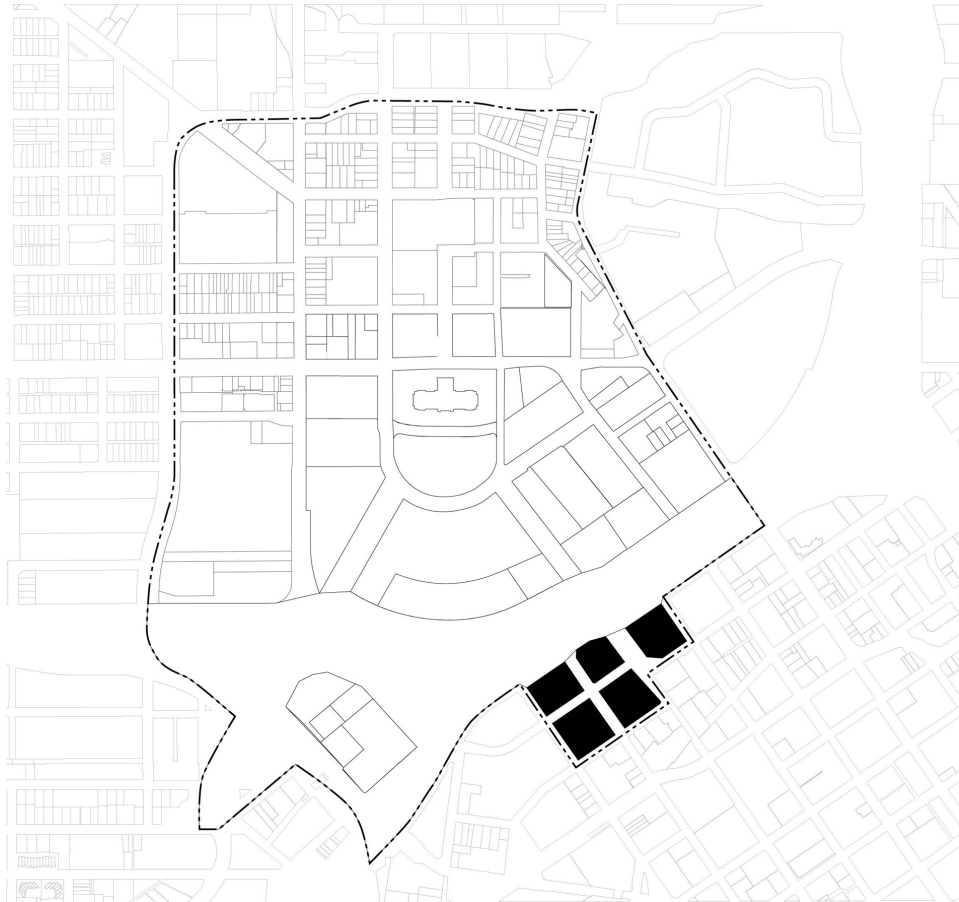
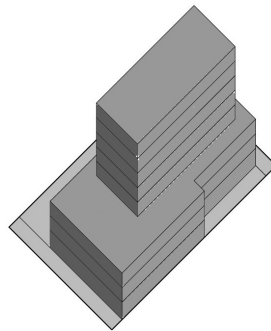


2400.2230 MXD MIXED USE DOWNTOWN DISTRICT.

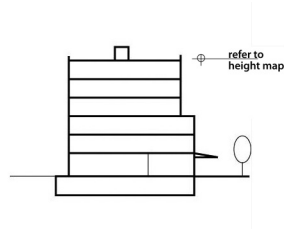
Subpart 1. **District intent.** The intent of the MXD Mixed Use Downtown District is to ensure that the portion of the Capitol area that extends into downtown St. Paul maintains its visual relationship to the Capitol campus while fostering a vital mix of uses that support both the Capitol campus and the downtown.

MXD DISTRICT

Building and Parking Placement Example



Building Height Measurement Example



Examples of Typical Buildings in the MXD District





Subp. 2. **Building placement.** The following minimum setbacks apply to building placement in the MXD district:

Primary Building Zone Setbacks

Front yard	See frontage map
Corner side yard	Zero feet
Interior side yard	Ten feet if adjacent to residential use
Rear yard	Zero feet

Subp. 3. **Building types.** These building types, described in part 2400.2500, are considered appropriate for the MXD district. Other building types are acceptable upon approval by the zoning administrator, provided that they meet the lot, height, and frontage requirements and design standards of this chapter.

Building Type	Minimum Lot Width
Commercial block building	35 feet
Podium building	60 feet
Parking building	60 feet
Liner building	60 feet
Large apartment (5 plus units)	50 feet

Subp. 4. **Parking placement.** Off-street parking is not required. Surface parking is prohibited.

Structured parking must be underground or fully enclosed by other permitted uses at ground level, with the exception of necessary entrances and exits.

Subp. 5. **Lot area and coverage.** Lot area and coverage requirements in the MXD district are as follows:

Building Type	Minimum Lot Size
All buildings	None
Maximum impervious coverage	100 percent of lot area

Subp. 6. **Building height.** Building heights in the MXD district must comply with part 2400.2300.

Statutory Authority: *MS s 15B.06*

History: *34 SR 900*

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