Religious Accessory Uses Zoning Study



Planning Commission December 17, 2021

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Religious Uses Zoning Study

- Testimony
- What has changed in the proposal?
- What would it mean for religious institutions?
 - Generally
 - St. Peter Claver
- City recreation centers
- What is the timeline?



Testimony

- No new buildings/additions for accessory uses is burden for growing congregations
- Many uses listed as "accessory" are considered primary to religious mission
- Religious institutions provide valued community services that complement the gov't
- Often have multipurpose spaces for a variety of events, whether for the congregation or the broader neighborhood
- Mosques do not want to face a public process for CUPs
- CUP for "social and community services" over 1,000 sq ft
 - Threshold is too low
 - Confusing: many services could be construed as "social and community services"



- Structure
- Conditional use permits
- Limitations and standards for uses
- Expanded "religious institution" definition
- Expanded "community center" definition



• Structure

Before

Most of the desired uses fell under new "religious accessory uses" definition

<u>Now</u>

- Most of the desired uses fall under revised "religious institution" principal use or "community center" principal use definitions
- Day care/preschool handled in its own definition
- Overnight shelter (for 25 adults), homeless services are still acc. uses



• Need for conditional use permits

Before

Required for "social and community services" over 1,000 square feet in residential districts

<u>Now</u>

Not needed for any allowable use at religious institutions in any district, except certain homeless services facilities



• Limitations and standards for uses

<u>Before</u>

- Emergency housing and overnight shelter limited to 10 adults plus children in their care
- Homeless services over 1,000 s.f. required a CUP
- Day care/preschools in residential districts had to be in *former* religious institutions
- No new construction for an accessory use

<u>Now</u>

- Overnight shelter limited to 25 adults; emergency housing unlimited
- Homeless services subject to same standards as elsewhere:
 - CUP if over 7,000 s.f.
 - Litter plan
 - Commitment to engage with district council and law enforcement
 - > Point of contact provided
- Day care/preschools also allowed in current religious institutions



• Expanded "religious institution" definition

<u>Before</u>

 Focus was only on worship and clergy housing

<u>Now</u>

 Includes gathering space, religious education facilities, and other spaces for religious exercise



• Expanded "community center" definition

Before

"Noncommercial recreation" was mainly for rec. centers, had to have direct access to arterial street, needed CUP in residential districts

Now

 "Community center" includes rec. center use and much of what happens at religious campuses; no need to be on arterial; no CUP

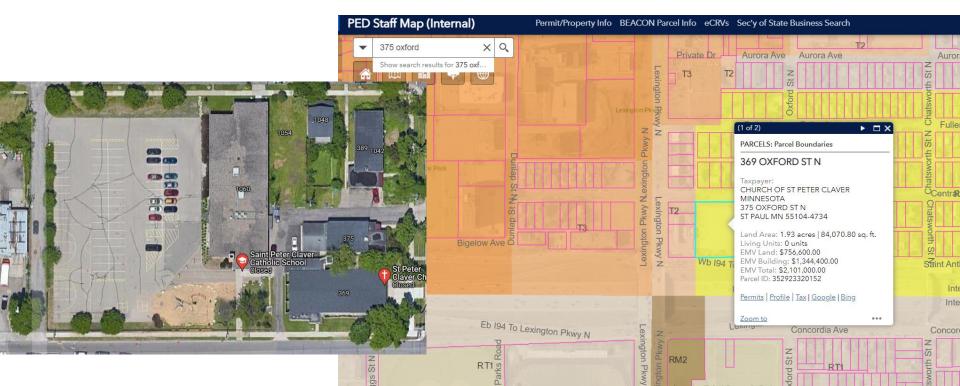


What would it mean for religious institutions?

- Examples, as applied in all districts that allow religious institutions:
 - Preschools: Allowed by zoning
 - Food shelf: Allowed by zoning
 - Receptions: Allowed by zoning
 - Music performances: Allowed by zoning
 - Blood drives: Allowed by zoning
 - Community meetings: Allowed by zoning
 - Voting: Allowed by zoning (no change needed –already allowed everywhere)
 - Emergency housing: Allowed by zoning
 - Homeless services facilities: CUP if over 7,000 s.f. in most districts, no CUP if less
 - Overnight shelter: Allowed by zoning for up to 25 adults plus children in their care
 - Accounting or travel agency office: Needs zoning letter from City (same as now)



St. Peter Claver





City recreation centers

Name	Zoning	Direct arterial access?
Rice	RT1	No
Martin Luther King	RT2	No
Dayton's Bluff	RT1	No
Duluth & Case	R4	No
Hazel Park	R4	No
Linwood	R4	No
Groveland	R3	No
El Rio Vista	RM1	No



What is the timeline?

- January 5: City Council presentation/1st reading
- January 12: City Council holds public hearing
- January 19 or 26: City Council adopts ordinance changes