



# 1-4 Unit Housing Study

# Phase 1

## Zoning text amendments

Objectives • Amendments • Schedule

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## Infill Housing Objectives

- Permit smaller homes;
- Make smaller lots easier to utilize for housing;
- Opening opportunities for "cottage cluster"-style housing;
- Facilitate a greater variety of accessory dwelling units on more lots;
- Improve zoning code organization and staff protocols



## Objectives (cont.)

- This is not expected to directly result in deeply affordable housing. This IS expected to contribute to more affordable rental housing, starter homes, additional units, eventual NOAH properties, and gentle infill housing.
- Does not include consideration of the owner-occupancy requirement for properties with ADUs per the Planning Commission's request.
- All of these provisions can be revisited in Phase 2 of the 1-4 Unit Infill Housing Study.
  - Phase 2 is currently in the technical expert engagement period.
  - Phase 1 amendments will be factored into Phase 2 analysis.



## Amendments

\* Not a zoning text amendment. Requires Planning Commission resolution.

- a) Delete 22-foot minimum width for homes in residential districts;
- b) Permit multiple principal residential buildings on a zoning lot in RL-RT1;
- c) Restore lower side setbacks for single-family homes in RM1-RM2;
- d) Delete the minimum distance of 12 feet between buildings on a zoning lot;
- e) Simplify the calculation with which an average front setback is calculated;
- f) Delete minimum lot area requirement of 5,000 square feet for ADUs;
- g) Change the maximum permitted size for an ADU from 800 sf to 75% of the principal unit;
- h) Increase maximum square footage of the rear yard that accessory buildings may occupy;
- i) Reorganize Article V. - 63.500. Accessory Buildings for improved readability;
- j) Discontinue Duplex & Triplex Conversion Guidelines as mandatory staff recommendations;\*
- k) Correct student housing overlay in accordance with recent definition of *Family* amendments



## Schedule (projected)

Body	Date	Action
CNPC	8/18	Review and forward to PC
PC	9/3	Release for public comment and set date for public hearing
PC public hearing	10/15	Public hearing
CNPC	10/27	Review public comment
PC	11/12	Review and forward to CC
CC 1	12/8	Presentation
CC 2	12/15	Public hearing
CC 3	12/22	Vote

Today's action:

Vote to release the memo and set a date for the public hearing on **October 15th, 2021** (with the date in corrected from October 1st in the memo).