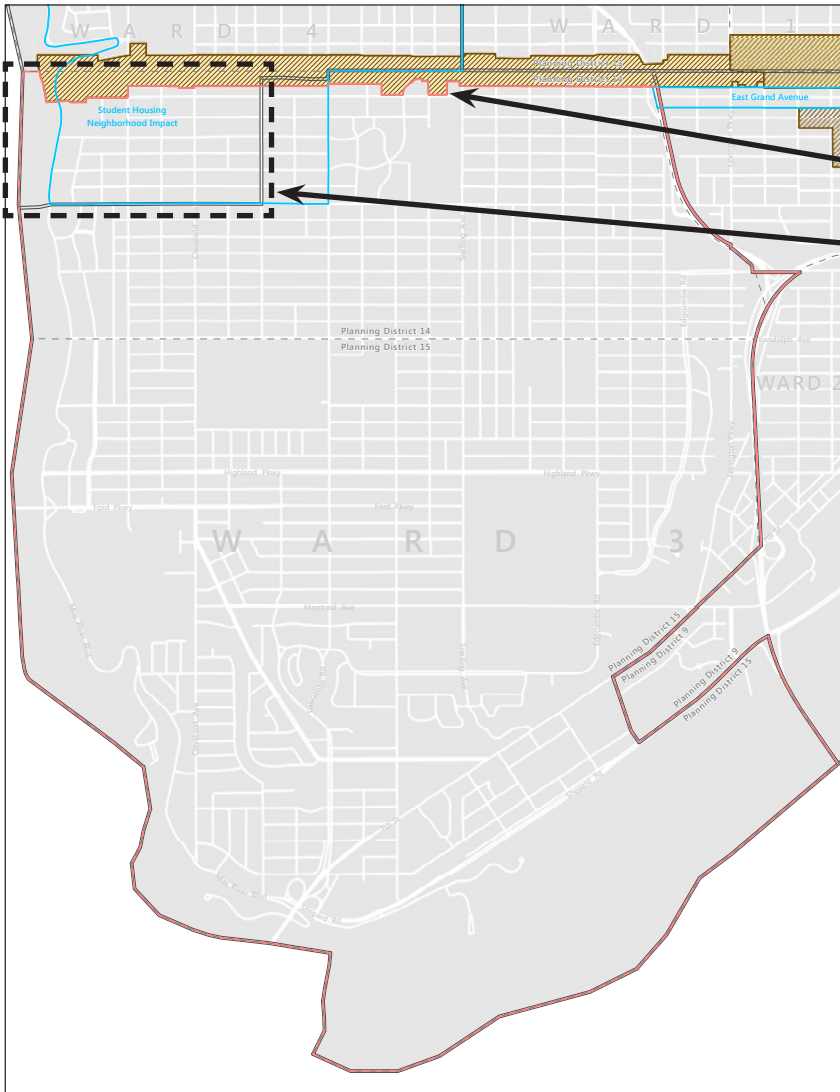
Ward 3 Residential Design Standards

Zoning Recommendations

Overlay District

Excludes HPC District

Includes northwest corner of M-G



Proposed SWR Southwest Residential Infill Overlay District

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



Ward 3 Residential Design Standards

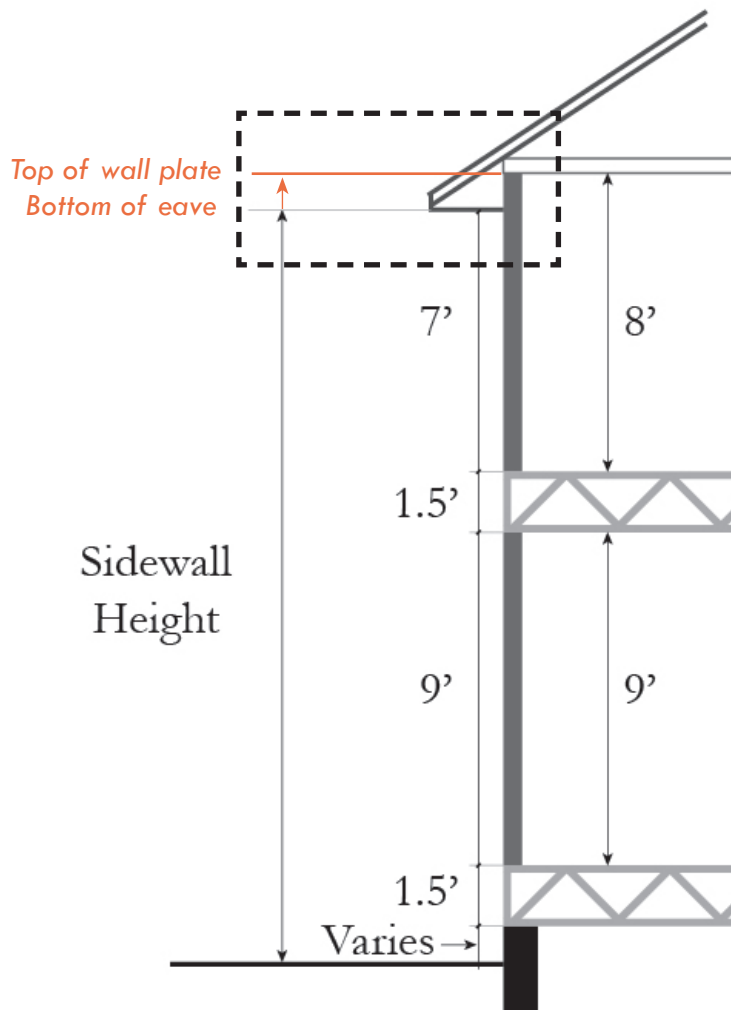
Zoning Recommendations

Sidewall Definitions

Proposed:

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 of the building sidewall measured from grade to the top of the wall plate on the sidewall.



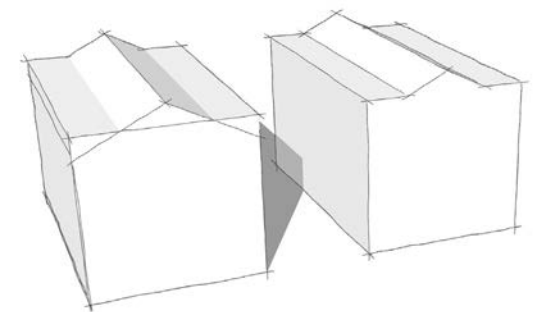
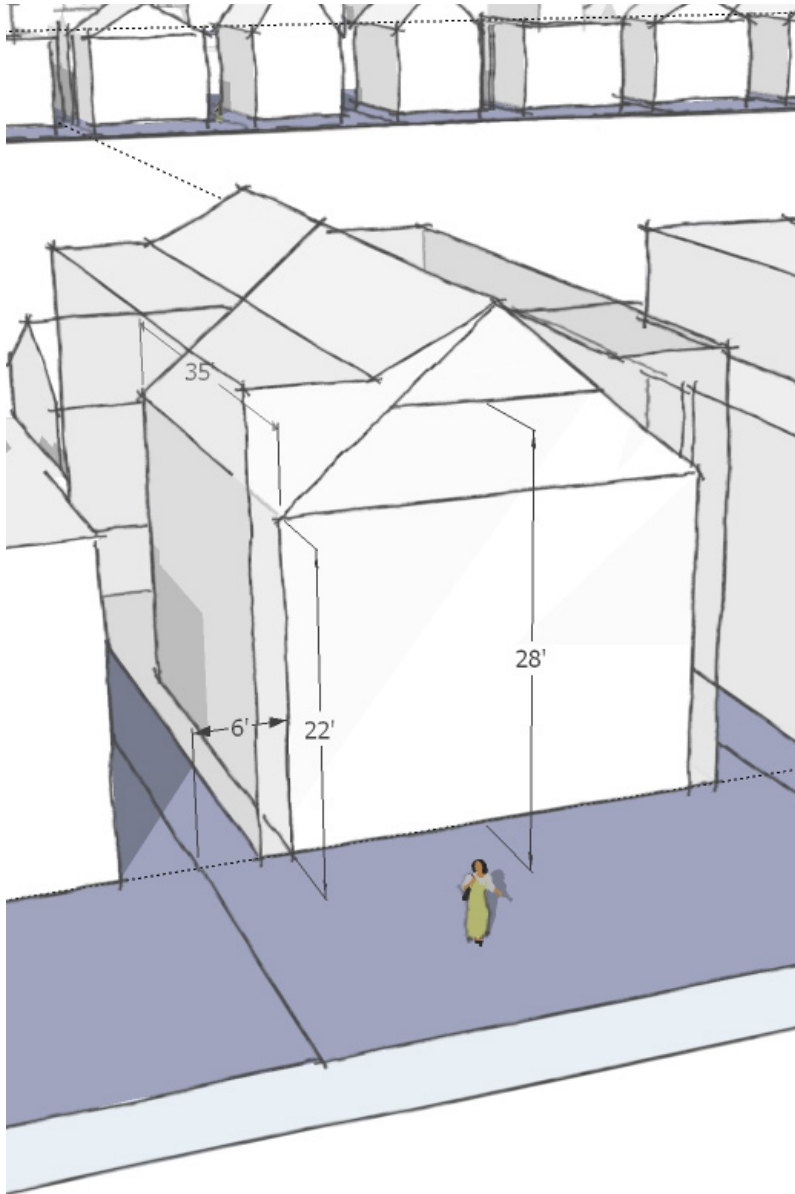
Ward 3 Residential Design Standards

Zoning Recommendations

Height Reduction

Proposed:

On lots less than fifty (50) feet wide, building height shall be limited to twenty-six (26) feet. A building may exceed this if set back from the side setback lines a distance equal to the additional height.



Max Envelope

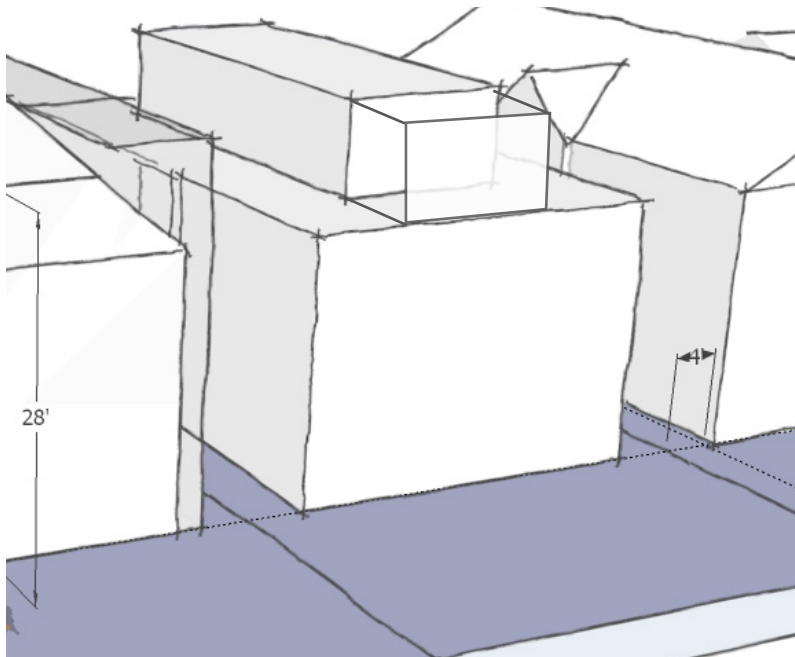
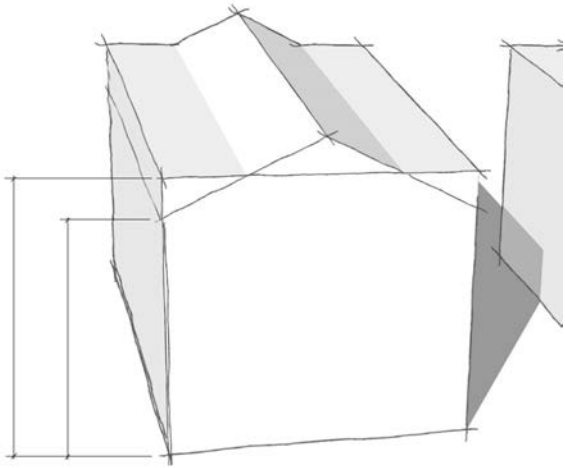
Ward 3 Residential Design Standards

Zoning Recommendations

Sidewall Height

Proposed:

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.



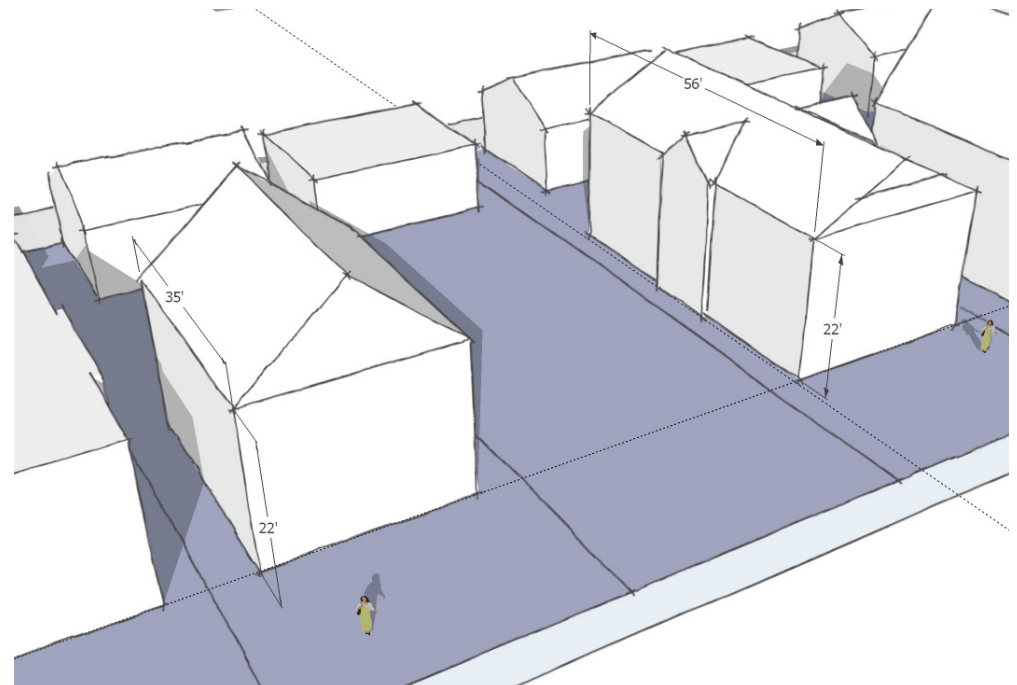
Ward 3 Residential Design Standards

Zoning Recommendations

Sidewall Articulation

Proposed:

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.



Ward 3 Residential Design Standards

Zoning Recommendations



Proposed:

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.



Ward 3 Residential Design Standards

Zoning Recommendations

Doesn't have to be 1' x 6'



Proposed:

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.

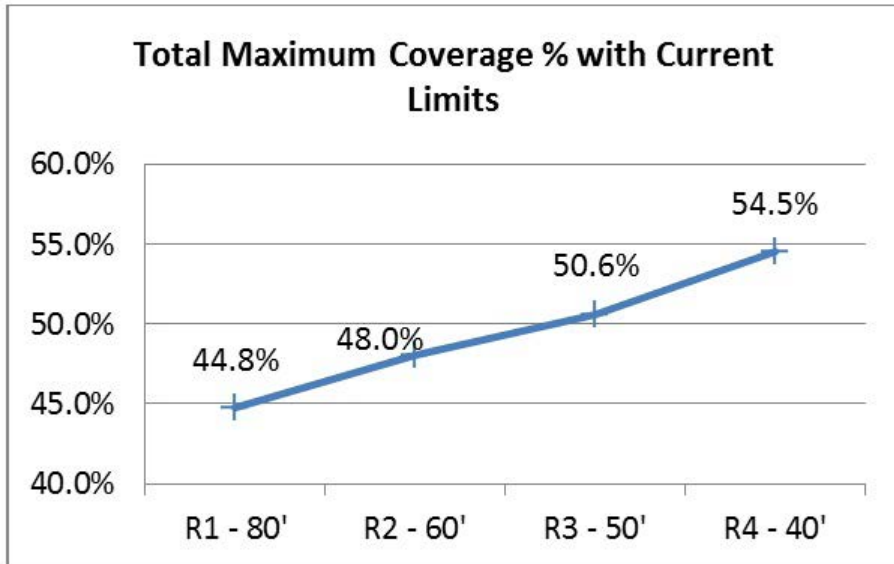
These would be allowed, but wouldn't count toward requirement



Ward 3 Residential Design Standards

Zoning Recommendations

Lot Coverage



Proposed:

The total coverage of all structures shall not exceed fifty (50) percent of any zoning lot.

Ward 3 Residential Design Standards

Zoning Recommendations

Extension of Max Height

Proposed:

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 the average of the single family residential building heights that exceed the maximum in the sample.

Ward 3 Residential Design Standards

Zoning Recommendations

Height Match for Demolished Properties

Proposed:

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.

Ward 3 Residential Design Standards

Zoning Recommendations

Opening Minimums for Additions

Proposed:

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.

Ward 3 Residential Design Standards

Zoning Recommendations

EXCEPTIONS FOR EXPANSION IN NONCONFORMING SETBACK AREAS

- Input from DSI
 - Any changes will likely result in some increase in variance requests
 - Considering this and increase in variance requests due to changes in Sec. 62.105 (to not allow vertical or horizontal expansion in nonconforming setback areas), allow exceptions for conditions such as:
 - The addition is on the back of the building or fills in a jog on the side of the building, and
 - The footprint of the addition does not exceed 500 square feet, and
 - The roof pitch on the front third of the building is not altered, and
 - The addition does not add a full story.
- OR
- Approval from neighbors per language in report

Ward 3 Residential Design Standards

Zoning Recommendations

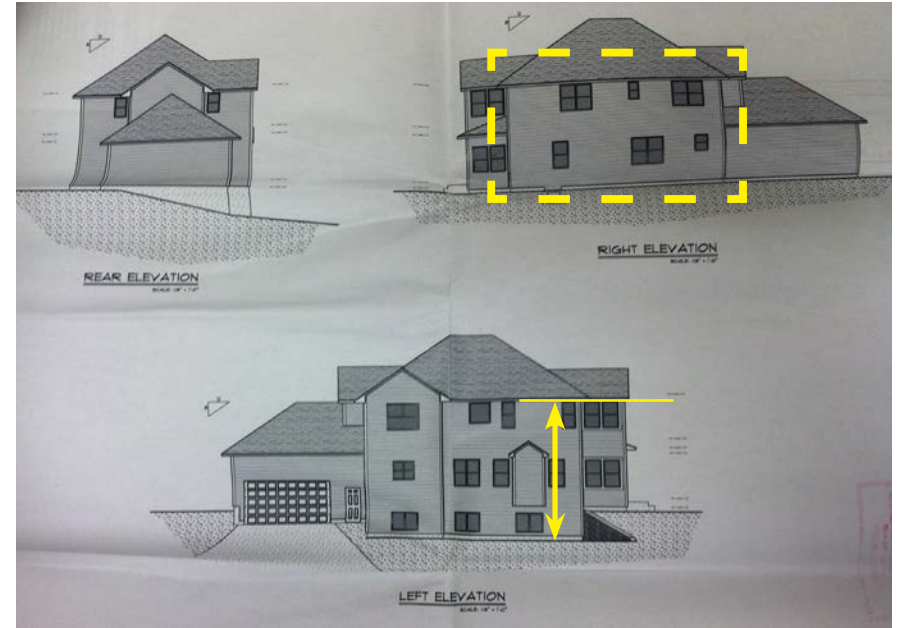
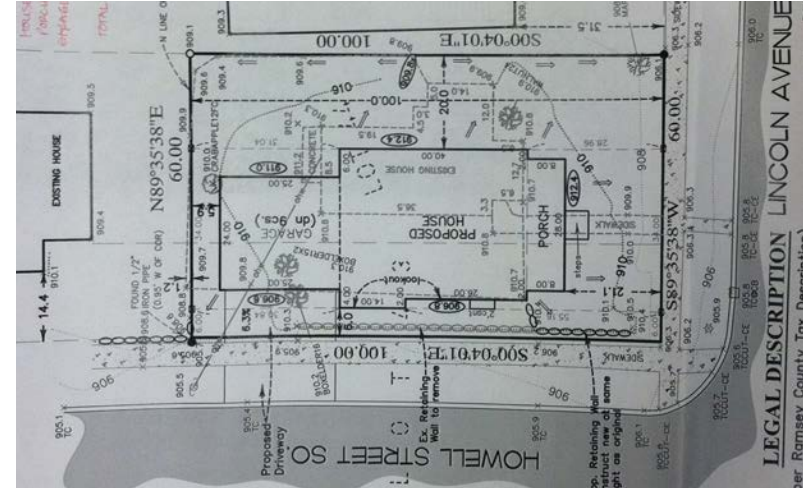
ALTERNATIVE RECOMMENDATIONS

- Encourage program similar to BLEND Awards
- Develop Home Alteration Guidebook similar to that found in Golden Valley
- Incentivize high-performance design (exterior materials, windows, insulation)
- Introduce design assistance program

Ward 3 Residential Design Standards

Potential Effect on Example Properties

Potential Effect on Example Properties



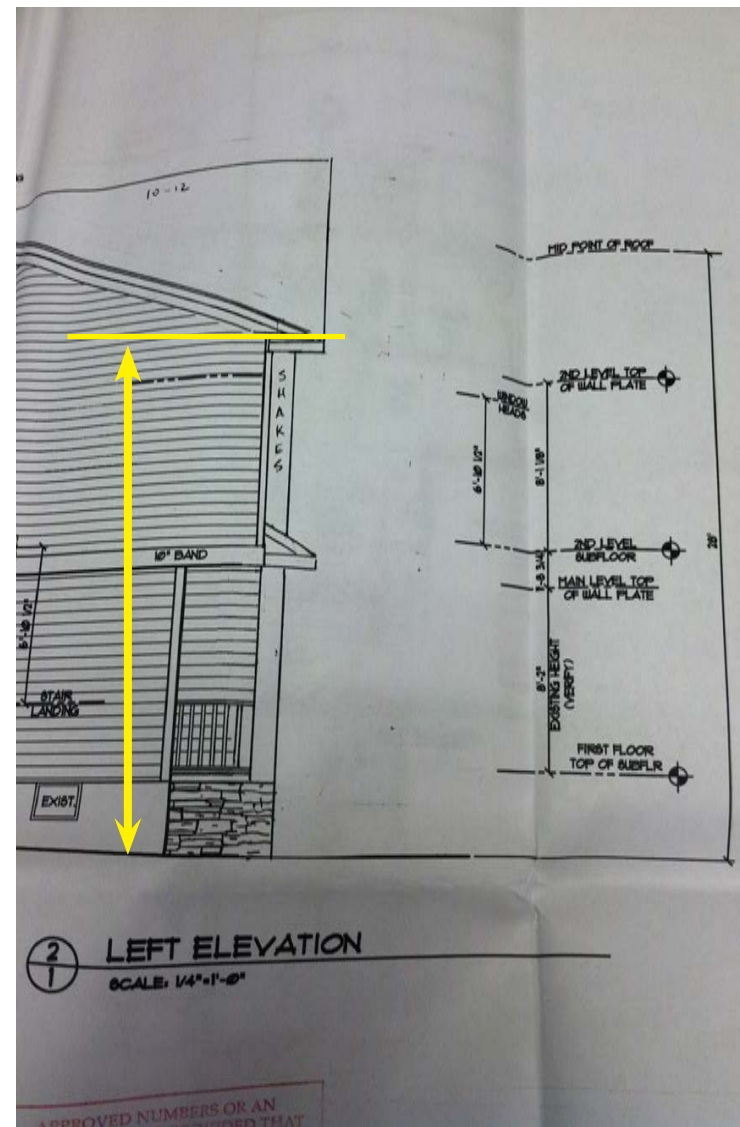
OK - 6' Side Setback

Would require sidewall articulation on one side

Potentially too tall depending on grade calc.

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"

Potential Effect on Example Properties

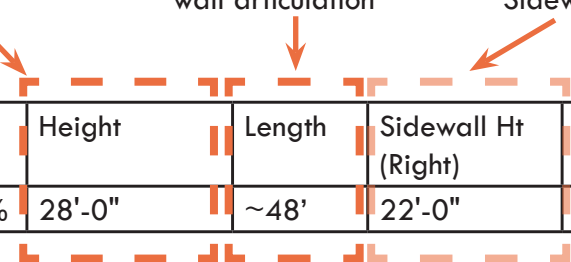


Would be too tall because within 6' of lot line

Would require side-wall articulation

Maximum Sidewall Ht

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"	~48'	22'-0"	



Potential Effect on Example Properties

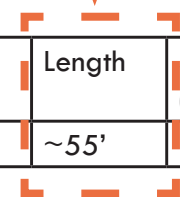


Would be required to demonstrate 10% total openings



Would require side-wall articulation

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"	~55'		19'-0"



Potential Effect on Example Properties

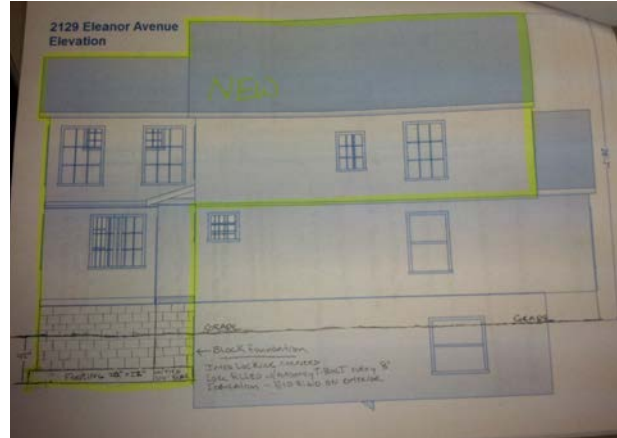
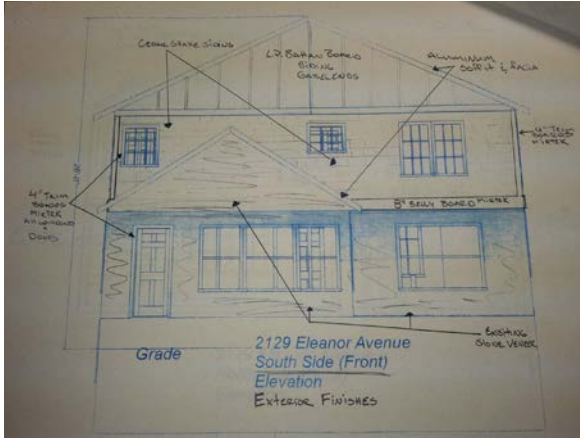


Would require side-wall articulation



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"	

Potential Effect on Example Properties



Articulation potentially required on right elevation;
NOT required on left because face is broken



Property	Lot Size (SF, Incl. Alley)	Principal Footprint (SF)	Principal %	Accessory Footprint (SF)	Total %	Height	Length	Sidewall Ht (Right)	Sidewall Ht (Left)
2129 Eleanor	5320	1187	22.3%	440	30.6%	24'-0" (Approx)	~47'	21'-4"	21'-4"

Ward 3 Residential Design Standards

Questions?