



Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota:
Redevelopment project files

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HOUSING AND REDEVELOPMENT AUTHORITY
of the
CITY OF SAINT PAUL, MINNESOTA

May 15, 1956

DEVELOPMENT STANDARDS PROJECT UR MINN. 1-2, WESTERN REDEVELOPMENT PROJECT

I PURPOSE AND SCOPE

The purpose of these development standards is to insure that the several land uses will be harmonious; to provide for the proper arrangement of buildings, adequate open space and parking; to insure that the buildings are well designed and in harmony with the character of the entire project; and to prevent an adverse effect on the future development of the surrounding area.

These standards constitute a part of the Redevelopment Plan for the Western Redevelopment Project. They are to be considered minimum standards and shall be adapted by the Housing and Redevelopment Authority of the City of Saint Paul to apply to specific tracts or parcels of land within the project area. They shall be made binding upon all purchasers of project land, their heirs and assigns through contractual agreements, deeds, covenants and such other instruments and means as the Housing and Redevelopment Authority shall find desirable or necessary. The standards shall be made effective for a period of 40 years from the effective date of transfer of title of a given parcel or tract to a developer.

II PERMITTED LAND USE

As shown on the General Development Plan, private residential, limited commercial and institutional uses and public, park, playground and school uses will be permitted in the Western Redevelopment Project. The General Development Plan shows the areas in which each general type of land use will be allowed. The specific types of permitted land use are defined below. The Housing and Redevelopment Authority shall determine within these areas which specific types of use will be permitted on any particular parcel in offering the land for sale.

III DEVELOPMENT STANDARDS

A. Definitions:

1. Coverage:

That percent of land within described property lines covered by structures.

2. Density:

The ratio of dwelling units to area within described property lines, expressed in dwelling units per acre.

3. Setbacks:

The distance that structures, or parking areas must be from: property lines; street; alley; or service drive right-of-way lines; other public or private areas, thorough-fares, drive-ways or walkways as may be designated; and the distance between buildings.

4. Parking Ratio:

The ratio of individual parking stalls for automobiles to the number of dwelling units or retail area or office area or auditorium area as defined.

5. Landscaped Area:

- a. The residual open area after the deduction of areas for coverages, vehicular circulation and parking. This area will include the areas between public walks and street curbs.

b. Tree Ratio:

The number of trees to be planted per square feet of landscape area, usually expressed in terms of one tree per X number of square feet of landscaped area.

6. Gross Retail Area:

Total floor area of building or buildings devoted to retail use including corridors, stairs, elevator, escalator, counter storage, or closets and office areas. The following areas may be excluded from Gross Retail Area: areas devoted to bulk storage, stock rooms, and drive-in service areas such as loading platforms and any area not devoted to public or customer services.

7. Gross Office Area:

Total floor area of office buildings excluding areas devoted to bulk storage, stockrooms, and drive-in service areas such as loading platforms.

8. Residential Types Permitted:

One family detached structure: A dwelling unit occupying one structure of one to two stories in height.

Two family semi-detached structure: Two dwelling units occupying one structure of one or two stories in height. Each unit separated by a common party wall, running from basement to roof, and having individual access and services.

Multi-family structure, rowhouse: Three or more dwelling units occupying one structure of one or two stories in height. Each unit separated by a common party wall running vertically from floor of basement to roof and having individual access and service.

Multi-family structure, apartments: Three or more dwelling units occupying one structure two or more stories in height. Each unit separated by a common party wall from floor to ceiling and having common access and services. Structures of this type exceeding three stories must provide elevator service.

NOTES:

a. Basements will not be counted as a story. All structures may have living space in basement provided that the vertical distance from grade to ceiling is 5 feet or more and the City Building Code is satisfied.

b. Existing residential structures allowed to remain on Aurora and Fuller Streets may continue in one or two family use.

9. Commercial Uses Permitted:

No land shall be used or building erected, altered, or enlarged, which is arranged, intended or designed for other than the uses indicated below:

a. Local and Subsistence Service District, Retail Only:

The uses permitted in this district are those intended for the supplying of a limited variety of commodities or services primarily for the benefit of the residents in the immediate neighborhood. The commodities or services provided shall be of the type normally obtained in the immediate neighborhood rather than the regional or central city shopping facilities.

Descriptive of the types of services to be allowed are the following:

Drug Store
Supermarket

Hardware (No tin work or outside storage permitted.)
Bakery
Small Notion or Variety Store
Barber Shop
Shoe Repair Shop
Cleaning, Dyer and Laundry Pick-up Stations, Tailor Shop
Launderettes
Beauty Shop
Service Grocery Store (Meat Market, delicatessens, grocery,
fruit and vegetables.)
Gasoline Service Station (not including motor, body or
fender repair work.)

b. Community, Regional or Citywide Services, Retail:

In addition to the uses included under Local and Subsistence Service, the following uses are permitted:

Food Stores
Eating and Drinking Establishments
General Merchandising, including Department Stores
Apparel Stores
Furniture and Appliance Stores
Hardware Stores
Liquor Stores
Entertainment establishments
Photography Shops (including photo finishing)
Public or Private parking lots.

c. Non-Retail:

Non-Retail shall mean general office use and shall specifically exclude any wholesale distribution, warehousing, or light manufacturing. The following uses are descriptive of the types of Non-Retail uses that are permitted:

Business and Professional Offices
Clinics (not including veterinary clinics)
Banks
Insurance, Investment, Securities offices
Service and Utility Company offices
Private Specialized Schools
Travel, Advertising and Sales offices
Hotels
Motels

B. Development Standards, Commercial (including Local and Subsistence Service Districts, Retail, Community Regional or Citywide Services, Retail and Non-Retail Uses.)

1. Signs:

Only flat wall signs or signs on the face at the marquee are permitted and shall advertise or indicate only services, articles or products which are offered for sale within the building to which the sign is attached.

2. Off-Street Parking:

The parking ratios designated here include parking for employees on the basis of one parking space for every four employees.

a. Community, Regional and Citywide Services, Retail:

- (1) Parking spaces for 13 cars per each 1,000 square feet of gross retail area.

b. Local or Subsistence Services, Retail:

- (1) Parking spaces for 6 cars per 1,000 square feet of gross retail area.

c. Non-Retail:

(1) One parking space per 1,000 square feet of gross office area.

- d. Parking spaces will be a minimum of 180 square feet per car excluding access lanes. Access lanes between rows of parking will be a minimum of 20 feet wide. Major circulation drives will be free of parking spaces and will be a minimum of 33 feet wide.

3. Off-Street Loading:

- a. Off-street spaces for standing, loading, and unloading service shall be provided in such a manner as not to obstruct freedom of movement on streets or major circulation drives. The minimum size of unloading spaces shall be 350 square feet.
- b. Off-street loading, Community, Regional and Citywide services and local or subsistence services, Retail:

The number of off-street loading spaces required is indicated in the following table. (Where various uses are in a single structure, the gross retail area of the structure will determine the required number of spaces, not the individual store.)

<u>Gross Retail Area</u>	<u>Off-Street Loading Spaces</u>
3,000 - 25,000 sq. ft.	1
25,001 - 85,000 sq. ft.	2
85,001 - 155,000 sq. ft.	3
155,001 - 235,000 sq. ft.	4
235,001 - 325,000 sq. ft.	5

(One additional space for each additional 300,000 sq. feet.)

c. Off-Street Loading, Non-Retail:

The number of off-street loading spaces required is indicated in the following table: (Where various uses are in a single structure, the gross office area of the structure will determine the required number of spaces.)

<u>Gross Office Area</u>	<u>Off-Street Loading Spaces</u>
3,000 - 100,000 sq. ft.	1
100,001 - 325,000 sq. ft.	2

(One additional space for every additional 300,000 square feet.)

4. Setbacks, Commercial:

a. Community, Regional, or Citywide Services and Non-Retail:

1. Structures:

- (1) Fronting on dedicated streets:
- (a) 30 feet minimum for one-story structures and an additional 5 feet for each story above one.
- (2) When abutting alley right-of-way no setbacks necessary.
- (3) Adjacent to property lines other than right-of-way lines.
- (a) Minimum 25 feet for one story structure and an additional 5 feet for each story above one. (This requirement may be waived where a single building is being developed jointly by two property owners purchasing adjacent parcels.)

2. Parking:

- (1) Minimum 20 feet from dedicated streets or any adjacent property lines other than commercial properties.
- (2) When adjacent properties are commercial, no setback is necessary unless parking is abutting a structure.
- (3) When parking abutts a structure on adjacent property, a minimum 20 feet setback will be maintained.
- (4) When abutting alley right-of-way, no setbacks will be necessary.

b. Local or Subsistance Services:

1. Structures same as above.
2. Parking same as above.

5. Landscaping, Commercial:

a. Community, Regional, and Citywide Services, and Non-Retail:

1. In group parking compounds, a ratio of 36 square feet of landscaped area per car will be provided.
2. Setbacks and boulevard strips adjacent to dedicated streets will be maintained as lawn or such planting as acceptable to the Authority.
3. Aggregate landscaped area will be the total of: boulevard strips, setbacks, and landscaped areas within parking compounds. This aggregate area will be planted with trees at a ratio of not less than one tree per every 1,500 per square ft.

b. Local and Subsistance Services:

1. Landscaping in group parking compounds will not be mandatory.
2. Same as 5a (2) above.
3. Same as 5a (3) above.

C. DEVELOPMENT STANDARDS, RESIDENTIAL

(The standards which follow apply to all residential land to be disposed of by the Authority in the project area. The north side of Fuller Street between Manor Street and Galtier Street shall be a protection tract, maintained in one and two family structures. They shall be maintained by their owners in safe, sanitary and attractive condition and in accordance with codes and ordinances. Residences to remain on Aurora Avenue and Farrington Street shall be maintained similarly.)

1. Maximum Density and Coverage:

The following table indicates the maximum densities and land coverage for the various types of residential development:

<u>Structure Type</u>	<u>Maximum Density</u>	<u>Maximum Coverage</u>
One Family Detached	7	17%
Two Family Detached	12	20%
Multi-Family Rowhouse	16	25%
Multi-Family Apartments		
2 and 3 stories	22	25%
Elevator apartments	50	15%

2. Minimum lot sizes and street frontage:

a. One family detached structures:

For one family detached structure, there shall be a minimum lot size of 6,000 square feet with a minimum street frontage of 50 ft.

b. Two Family Semi-Detached Structures:

For two family semi-detached structures, there shall be a minimum lot size of 10,000 square feet with a minimum street frontage of 60 feet.

3. Setbacks:

The minimum setbacks are indicated in the following tables:

	<u>Minimum Setbacks For Structures</u>	<u>Minimum Setbacks For Parking</u>
a. From Dedicated Streets:	(1) Thirty feet for one or two story structures, 5 feet additional for each story over two.	(1) Twenty feet
b. From property lines of Parks, Playgrounds and School Yards.	(1) Fronts and rears of structures; 30 ft. for one or two stories and 5 feet additional for each story above two. (2) Ends of structures; 20 feet for one or two stories and 5 feet additional for each story above two.	(1) Thirty feet
c. From Other Property Lines:	(1) One half distances indicated in b(1) and (2)	
d. From Buildings:	(1) Spacing between fronts of buildings, between rears of buildings or between fronts and rears of buildings will be a minimum of 60 feet for one or two stories and five feet additional for each story over two. (2) Spacing between front or rear and ends or ends of wings shall be a minimum of 35 feet for one or two stories and five ft. additional for each story over two. (3) Spacing between ends of buildings or ends of wings shall be a minimum of 25 feet for one or two stories and 5 feet additional for each story over two.	(1) 10 feet from ends of buildings. (2) 35 feet from front or rear of buildings. <u>NOTE:</u> Parking may be on surface, underground, in garages or in carports. Garages can be attached to structure or in basement of structures. Carports can be attached to structures.

4. Parking:

One off-street parking space shall be provided for each dwelling unit. Any developer must provide at least 50% of the parking requirement in non-rental parking. Tenant rental parking shall be restricted to sheltered parking.

5. Landscaped Area:

- a. Area to be landscaped will be the aggregate to include the boulevard strip less coverage, parking, and vehicular circulation.
- b. Landscaped area will include walks, service and tot recreation and sitting areas.
- c. Walk and service areas will be of hard-top surfacing. All other areas will be maintained as lawn or such planting or surfacing suitable to the Authority.
- d. Trees will be planted at the ratio of not less than one per every 1,500 square feet of landscaped area.
- e. Surface unsheltered group parking shall be screened from street view.
- f. Parking compounds exceeding ten cars in capacity will provide 36 square feet of landscaped area for each car in excess of 10.

IV UTILITIES:

Utility indications on The Public Utility Plan are diagrammatic. Exact locations and easements required must be acquired by the developers from appropriate City Departments.

V CONFORMANCE WITH STANDARDS:A. Method of Determination:

In order to determine that the development standards will be complied with, the Authority will require prospective developers to submit such plans, specifications, drawings and other information as it deems necessary or desirable prior to the sale of project land. These plans when approved may be incorporated in Contract Agreements and other sales documents. After sale of the land, the Authority may require the developer to submit such plans, drawings, specifications and other information as it may find necessary in order to determine that the development standards are being observed in the development of the projects. Representatives of the Authority, the City of St. Paul and appropriate State and Federal agencies shall be permitted to inspect the work of the developer at any reasonable time.

B. Variances:

Where due to special conditions, a variance to the standards is found by the Authority to be necessary or desirable and the resulting change will result in an equal or higher standard being achieved, the Authority may authorize such variances. Where there is a conflict between City Codes and Ordinances and these development standards, the higher standard shall apply.

C. Continuing Controls:

1. No parcel of land or portion of a parcel within the project shall be sold by the developer before the development is completed as planned, without prior approval of the Authority.
2. No development after completion of construction shall be altered except in conformance with the Redevelopment Plan and with the prior written concurrence of the Authority. Such alteration must comply with the Building and Zoning Ordinances of the City. Requests for such changes must be accompanied by such plans and specifications as the Authority may require.

3. All buildings, structures and grounds shall be maintained by the developer in a safe, sanitary and attractive condition.
4. Dwelling units shall be for rental purposes and no individual unit shall be sold. This does not preclude cooperative types of ownership or the sale of a residential building unit entirely. Nor does it preclude the owner of a building from occupying one of the dwelling units in the building.

VI TIME FOR BUILDING:

Each redeveloper shall be obligated by the Authority to commence and complete the building of improvements on the land within a reasonable period of time. The specific period shall be determined by the Authority for each type of use and parcel offered for sale.

VII DISCRIMINATION AND SEGREGATION:

All conveyances and leases by the Authority shall contain a covenant running with the land and binding on the grantee or lessee, his successors, heirs, representatives and assigns, that no discrimination and/or segregation against any persons or groups on account of race, creed, religion, national origin or ancestry, shall be practiced or tolerated in connection with the sale, lease sub-lease, transfer, use or occupancy of such land and/or its development, and that, in the event of any breach of such covenant, a legal or equitable action to enforce such covenant or to obtain damages for its breach may be brought by the Housing and Redevelopment Authority or its successor or successors or any person or persons segregated and/or discriminated against in violation of the covenant.

VIII SEVERABILITY:

Invalidation of any one of the provisions of these standards by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.