

# Definition of *Family* in the Saint Paul Zoning Code

Sets the maximum number of occupants allowed to live in a dwelling unit.

Michael Wade, *City Planner*  
Planning and Economic  
Development

Presentation to the  
Comprehensive &  
Neighborhood Planning  
Committee

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# The Definition of *Family*

Section 60.207. F.

## Existing term *Family* allows...

- *Two occupants with their linearly-related descendants*
- *Two additional people*
- *Maximum of four unrelated occupants*

*(As of the Saint Paul Zoning Code update in 1975)*

# The Definition of *Family*

Section 60.207. F.

**Function 1:** Sets the maximum number of occupants allowed to live in a dwelling unit. *This includes unrelated occupants as well as related.* (“household”)

**Function 2:** Other land uses use this number to trigger spacing or minimum lot area requirements.

- Adult care home
- Licensed correctional facility
- Overnight shelter
- Sober house
- Supportive housing
- Roominghouse
- Accessory dwelling unit

Independent safety codes: MN Building Code, MN Residential Code, MN Fire Code, and Chapter 34 of our Saint Paul Legislative Code.

## ALL THREE OPTIONS

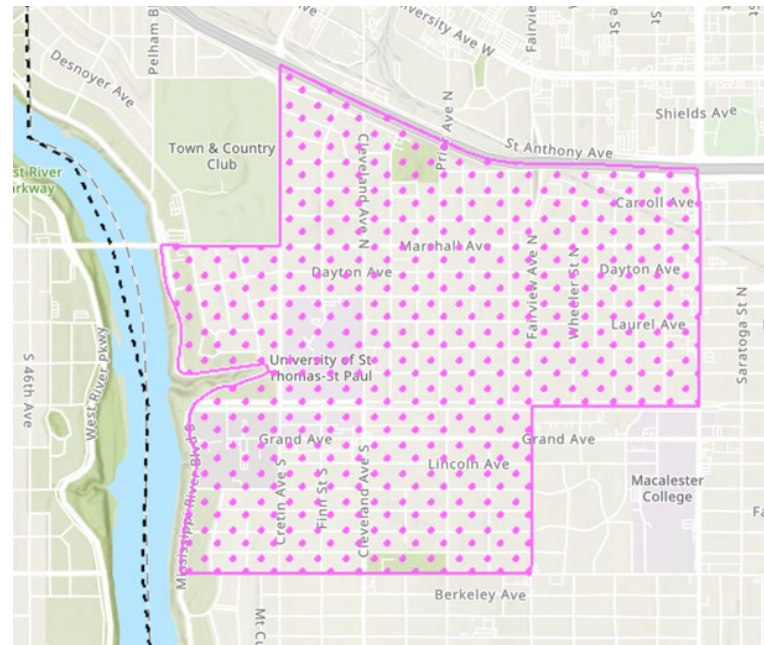
- Any number of minors (anyone under 18 years old)
- Student dwellings in the SH overlay district are still subject to a maximum of four students and other requirements.
  - As maximums change, other nonstudents can reside with the students.

### Proposed amendment options

Option 1 - "Any six"

Option 2 - "Family or five"

Option 3 - "Family *plus* four"



## Proposed amendment options

### Option 1 - "Any six"

Option 2 - "Family or five"

Option 3 - "Family *plus* four"

## OPTION 1 - "ANY SIX"

*Family.* Six (6) or fewer adults, together with minor children in their care, living as a single housekeeping unit.

- Removes relatedness
  - Maximum of six occupants, related or not
  - Easier to enforce, removes relatedness
- Should accommodate most households of related people.
- In the SH overlay district, two non-students may live with a maximum of four students.

## Proposed amendment options

Option 1 - "Any six"

**Option 2 - "Family or five"**

Option 3 - "Family *plus* four"

## OPTION 2 - "FAMILY OR FIVE"

*Family.* Five (5) or fewer adults, or any number of adults who are all related to each other by blood, marriage, guardianship, or domestic partnership as defined by Chapter 186 of the Saint Paul Legislative Code, together with minor children in their care, living as a single housekeeping unit.

- Retains relatedness
  - Maximum of five unrelated occupants
  - Allows households with 6+ adults *if all are related to each other*
  - Mixed households (related + unrelated) are subject to five maximum adults
  - More difficult to enforce due to relatedness provision
- In the SH overlay district, one non-student may live with a maximum of four students.

## Proposed amendment options

Option 1 - "Any six"

Option 2 - "Family or five"

**Option 3 - "Family plus four"**

### OPTION 3 - "FAMILY PLUS FOUR"

*Family.* Any number of adults who are all related to each other by blood, marriage, guardianship, or domestic partnership as defined by Chapter 186 of the Saint Paul Legislative Code and up to four (4) additional adults, together with minor children in their care, living as a single housekeeping unit.

- Retains relatedness
  - **Maximum of five unrelated occupants** (one of those "occupants" could include an entire family)
  - Allows households with 6+ adults
  - More difficult to enforce due to relatedness provision
- In the SH overlay district, one non-student may live with a maximum of four students.



## Initial input to-date

- **City staff**
  - PED – Planning, Housing, Equity Change Team
  - DSI – Zoning, Fire Inspection, Building and Residential Review
  - St. Paul Fair Housing Coordinator
  - Public Works – Sewers, Streets
- **Partner interviews**
  - Community Stabilization Project
  - Saint Paul Public Housing Authority
  - **CLUES**  
Comunidades Latinas Unidas en Servicio
  - Discussions with five district councils



## Public comment (So far)

### Emails via StPaul.gov/Family-Study

- Most respondents are proponents of amending the definition. Some want it removed altogether. Two respondents are worried about existing overcrowding.
- Option 1 has been chosen the most; respondents say it is clear, concise, and does not involve relatedness

### District Councils & Partners

- Letters from three councils have been received.
  - Question the need for and morality of this regulation altogether;
  - Remove relatedness from the definition;
  - Replace the word “family” with something neutral like “household” or “occupants”;
  - Remove zoning occupancy altogether
- One letter sent jointly from most district councils has asked for more time to engage the residents of their districts and to submit comment.
- Sustain Saint Paul has recommended an expanded Option 3 – any number of related adults plus five additional adults, for a maximum of six unrelated adults.