



Rediscover South St. Paul Minimum Architectural Standards

Front Yard Setbacks

New residences must have a front yard setback consistent with the average setback of all residences on the same side of the city block. In case of a corner lot, the “front yard” shall mean the street frontage with the lesser amount of linear feet. If the street frontage dimensions are equal, the City Engineer’s office shall designate the “front yard”.

(Example: If the average front yard setback is 20’, the new setback must be 20’, no more no less.)

Garage Access

Residential garage loading must be consistent with a majority of adjacent residences on the same side of the block.

(Example: If the majority of adjacent residences along the same side of the city block are rear loading onto an alley, the new residence must be rear loading onto the alley way.)

Front Building Face

The following are minimum architectural treatments expected with all new residences in the Rediscover South St. Paul Program:

- Ample window breaks on the front face of the building.
- All front face windows must be complimented with such treatments as shutters or decorative window edging, and divided light windows with decorative grills. Any other decorative window treatments are subject to review and approval of the EDA Board.
- 1/3 of the entire front building face must be brick, stone, stucco or other architectural treatment. *(A full front porch treatment may be used in lieu of the 1/3 brick, stone or stucco requirement, or other architectural treatment, subject to EDA Board approval.)*
- The front face of the residence must be treated with such architectural features as roofline breaks, building face fenestration, window and roofline dormers, decorative entrance canopies or parapets, decorative front entry door systems and decorative siding treatment of any front facing gables.
- All garage doors are required to have architectural treatments. Said treatments may include raised panel garage doors; wood veneer garage doors; and garage doors with window installation, including decorative glass and grill installations.

Side Wall Building Treatments

Residences with exposed side walls, or residing on corner lots, are required to provide ample window breaks on the exposed side wall of the residence. In lieu of windows, use of decorative siding, brick/stone, or other features must be used to break up blank wall spaces.

Front Porch Treatment

If a majority of the immediately adjacent residences have full front porch treatments, the new residence must have a full front porch or other architectural features consistent with the neighborhood approved by the architectural review board. If unfinished wood components are used to construct the porch, the wood must be stained, painted or otherwise treated. All front entrances must be constructed with concrete, stone or masonry materials. No wooden entrance stairs are permitted.

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