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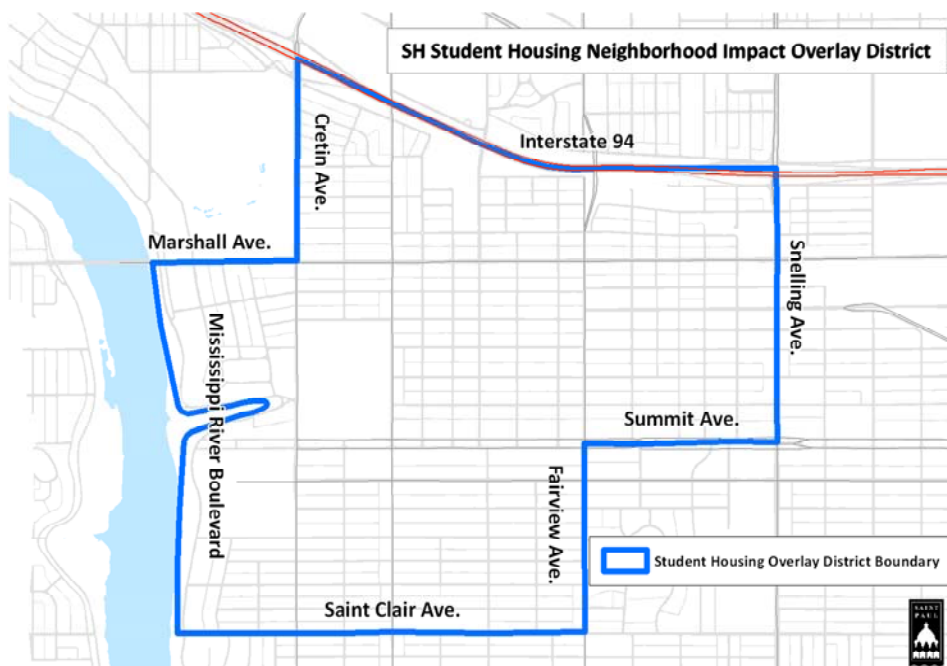
January 2, 2013

Student Housing Overlay District Frequently Asked Questions

1. Why is the city regulating the location and use of rental properties with student tenants?

The ordinance is created to address the concentration of the number of student houses on any given block in the overlay district. It is aimed at the idea that beyond a certain tipping point, our neighborhoods become destabilized.

2. What are the boundaries of the student housing overlay district?



3. What is a student dwelling unit?

Within the overlay district, a student dwelling is a one- or two-family dwelling requiring a fire certificate of occupancy (non-owner occupied) in which at least one unit is occupied by at least three (3), but not more than four (4) students.

4. Who is considered a student for purposes of this regulation?

For these purposes, a student is an individual who is enrolled or has been accepted to an undergraduate degree program at a university, college, community college, technical college, trade school or similar and is enrolled in the upcoming or current session, or was enrolled in the previous term, or is on a scheduled term break or summer break from the institution.

5. What is considered a family for the purposes of this regulation?

A family is allowed to occupy a dwelling unit. A family is defined in the zoning code as:

One (1) or two (2) persons or parents, **with their direct lineal descendants** and adopted or legally cared for children (and including the domestic employees thereof) together with not more than two (2) persons not so related, living together in the whole or part of a dwelling comprising a single housekeeping unit. Every additional group of four (4) or fewer persons living in such housekeeping unit shall be considered a separate family for the purpose of this code.

Siblings are not direct lineal descendants to one another. Therefore, if a dwelling unit is occupied by students, the maximum number of residents is four, whether or not some of them are siblings. If a parent lives in a house, they can have any number of their children, who are direct lineal descendants, living with them regardless of the number of children who are students.

6. How do I become a registered student dwelling unit?

Within the student housing overlay district, a student dwelling must be located a minimum of one hundred fifty (150) feet from any other registered student dwelling within the overlay district located on a different lot, measured as the shortest distance between the two lots on which the student dwellings are located. Additionally, one off-street parking space is required for a student dwelling in a single family house and three off-street parking spaces are required for a student dwelling in a duplex. If the location and off-street parking meets these standards, the property must be registered as student housing and a fire certificate of occupancy must be obtained. The application form for registering is found on the website: www.stpaul.gov/dsj The applicant must provide a site plan showing the location of the off-street parking.

7. Must I register as a student dwelling unit if I also live at my rental property?

No, you do not. Student dwelling registration is only required for one- and two-family dwellings which are not owner occupied. Owner occupied dwellings require neither a fire certificate of occupancy nor a student dwelling registration. This is true if the owner lives in one unit of a duplex and up to four students live in the other unit or if the owner lives in a single family dwelling and has 3 roommates who are students.

8. Must I register as a student dwelling unit if the building has more than two units?

No, registration is only required for student housing in a single family dwelling or duplex.