

# Religious Accessory Uses Zoning Study

Planning Commission  
December 17, 2021



**SAINT PAUL**  
MINNESOTA

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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”



# What has changed?

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



# What has changed?

- Structure

## Before

- Most of the desired uses fell under new “religious accessory uses” definition

## Now

- 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



# What has changed?

- Need for conditional use permits

## Before

- Required for “social and community services” over 1,000 square feet in residential districts

## Now

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



# What has changed?

- Limitations and standards for uses

## Before

- 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~~

## Now

- 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





# What has changed?

- Expanded “religious institution” definition

## Before

- Focus was only on worship and clergy housing

## Now

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



# What has changed?

- 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

**PED Staff Map (Internal)** Permit/Property Info BEACON Parcel Info eCRVs Sec'y of State Business Search

375 oxford X Q

Show search results for 375 oxf...

369 OXFORD ST N

Parcel boundaries map showing streets: Private Dr, Aurora Ave, Oxford St N, Lexington Pkwy N, Dunlap St N, Bigelow Ave, Wb I94 T, Eb I94 To Lexington Pkwy N, Parks Road, Concordia Ave.

**(1 of 2)**

**PARCELS: Parcel Boundaries**

**369 OXFORD ST N**

Taxpayer:  
CHURCH OF ST PETER CLAVER  
MINNESOTA  
375 OXFORD ST N  
ST PAUL MN 55104-4734

Land Area: 1.93 acres | 84,070.80 sq. ft.  
Living Units: 0 units  
EMV Land: \$756,600.00  
EMV Building: \$1,344,400.00  
EMV Total: \$2,101,000.00  
Parcel ID: 352923320152

[Permits](#) | [Profile](#) | [Tax](#) | [Google](#) | [Bing](#)

[Zoom to](#)



## 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/1<sup>st</sup> reading
- January 12: City Council holds public hearing
- January 19 or 26: City Council adopts ordinance changes