

Traditional Neighborhood (T) District Zoning Study

How simplified, objective rules can make Saint Paul an even better place to live, work, and do business



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T Districts are unique zoning districts with a mix of land uses that feature pedestrian-oriented design



Decoding Zoning



Letter indicates zoning district

Example: T = Traditional Neighborhood

Number indicates intensity of development allowed. The higher the number the greater the intensity. Lower intensity will generally have fewer compatibility conflicts. Higher intensity may be less compatible with other zoning districts.

Example: T4 = high intensity development

Existing T District Summary



T1

- Compact, pedestrian-oriented, residential and mixed-use development
- 35 ft. height limit w/additional height w/stepback

T2

- Compact, pedestrian-oriented, mixed-use development that supports transit
- 35 ft. height limit / 45 ft. w/CUP and stepback

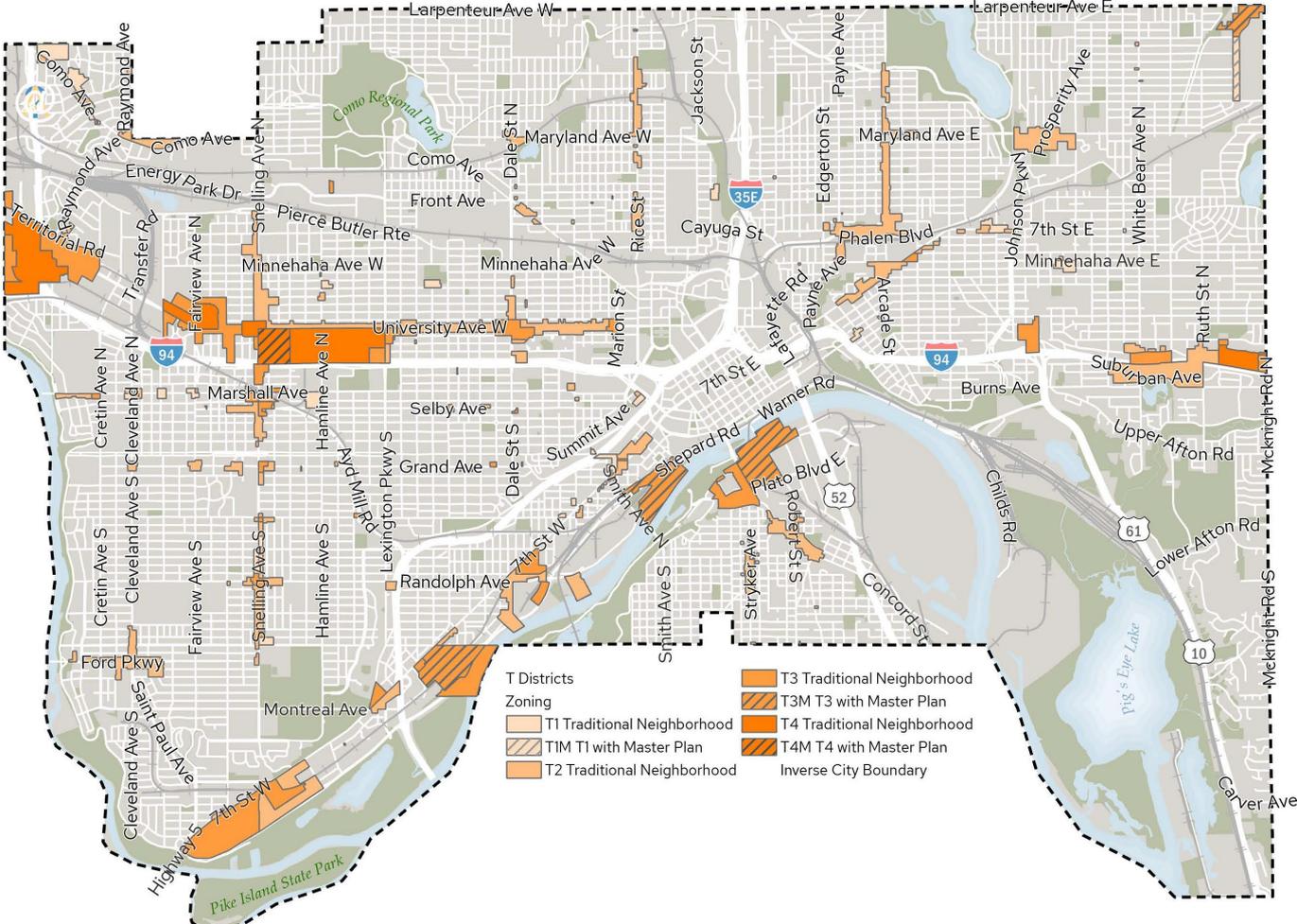
T3

- Higher intensity residential and mixed-use development that supports transit
- 45 ft. height limit for multifamily; 90 ft. height limit for mixed-use w/CUP w/stepback

T4

- High intensity mixed-use development that supports transit
- 75 ft. height limit but additional height is allowed w/CUP and stepback

T Districts in Saint Paul



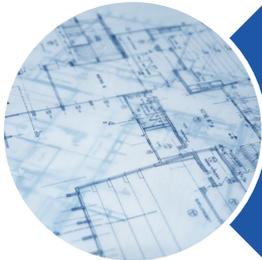
- T Districts Zoning
- T1 Traditional Neighborhood
 - T1M T1 with Master Plan
 - T2 Traditional Neighborhood
 - T3 Traditional Neighborhood
 - T3M T3 with Master Plan
 - T4 Traditional Neighborhood
 - T4M T4 with Master Plan
 - Inverse City Boundary



Purpose of the Zoning Study



**Align the T Districts with the
2040 Comprehensive Plan**



**Update the rules based on
staff experience since 2004**



2040 Comprehensive Plan Polices

Encourage **transit-supportive density** and direct the majority of growth to areas with the highest existing or planned transit capacity, LU-1.

Use **land use and zoning flexibility** to respond to social, economic, technological, market and environmental changes, conditions and opportunities, LU-7.

Promote **high-quality urban design** that supports **pedestrian friendliness** and a healthy environment, and enhances the public realm, LU-9.

Activate streetscapes with **active first-floor uses**, street trees, public art, outdoor commercial uses and other uses that contribute to a vibrant street life, LU-10.

Support **pedestrian-friendly streetscapes** and visual interest through **commercial building design**, LU-28.

Provide for **multifamily housing** along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation, LU-35.

Support the development of **new affordable housing** units throughout the city, H-31.

Encourage the development of **affordable housing in areas well-served by transit and/or in proximity to employment centers**, H-37.

Encourage high-quality urban design for residential development that is sensitive to context, but also **allows for innovation and consideration of market trends**, H-47.



Zoning Study Scope of Work

T District Text Amendments

- Modernize development and design standards
- Incorporate affordable housing incentives

Outreach

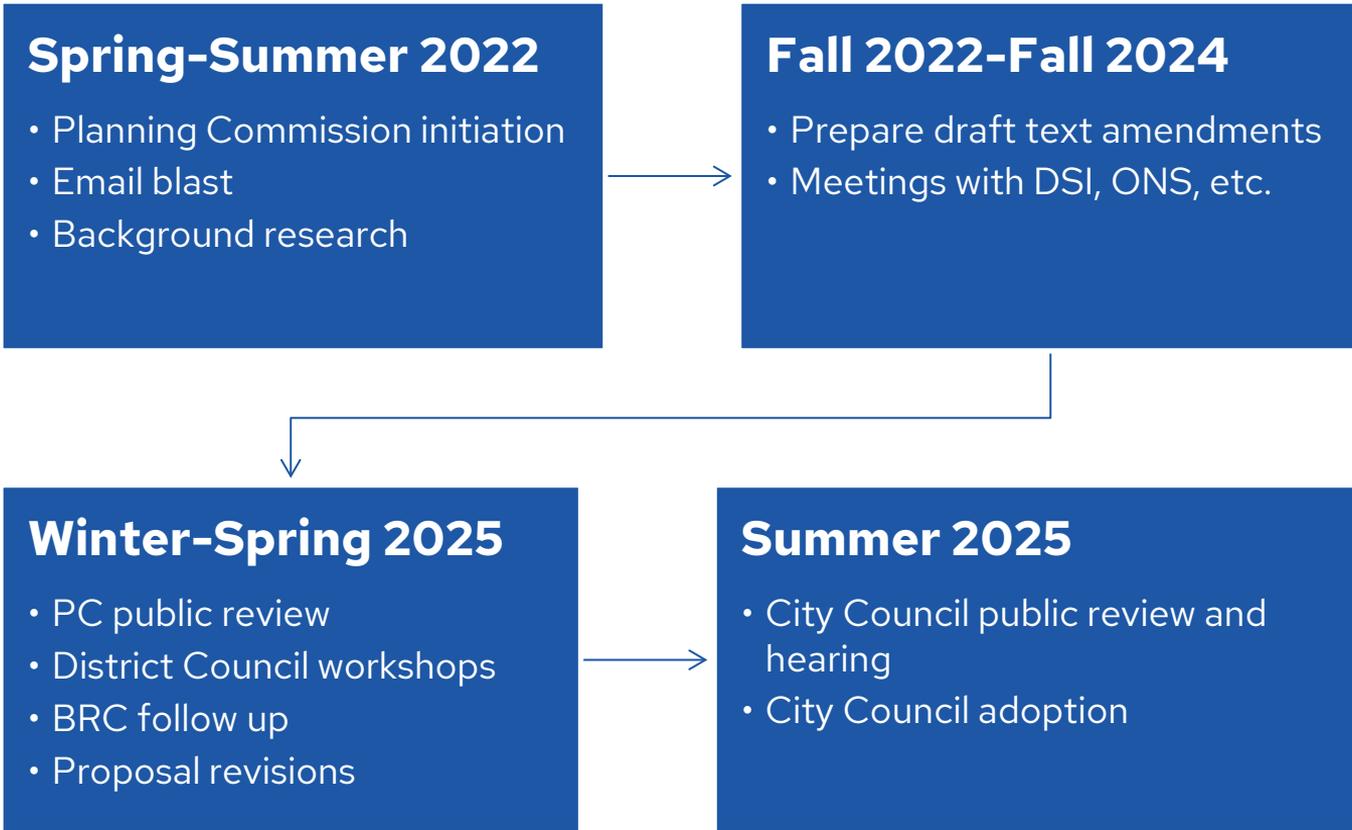
- Initial email blast to district councils and business associations requesting input
- Presentation at Business Review Council meeting
- Workshops for district council members and business association representatives to provide feedback on proposed text amendments (still to come!)

Not Within Scope

- Rezoning or mapping changes



Study Timeline





Key Text Amendments

	Code Section
1 Clarified Purpose of T Districts	66.311-66.315
2 Increased Development Flexibility at Nodes and Corridors	66.331, 66.343
3 Additional Neighborhood-Scaled Uses Allowed	66.321
4 Incentives for Affordable Housing	66.331(e)
5 Streamlined Objective Design Standards	63.110, 66.343
6 Improved Code Language	Throughout



Meeting 1: Highlighted Amendments

Amendment	Code Section
Allow cluster development, general retail, animal day care, farmers market, tattoo shop, health/sports club, and storage facility mixed-use in appropriate zoning districts	66.321
Refocus T3 on moderate-density housing types by removing one-family and two-family dwellings	66.321 & 66.331
Increase allowable height by 10' in T2 (45') and T3 (55')	66.331
Provide an affordable housing density bonus	66.331(new, e)
Allow consistent development opportunity between Marion and Lexington as rest of University Avenue	66.331(g)



Meeting 2: Highlighted Amendments

Amendment	Code Section
Improve and consolidate design standards to be more objective and understandable	66.343
Increase frontage elements and transparency	66.343(b)(9)
Allow primary building entrances from outdoor courtyards / Allow flexibility for seating and gathering space in the front setback area	66.343(b)(12) / 66.331(i)
Add flexibility for planning administrator discretion in master planned areas / Permit, by right, building heights in master plans (no need for CUP)	66.344(d) / 66.331(l)



Staff Recommendation

Staff recommends that the Comprehensive and Neighborhood Planning Committee provide a recommendation to the Planning Commission to release the Traditional Neighborhood District Zoning Study for public review and set a public hearing date for June 27, 2025.

Discussion



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