

Definition of *Family* in the Saint Paul Zoning Code

Planning Commission Review for Recommendation

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Planning and Economic
Development

Presentation to the Saint Paul
Planning Commission

January 8, 2021

Family Study Timeline

July 18th, 2018:

Study officially requested by City Council in Resolution 18-1204



October 2nd, 2020:

Study reviewed by Planning Commission and released for public comment (period extended to noon on December 14th, 73 days)



November 13th:

Public hearing at Planning Commission



December 16th:

Public comment reviewed by CNPC; recommendation voted on and forwarded to PC

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Today

- Review themes from the public testimony
- Review recommendations from the CNPC
- Vote whether to recommend text amendments to the City Council

Public testimony

- **3 text amendment options** were released in the study report
 - Option 1 - "Any Six"
 - Option 2 - "Family or Five"
 - Option 3 - "Family *plus* Four"
- **6 letters** from district councils and a local organization
- **3 oral comments** given at the public hearing
- **37 comments** from residents via *Stpaul.gov/family-study* and email

Themes from public comment

- Option 1 "Any Six" received the most votes by residents. Residents cited its flexibility and its neutrality to relatedness.
- Do not attempt to define familial status in any way.
- Use a neutral term to describe occupants (instead of "family").
- Establish a rental/landlord licensing system.
- Concern about the financial and neighborhood impacts of allowing larger households of college students
- Concern about the impact on housing affordability with the allowance of larger households
- Why not remove the definition completely?

Themes from public comment

Common theme: **Why not remove the definition completely? What is the utility of this regulation?**

>>> Further discussion between PED, DSI, and SPPD for inspection and code enforcement perspectives.

Three functions of a Zoning Code occupancy standard:

- **Avoid further safety code violations;**
- **Mitigate land use effects of higher density generally (noise, traffic, litter, use of open space);**
- **Better integrate high-occupancy residential land uses (supportive housing facilities, sober houses, etc.) into predominantly low-density neighborhoods.**

Themes from Committee discussion

- Should student dwellings in the SH student housing impact overlay zone remain limited to four maximum students, or be allowed to expand to six as with the rest of the city?
- Will a new definition inadvertently discriminate against certain categories of relatives?
- What does enforcement of a new definition look like, and how much flexibility is there?

Committee recommendations

- **Recommended text:**

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

- Removes consideration of relatedness entirely
 - Replaces the term Family with Household
 - Any number of occupants aged 17 or younger, regardless of relatedness
- **Limit occupancy in student dwellings in the SH overlay district to a maximum of four students**

Projected City Council timeline

- February 3rd – first reading
- February 17th – public hearing
- February 24th – vote on adoption