|  |  |  |  |
| --- | --- | --- | --- |
|  | | | |
|  | | DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  *Cecile Bedor, Director* | EqualHousingLogo |
| CityLogo | CITY OF SAINT PAUL *25 West Fourth Street Telephone: 651-266-6655*  *Christopher B. Coleman, Mayor Saint Paul, MN 55102 Facsimile: 651-266-6559* | | |

DATE: August 6, 2013

TO: Comprehensive Planning Committee

FROM: Sarah Zorn

RE: **Central Corridor/TN Zoning Study Follow Up: Accessory Dwelling Units and Density Bonuses**

**Introduction**

The Central Corridor/Traditional Neighborhood Zoning Study Follow Up study considers two separate topics: accessory dwelling units (ADU) and density bonuses to encourage new affordable housing and sustainable developments. Staff would like to spend the August 6th meeting responding to questions and concerns that were brought up at the July 9th meeting, and go over the timeline and outreach process.

**July 9, 2013 Meeting Summary**

*Accessory Dwelling Units*

Committee members were interested in clarifying the differences between an addition to an existing single family home, an accessory dwelling unit and a duplex. There were also questions about where ADUs could be located.

The City of Santa Cruz, California has a successful ADU program and a detailed manual that explains how to plan for an ADU, design it and manage construction and offers additional ADU-related resources including architectural design concepts and contacts: <http://www.cityofsantacruz.com/Modules/ShowDocument.aspx?documentid=8875>

*An ADU, also known as a "mother-in-law" or "granny" unit, is an additional living unit that has separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit on a single-family lot. ADUs provide housing opportunities through the use of surplus space either in or adjacent to a single-family dwelling. In most cases they are either a garage conversion or a small backyard cottage or guest-house style structure.   
  
With over 18,000 single family lots in the City of Santa Cruz, construction of ADUs provide an excellent opportunity to increase the amount of affordable rental housing in the community while providing homeowners with a chance to supplement mortgage payments, thus making their own housing more affordable. At the present time, Santa Cruz is one of the least affordable cities in the United States in terms of housing. Statistics show that only 6.9% of Santa Cruz residents can easily afford to buy a median-priced home.   
  
The ADU Development Program is designed to encourage development of small-scale neighborhood compatible housing and to discourage the proliferation of poorly-constructed illegal ADUs. At the same time, construction of ADUs promotes infill development and sustainable land use patterns, resulting in transportation patterns which in turn reduce pollution.*

* *City of Santa Cruz Accessory Dwelling Unit Development Program website*

Staff developed images of ADUs to illustrate massing, location on lots and integration into an existing neighborhood. The images show ADUs built above a garage, as a separate accessory structure, and attached to the principal dwelling unit. The intent is to permit ADUs that are physically attached or detached so long as they consist of new floor area and meet the requirements of the ordinance.

In addition staff developed a map indicating where ADUs could take place within the defined boundary along University Avenue. Included in the analysis were all lots with a single family residential use, vacant residential lots and vacant Traditional Neighborhood lots *not* on University Avenue within the R1, R2, R3, R4, RT1, RT2, RM1, RM2, T1, T2 and T3 districts. Of the 9,255 lots included in the analysis it was determined that 4,030 were at least 4,800 square feet and located on an alley (adding one-half the alley area resulted in lots that were at least 5,000 square feet) or at least 5,000 square feet and were therefore possible locations for an ADU. The majority of the lots where an ADU could be constructed are located on the north side of University between Fairview and Western.

*Density Bonuses*

There was a question at the last meeting about the fact that the proposed bonus would permit more units than could be balanced with the amount of parking for a given development. Developers building in the Central Corridor will still need to ensure the development makes sense for the intended user. The amount of parking provided and the anticipated use of it is a balance that must be weighed for any development, an increased number of useable square footage doesn’t eliminate the need for this consideration.

If you have questions before the committee meeting on July 9th, please feel free to contact Sarah Zorn (651-266-6570 or [Sarah.Zorn@ci.stpaul.mn.us](mailto:Sarah.Zorn@ci.stpaul.mn.us)).

Attachments:

* Draft zoning text amendments – updated 7/30/2013
* Examples of accessory dwelling units
* Accessory dwelling unit analysis map