

1-4 Unit Housing Study Phase 2

**Study Background, Context, Process, and
Planning Commission Recommendation
August 18, 2023**



SAINT PAUL
MINNESOTA

PROJECT
CONTACT:

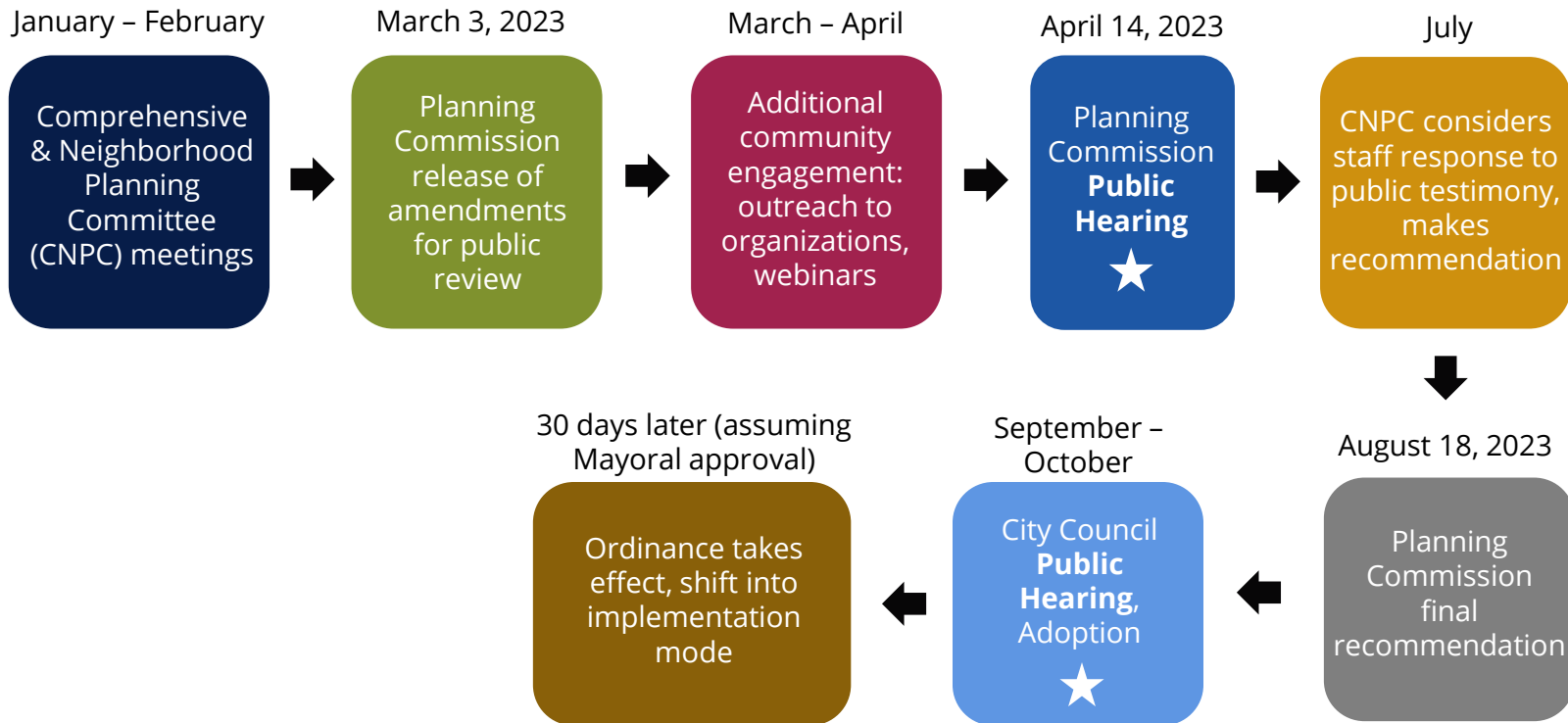
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Phase 2 Planning Commission and City Council Process



Study Background and Context



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1-4 Unit Housing Study – initiated April 2021

Phase 1 – Effective as of March 2022

- Allowing for physically **smaller homes**



- Allowing **more than one residential building per lot**



- Allowing accessory dwelling units (ADUs) on **smaller lots**



- Allowing **larger-sized** accessory dwelling units (ADUs)



Phase 2 – Current Phase

- Allowing a **greater diversity of single-family developments**, such as:



Townhomes



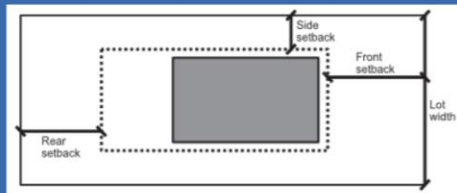
Cluster developments

- Allowing **duplexes** and **triplexes** in more places



- Allowing **fourplexes** in some places

- Changing **dimensional standards** and other zoning requirements to **facilitate this greater range of housing**, such as:



- Reduction of **minimum lot size/width standards** or elimination paired with FAR standards
- Reduction of **setback requirements**
- Increasing **maximum lot coverage**
- Consideration of **maximum lot sizes** to regulate the degree of redevelopment and protect against displacement

- Consideration of **affordable housing incentives**

- Amendments to **cluster development** requirements and **accessory dwelling unit (ADU)** requirements to support greater flexibility of use



Policy Direction

CITY COUNCIL RES. 18-1204

- Calls for “action to **create and preserve housing that is affordable at all income levels**, address racial, social and economic disparities in housing, and create infrastructure needed to stabilize housing for all in Saint Paul.”
- Calls for “Zoning studies by the Planning Commission to explore ways to increase density in residential districts including... analysis on **allowing more multi-unit buildings (i.e. triplexes and fourplexes) along transit routes and in neighborhood nodes in single-family zoning districts.**”

2040 COMPREHENSIVE PLAN POLICIES

- LU-1. Encourage **transit-supportive density** and direct **the majority of growth** to areas with... **transit capacity**.
- H-16. Increase housing choice across the city to support **economically diverse neighborhoods** by pursuing policies and practices that **maximize housing and locational choices** for residents of **all income levels**.
- H-49. Consider **amendments to the zoning code** to permit **small single-family houses and duplexes** to facilitate the creation of small-home development types, such as **pocket neighborhoods and cottage communities**.
- H-50. Balance the market demand for larger homes in strong market areas with the need to maintain a **mix of single-family housing types** that is **sensitive to the surrounding neighborhood context**.



Policy Direction

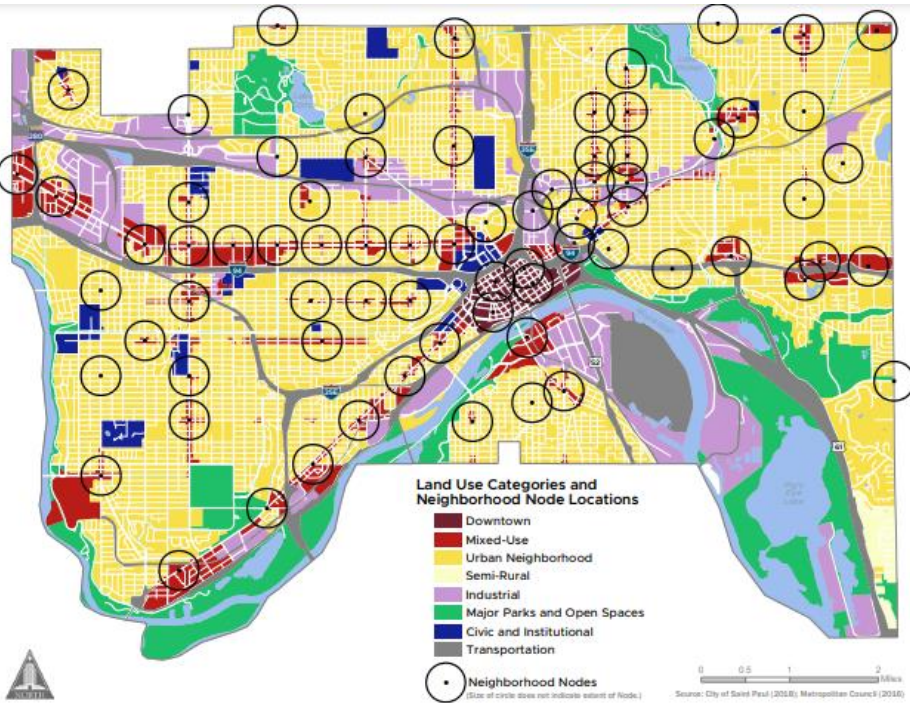
2040 COMPREHENSIVE PLAN POLICIES (cont.)

Neighborhood Nodes

- LU-30. Focus growth at Neighborhood Nodes using the following principles: 1. **Increase density toward the center of the node** and **transition in scale to surrounding land uses**.

Urban Neighborhoods

- Policy LU-34. Provide for **medium-density housing** that diversifies housing options... **compatible with the general scale** of Urban Neighborhoods.
- H-48. **Expand permitted housing** types in Urban Neighborhoods to include **duplexes, triplexes, town homes, small-scale multi-family** ...to allow for **neighborhood-scale density increase, broadened housing choices** and **intergenerational living**.





Study Objectives



To increase housing choice within Urban Neighborhoods to meet Saint Paul's housing needs.



To increase housing type equity by allowing greater opportunities for neighborhood-scale housing in every neighborhood of the city.



To once again permit 1-2-unit types by right, which is consistent with Saint Paul history (i.e., before the 1975 zoning code update, these were allowed in residential zones across the city).



To encourage and promote reuse of existing homes and infill development in existing neighborhoods, lots, and backyards, while discouraging demolition of existing viable housing.



To especially empower homeowners and small-scale developers to engage in infill development.



To encourage the development of family-sized or workforce housing through zoning bonuses.

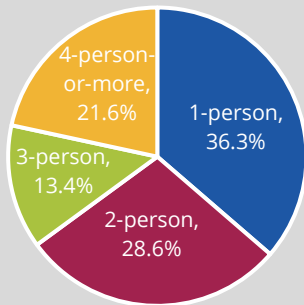


To make the zoning code easier to read, navigate, and understand.



Household Types and Housing Options

Household Types Today



**Saint Paul
Household Types**
ACS 2021 5-Year Estimates



Households with at least one person under 18



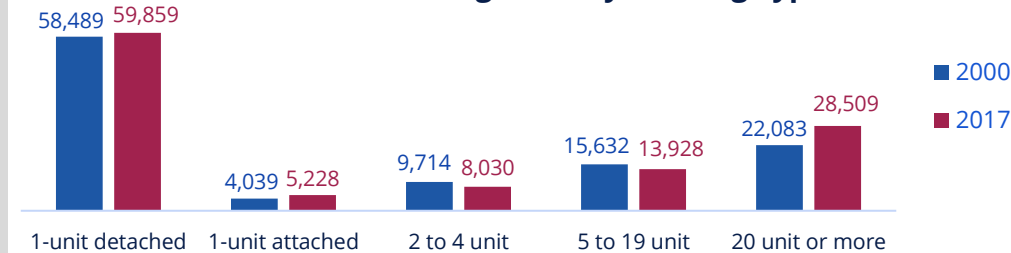
Households with at least one person over 60



Extended family and multi-generational living arrangements

Housing Options Today

Number of Housing Units by Housing Type



50% of housing units are in single-family detached



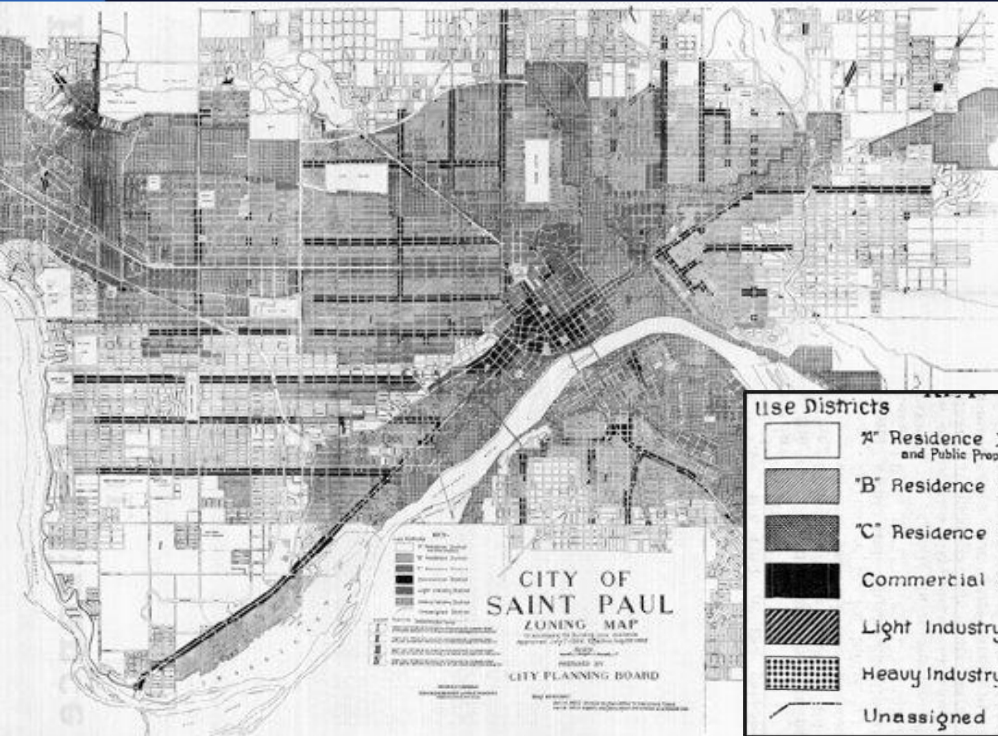
31% of housing units are in buildings with 20 units or more



11% of housing units are in 2-to-4-unit buildings



Neighborhood-Scale Housing



The **1922 Saint Paul Zoning code** had three residential zoning districts – A & B allowed 1-2 unit housing, C allowed these and multifamily; one commercial district for any commercial/residential use; and two industrial districts

Single-Family Detached

One-unit, free-standing detached dwelling.



Single-Family Attached

One-unit dwellings that are individually owned attached to one or more one-unit dwellings by sharing a common wall or walls.



Twinhome: Building with two single-family attached units



Townhouse development: Building with more than two single-family attached units

Duplex

Two-unit dwelling typically with the units side-by-side with a shared wall or stacked directly on top of one another.



Triplex

Three-unit dwelling with the units sharing a wall or stacked above one another.



Fourplex

Four-unit dwelling typically with two units on the ground floor and two units stacked directly above them.



Cottage Development

Small detached one-unit dwellings arranged in a red courtyard or greenspace.



Accessory Dwelling Unit (ADU)

A second dwelling unit subordinate to a principal single-family dwelling, within or attached to a single-family dwelling or in a detached accessory building on the same lot.





The Housing Shortage

Rental Housing

- **6.7% rental vacancy** (*above the healthy market benchmark of 5%*)
- Mostly stable median rents, but **three-bedroom rents keep increasing**
- Of vacant rental units: **No units** affordable to households making less than \$35K (**30% of AMI**), **47%** are affordable at **50% of AMI**
- **Majority of each population of color rent their homes**



ONE BEDROOM



September 2022 \$997
September 2021 \$1,000

TWO BEDROOM



September 2022 \$1,295
September 2021 \$1,275

THREE BEDROOM



September 2022 \$1,688
September 2021 \$1,538

0%
No Change
YOY

+2%
Increase
YOY

+10%
Increase
YOY

Source:
HousingLink
St. Paul
Rental
Housing
Brief, Sept.
2022

For-Sale Housing

- **1.6-month supply of for-sale homes** (*below healthy market benchmark of 5-6-month supply*)
- **\$287K Median Saint Paul sales price** (*affordable to a four-person household just below 80% of AMI - \$117,300*)
- City **homeownership rate is consistently lower than the U.S. rate** and continues to decline
- Twin Cities has the **highest black-white homeownership disparity** in the top 20 most underproduced metro areas





The Housing Shortage

Housing Underproduction

The difference between total housing need and total housing availability

- Of 309 metro areas, Twin Cities is 13th most underproducing metro
- Only 8% of new single-family homes in the U.S. are 1,400 sf or less



Rank	Region	UNDERPRODUCTION		Percent Change in Median Rent (2012-2019)	Share of Renter Households who are Cost Burdened	Percent Change in Median Home Value (2012-2019)	Black-White Homeownership Gap
		Total (2019)	As a Share of Total Housing Stock (2019)				
1	Los Angeles-Long Beach-Anaheim, CA	388,874	8.3%	NA	53.4%	NA	17.0 pp
2	New York-Newark-Jersey City, NY-NJ-PA	342,144	4.4%	22.6%	47.5%	20.7%	28.1 pp
3	Miami-Fort Lauderdale-Pompano Beach, FL	189,301	7.4%	31.6%	58.5%	79.7%	15.8 pp
...							
13	Minneapolis-St. Paul-Bloomington, MN-WI	80,138	5.5%	27.8%	43.4%	39.7%	50.1 pp



Equity reflections on the exclusion of 2+ unit housing

“Buchanan v Warley” case (1917) – Supreme Ct. outlaws racially restrictive ordinances

» » Single-family-only zoning first proliferated after this decision

“Village of Euclid v. Ambler” case (1926) – Supreme Ct. found that a local ordinance was a valid exercise of police power

» » Single family-only zoning upheld

Journal of the American Planning Association (2019):

“Buchanan [v. Warley] made single-family mandates appealing because they maintained racial segregation without racial language. Forcing consumers to buy land in bulk made it harder for lower income people, and therefore most non-White people, to enter affluent places. Single family-only zoning let prices discriminate when laws could not.”

“Exclusionary zoning laws have a profound impact on social welfare because where a family lives matters. Using data that cover virtually the entire U.S. population from 1989 to 2015, researchers have shown that neighborhoods can have significant causal effects on children’s long-term outcomes, including their earnings. Because exclusionary zoning rules **drive up housing prices, poorer families are kept out of wealthier, high-opportunity neighborhoods.** This, in turn, leads to worse outcomes for children, including lower standardized test scores, and greater social inequalities over time.”

–“Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market,” White House Council of Economic Advisors, Cecilia Rouse, Jared Bernstein, Helen Knudsen, and Jeffery Zhang, June 17, 2021

Process and Current Zoning



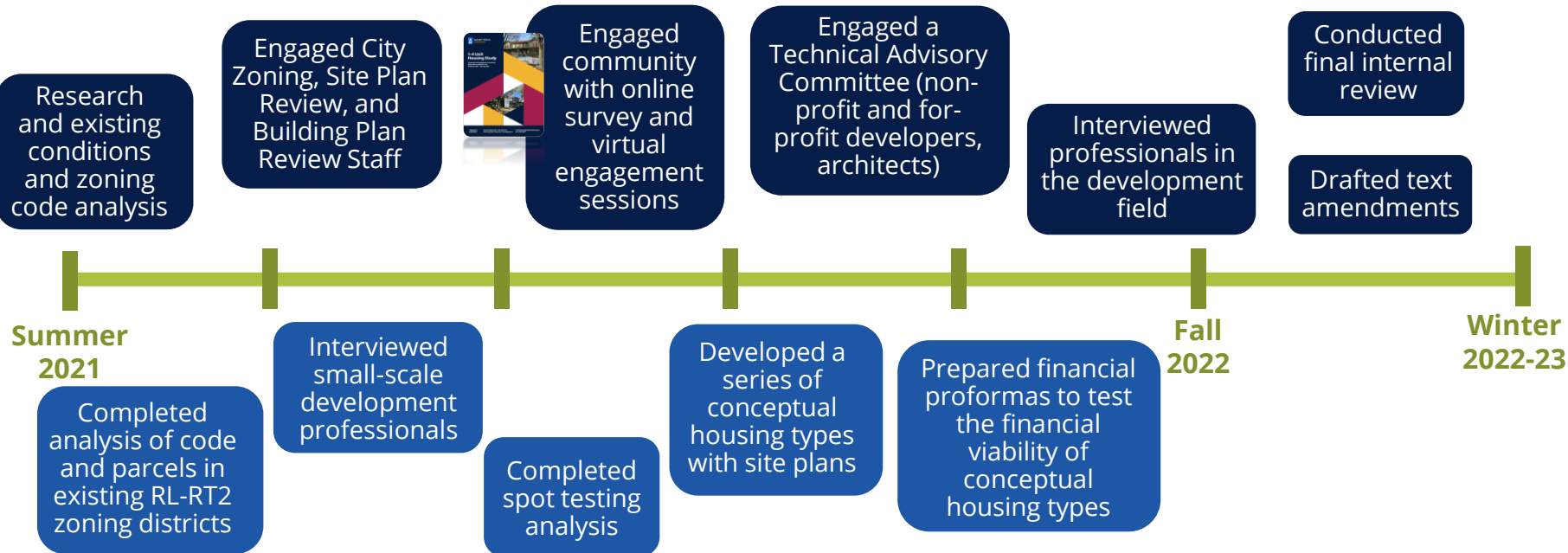
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Phase 2 Process

Staff Work



Consultant Work

Team of Jim Kumon (Electric Housing) + Neil Heller (Neighborhood Workshop)



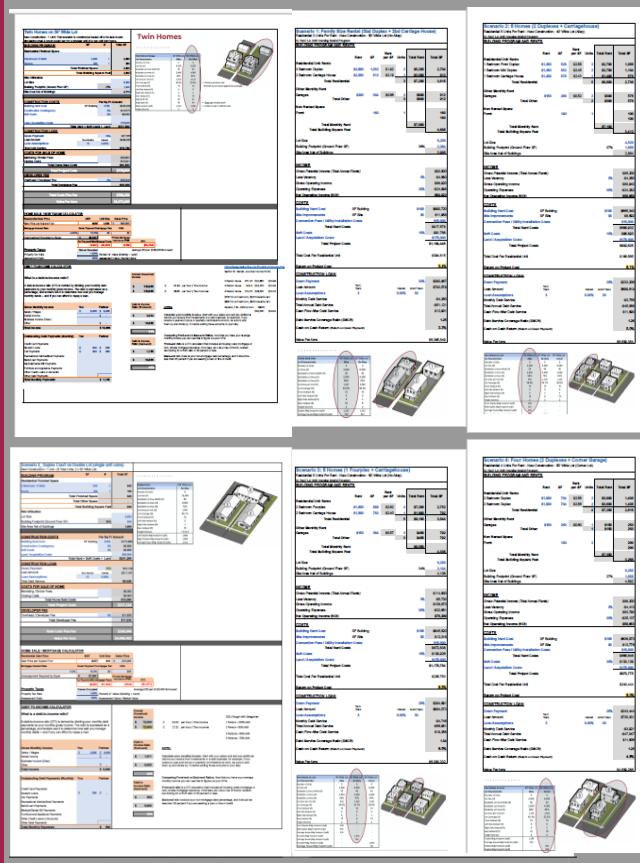
Financial Pro Forma Case Study Takeaways

Homeowners with equity:

- Middle-income homeowners and small developers can build modest-sized backyard ADUs that could serve modest rents (**50-60%** of AMI)
- High costs to add unit(s) and minimal return, but projects work financially

For-sale development:

- Serving homebuyers at **60-80%** of AMI is possible, especially with sufficient density permitted by zoning, as well as subsidy, in some cases
- Status quo single-family for-sale development serves similar affordability, but existing scarcity



Rental project viability and who's motivated:

- Many are not viable development projects for larger-scale developers looking to make a market-rate return (~15-18%)
- Local developers/investors are more likely to undertake these projects

The importance of by-right development:

- Small-scale developers are unlikely to take the risk of rezoning a property for a 6-10% return, because these soft costs cannot be absorbed



Current Zoning: RL, R1-R4, RT1-RT2

RL one-family large lot residential district



Permits only one-family dwellings



21,780 sq. ft. minimum lot area per unit

80' minimum lot width per unit



3 story, **30'** max height



30' front setback
10' side setback
25' rear setback

R1-R4 one-family residential districts



Permits only one-family dwellings



Minimum lot area per unit ranges from **5,000 to 9,600** sq. ft.

Minimum lot width per unit ranges from **40' to 80'**



3 story, **30'** max height



25-30' front setback
4-10' side setback
25' rear setback

RT1 two-family residential district



Permits one-family and two-family dwellings



3,000 sq. ft. minimum lot area per unit

25' minimum lot width per unit



3 story, **40'** max height



25' front setback
9' side setback
25' rear setback

RT2 townhouse residential district



Permits one-family, two-family, three-and-four-family dwellings and townhouses with up to 6 attached units



2,000 sq. ft. minimum lot area per unit

20' minimum lot width per unit



3 story, **40'** max height



25' front setback
9' side setback
25' rear setback



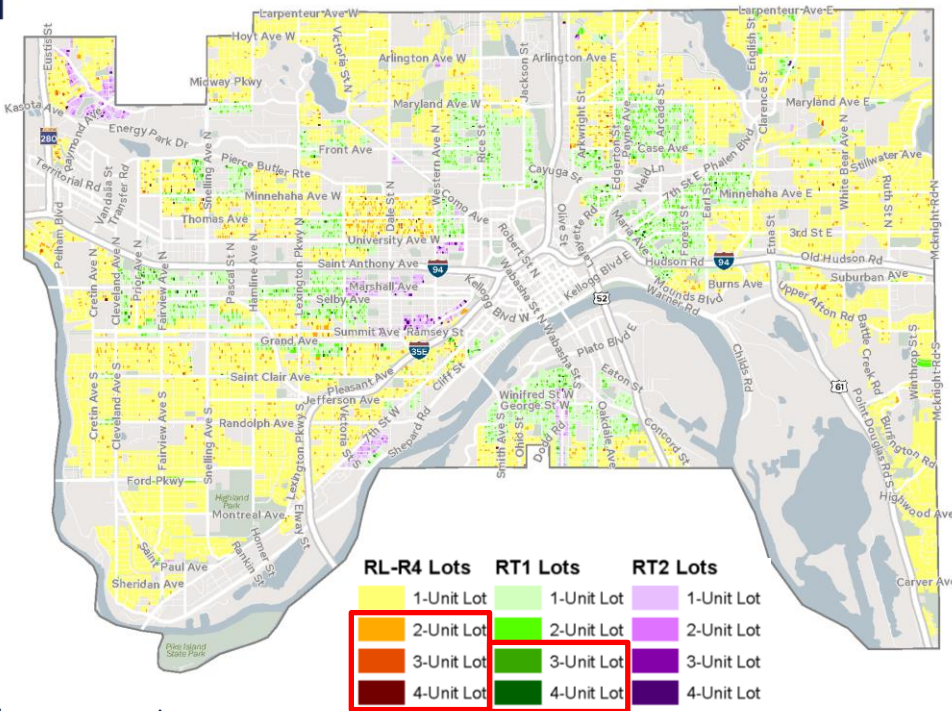
Current Zoning: RL, R1-R4, RT1-RT2

- 72% of the residentially-zoned land only permits detached, single-family homes
- 2-4-unit properties do exist despite current zoning not allowing these housing types (they were more widely permitted in the 1922 code)
- Code standards **do not align** with the real lot sizes
- Lot area per unit** and **setbacks** are some of the most limiting zoning standards



Lots Developed with Existing 1-4-Unit Housing in RL-RT2 Districts

Ramsey County Parcel Data, August 2020



These properties are **not** currently permitted by code

Recommended Zoning Districts



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Proposed Zoning Districts

Planning Commission Recommendation

<u>Current</u> Zoning District	<u>Current</u> permitted housing types	<u>Proposed</u> Zoning District	<u>Proposed</u> permitted housing types/max units	<u>Proposed</u> Max Bldg. Lot Cov.
RL one-family large lot	One-family	RL large lot	One-family, two-family (Max units on lot: 2)	40% (50% with cluster development)
R1 one-family	One-family	H1 residential	One-family, two-family, multi-family (Max units on lot: 4*) *eligible for density bonus +2 units	45% (50% with density bonus/cluster development)
R2 one-family				
R3 one-family				
R4 one-family				
RT1 two-family	One-family and two-family			
RT2 townhouse	One-family, two-family, three-and-four family, townhouse (≤ 6 units)			
R1-RT2 within 1/8 mile of neighborhood nodes, transit routes along fixed rail, BRT corridors, and high-frequency routes	Varies by district	H2 residential	One-family, two-family, multi-family (Max units on lot: 5*) *eligible for density bonus +1 units	50% (55% with density bonus/cluster development)



RL, H1, H2 Residential Districts

Planning Commission Recommendation

RL large lot residential (Current parcels zoned RL)

2

Max principal units on a lot



Permits one-family and two-family dwellings



9,000 sq. ft. minimum lot area per unit

60' minimum lot width



33' max height



30' min front setback
10' min side setback
10' min rear setback



40% lot coverage max

H1 residential (Current parcels zoned R1-RT2)

4

Max principal units on a lot

+2
bonus

Eligible for density bonus to allow up to 2 additional units



Permits one-family, two-family, and multiple-family dwellings



1,500 sq. ft. minimum lot area per unit
30' minimum lot width



33' max height



10' min front setback
5' min side setback
10' min rear setback



45% lot coverage max

H2 residential (Current R1-RT2 parcels within 1/8 mile of Neighborhood Node intersections or fixed rail, bus rapid transit, high-frequency bus corridors)

5

Max principal units on a lot

+1
bonus

Eligible for density bonus to allow up to 1 additional unit



Permits one-family, two-family, and multiple-family dwellings



1,000 sq. ft. minimum lot area per unit
25' minimum lot width



39' max height (**36'** for flat/shed roofs)



10' min front setback
5' min side setback
10' min rear setback



50% lot coverage max



2,500 sq. ft. floor area maximum for new one-family homes



Zoning Map Amendments

Planning Commission Recommendation

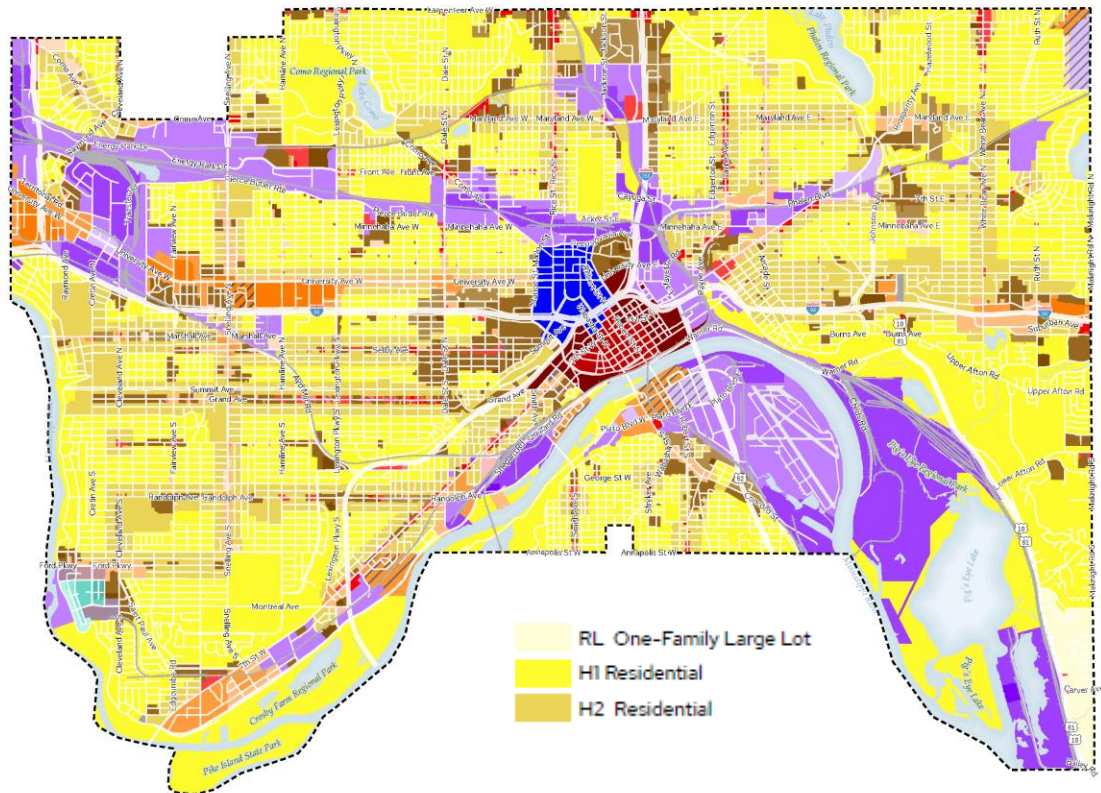
RL = Current RL parcels

H1 = Current R1-RT2 parcels

H2 = Current R1-RT2 parcels within 1/8 mile of Neighborhood Nodes and Green Line, A Line, Gold Line, Purple Line ending at Maryland Avenue, Riverview, G Line, H Line, Randolph/ East 7th routes, high-frequency bus routes 63 and 64

1 to 4 Unit Study - Draft Zoning Changes

Showing All Zoning Categories • Planning Commission Draft • July 31st, 2023





Maximum Permitted Lot Coverage

Planning Commission Recommendation

RL large lot residential (Current parcels zoned RL)

Total Building Lot Coverage

40%

By right

45%

For cluster developments

Surface Parking and Driveway Lot Coverage

10%

Alley and corner lots

15%

All other lots

Total coverage: 50-60%

H1 residential (Current parcels zoned R1-RT2)

Total Building Lot Coverage

45%

By right

50%

For cluster dev. or density bonus projects

Surface Parking and Driveway Lot Coverage

10%

Alley and corner lots

15%

All other lots

Total coverage: 55-65%

H2 residential (Current R1-RT2 parcels within 1/8 mile of Neighborhood Nodes or fixed rail, BRT high-freq. bus corridors)

Total Building Lot Coverage

50%

By right

55%

For cluster dev. or density bonus projects

Surface Parking and Driveway Lot Coverage

10%

Alley and corner lots

15%

All other lots

Total coverage: 60-70%

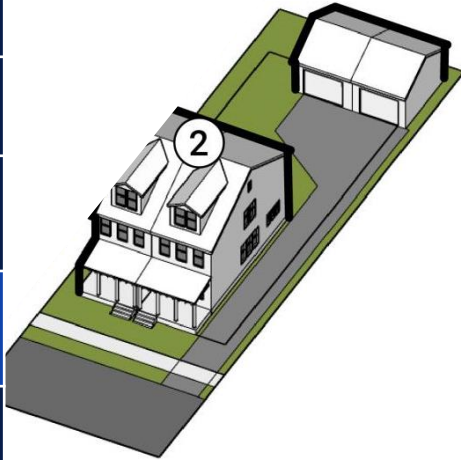


Maximum Permitted Lot Coverage Examples

Planning Commission Recommendation

1. Twin Homes (50' lot, no alley)

Lot size (sf)	6,250
Number of units	2
Lot area per unit	3,125
Building footprint (sf)	1,280 (twin home), 600 (garages)
Total building lot coverage	34.2%
Number of parking spaces	2, in garages
Parking/driveway lot coverage	15-21%



2. Sixplex (50' lot, corner)

Lot Size (sf)	6,250
Number of units	6
Lot area per unit	1,042
Building footprint	3,000
Total building lot coverage	48%
Number of parking spaces	4
Parking/driveway lot coverage	10-17%





H1-H2 Density Bonus

Planning Commission Recommendation

Density Bonus (what you get):

- 1 or 2 additional units allowed beyond the maximum number of units permitted (*these additional units are not subject to the lot area per unit standard*)
- +5% additional total building lot coverage

Options for how to get the bonus:

1. **Affordable rental units** (60% of AMI)
2. **Affordable owner-occupied units** (80% of AMI)
3. **Three-bedroom units**
4. **Conversions of/additions to an existing residential structure** (retaining at least 50% of the floor area)

H1 residential

(Current parcels zoned R1-RT2)

4

Max principal units on a lot by right

+2
bonus

Eligible for density bonus to allow up to 2 additional units



1,500 sq. ft. minimum lot area per unit

H2 residential (Current R1-RT2 parcels within 1/8 mile of Neighborhood Node or fixed rail, bus rapid transit, high-freq bus corridors)

5

Max principal units on a lot by right

+1
bonus

Eligible for density bonus to allow up to 1 additional unit



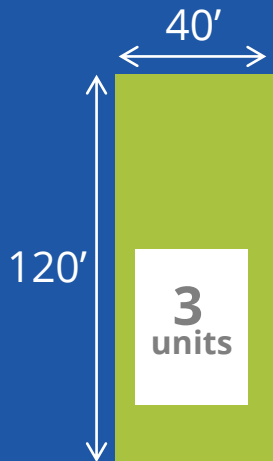
1,000 sq. ft. minimum lot area per unit



H1 Density Bonus Example - 4,800 sf lot in H1

Planning Commission Recommendation

Permitted By-Right



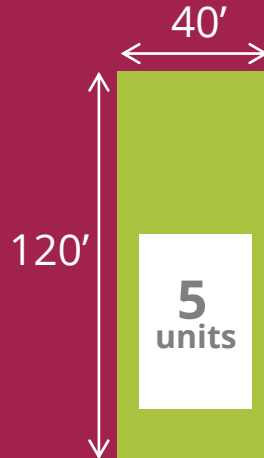
4,800 sf H1 lot

- 3 units permitted by right ($4,800 / 1,500 = 3$)
- 45% maximum building lot coverage

Options for Obtaining the Density bonus to add up to 2 units

1. Providing 2 60% AMI Rental Units: +2 units
2. Providing 2 80% AMI owner-occupied units: +2 units
3. Providing 2 3+ bedroom units: +2 units
4. Retaining at least 50% of the floor area of an existing principal residential structure: +1 units

Permitted w/ Density Bonus



4,800 sf H1 lot

- 5 units permitted with density bonus (3 by-right + 2 additional = 5)
- 50% maximum building lot coverage



H1-H2, RM1-RM3 Minimum front setback standards

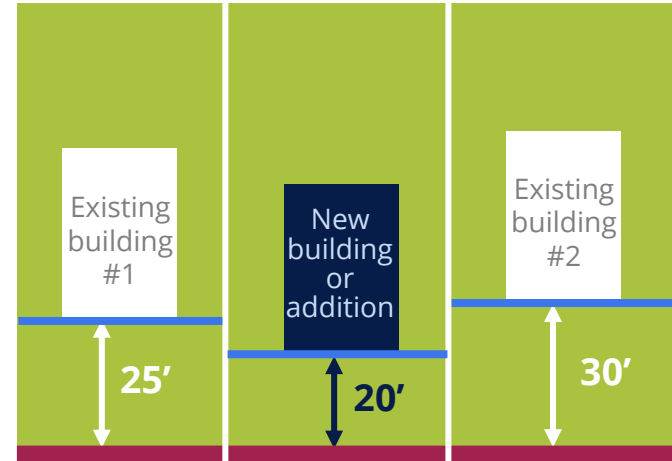
Planning Commission Recommendation

If adjoining setbacks are **both 15' or less**, then the minimum front setback is the **district standard setback requirement (10')**



Minimum front setback = 10'

If at least one adjoining setback is **greater than 15'**, then the minimum front setback is the **midpoint of the district standard setback requirement (10') and the larger of the two adjoining setbacks**



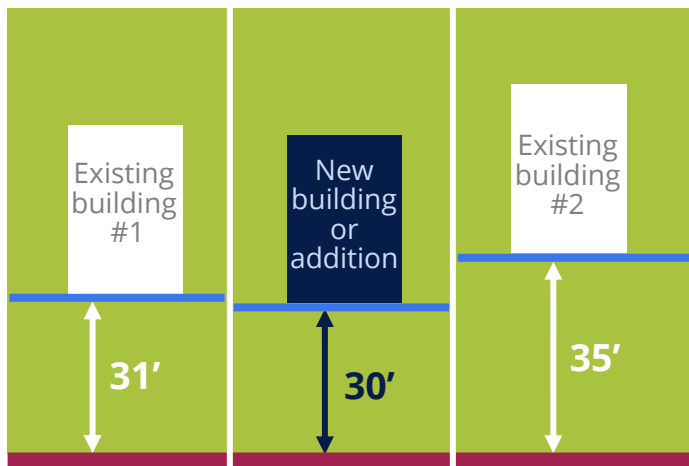
Minimum front setback = 20'
 $10 + 30 / 2$



RL Minimum front setback standards

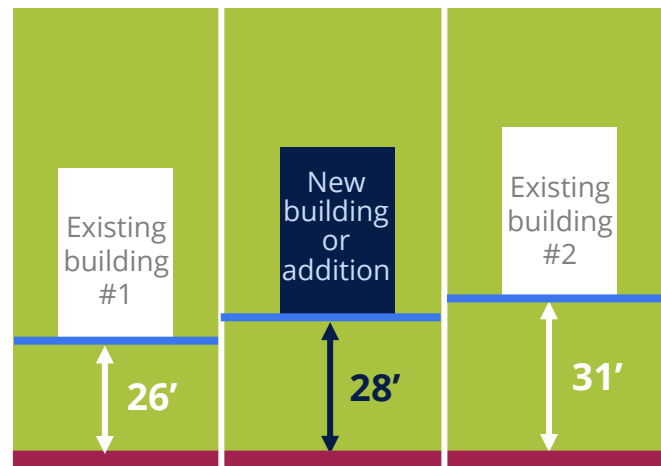
Planning Commission Recommendation

If adjoining setbacks are **both 30' or greater**, then the minimum front setback is the **district standard setback requirement (30')**



Minimum front setback = 30'

If at least one adjoining setback is **less than 30'**, then the minimum front setback is the **midpoint of the district standard setback requirement (30') and the smaller of the two adjoining setbacks**



Minimum front setback = 28'
(30+26 / 2)



Maximum Permitted Heights in RL-H2

Planning Commission Recommendation

RL large lot residential

(Current parcels zoned RL)

2 Max principal units on a lot

I 33' max height

H1 residential

(Current parcels zoned R1-RT2)

4 Max principal units on a lot

+2 bonus Eligible for density bonus to allow up to 2 additional units

I 33' max height

H2 residential (Current R1-RT2 parcels within 1/8 mile of Neighborhood Node intersections or fixed rail, bus rapid transit, high-frequency bus corridors)

5 Max principal units on a lot

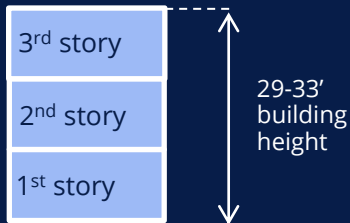
+1 bonus Eligible for density bonus to allow up to 1 additional unit

I 39' max height (36' for flat/shed roofs)

What do these max heights look like?

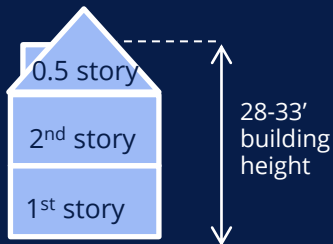
Flat Roof (RL-H1)

3-story building



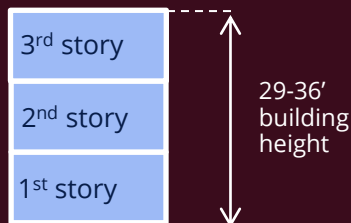
Gable Roof (RL-H1)

2.5-story building



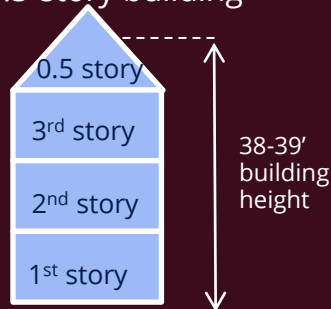
Flat Roof (H2)

3-story building



Gable Roof (H2)

3.5-story building



Maximum Permitted Heights in RL-H2: Examples



829 Algonquin
One-family home

Zoning: R4

Height: 23' (Allowed in RL, H1, H2)*



1737 James
One-family home

Zoning: R4

Height: 24' (Allowed in RL, H1, H2)*

*Allowed based on the proposed amended maximum heights

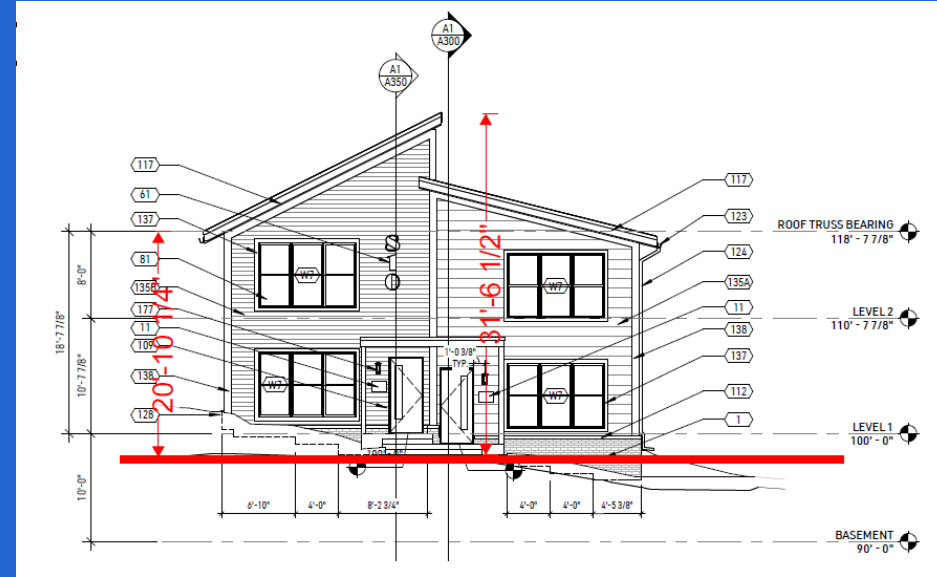
Maximum Permitted Heights in RL-H2: Examples



2-Story Multi-family

Height: 25' - 3" (Allowed in RL, H1, H2)*

(Credit: DJR Architecture)



2-Story Multi-family

Height: 31' - 6 1/2" (Allowed in RL, H1, H2)*

(Credit: DJR Architecture)

*Allowed based on the proposed amended maximum heights

Maximum Permitted Heights in RL-H2: Examples



**742 Pascal
Duplex**

Zoning: RT1

Height: 28.6' (Allowed in RL, H1, H2)*



**1506 Laurel
One-family home**

Zoning: R4

Height: 29' (Allowed in RL, H1, H2)*

*Allowed based on the proposed amended maximum heights

Maximum Permitted Heights in RL-H2: Examples



3-Story Multi-family
Height: 31'-11" (Allowed in
RL, H1, H2)*
(Credit: DJR Architecture)



3-Story Multi-family
Height: 33'-6" (Allowed in H2, needs variance in RL, H1)*
(Credit: DJR Architecture)

*Allowed based on the proposed amended maximum heights

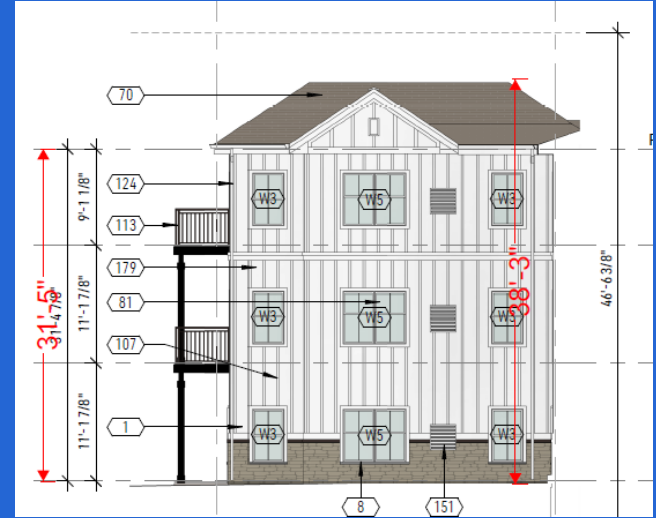
Maximum Permitted Heights in RL-H2: Examples



3-Story Multi-family
Height: 34'-4 1/4"
(Allowed in H2, needs
variance in RL, H1)*
(Credit: DJR Architecture)



2132 Grand Ave (Fourplex)
Zoning: RM2
Height: 34'-5 3/4" (Allowed in
H2, needs variance in RL, H1)*



3-Story Multi-family
Height: 34.8" (Allowed in H2,
needs variance in RL, H1)*
(Credit: DJR Architecture)

*Allowed based on the proposed amended maximum heights

Maximum Permitted Heights in RL-H2: Examples

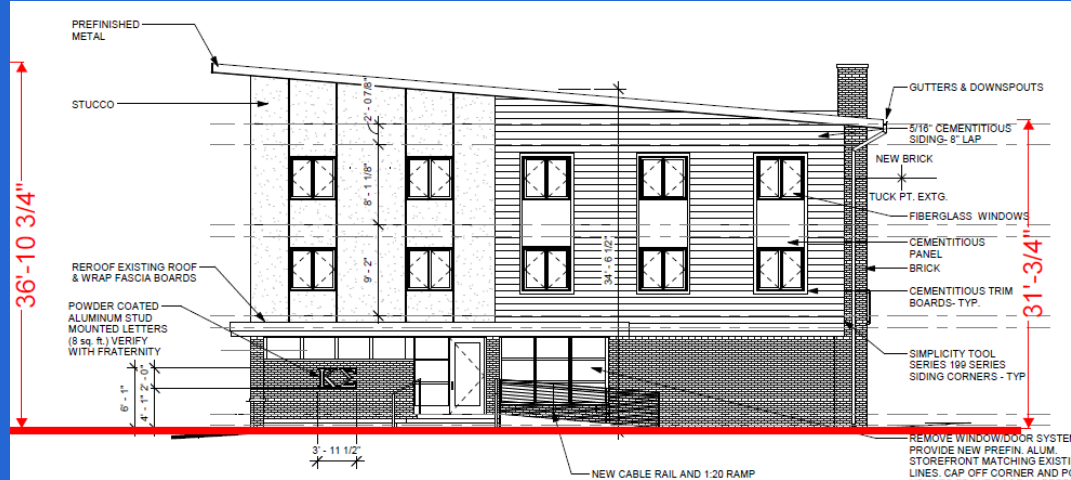


1174 Grand Ave (8-plex)

Zoning: RM2

Height: 36' (Allowed in H2, needs variance in RL, H1)*

(Credit: Edina Realty)



3-Story Multi-family

Height: 36'-10 3/4" (Needs variance in RL, H1, H2)*

(Credit: DJR Architecture)

*Allowed based on the proposed amended maximum heights

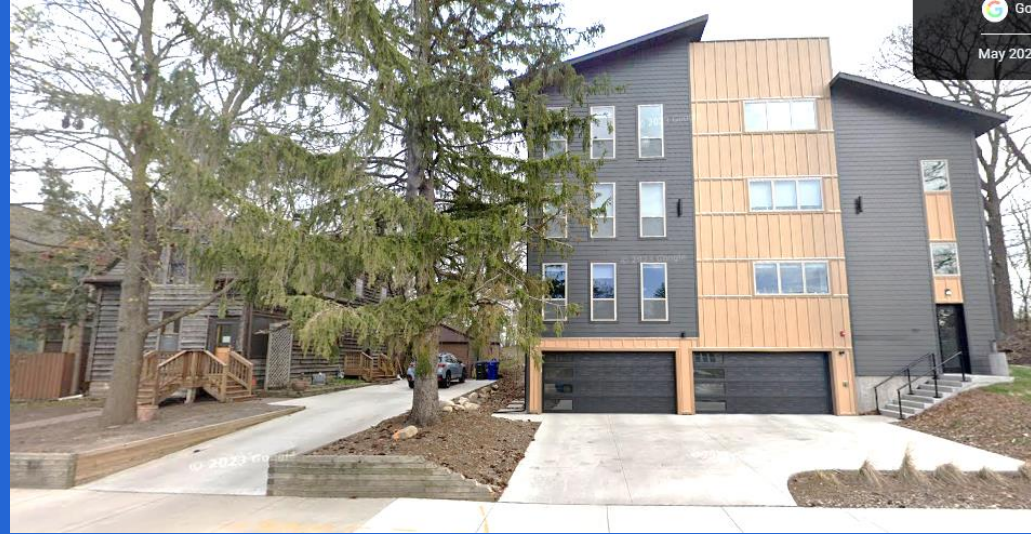
Maximum Permitted Heights in RL-H2: Examples



1554 Grand Ave (Fiveplex)

Zoning: T2

Height: 38'-10 3/4" (Needs variance in RL, H1, H2)*



1110 Raymond Ave (Triplex)

Zoning: RT2

Height: 40' (Needs variance in RL, H1, H2)*

*Allowed based on the proposed amended maximum heights



RM2 dimensional standards applied to non-residential uses in RL, H1, H2, RM1

Planning Commission Recommendation



RM2 Dimensional Standards

- Taller 50' building maximum height
- 1.5 FAR with surface parking; 2.25 FAR with structured parking
- Same 10' minimum front setbacks
- 4' larger side setback
- 1' smaller rear setback

Non-residential uses

- Schools and colleges/universities
- Community centers, public libraries, municipal buildings
- Day cares
- Religious institution
- Park, playground, golf course

Recommended Updates to Cluster Development, ADUs, and Accessory Building Standards



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Cluster Development Standards Update

Planning Commission Recommendation

DEFINITION The arrangement of multiple one-family, two-family, and/or multi-family dwellings of no more than 4 units, sharing common open space on a single zoning lot.



LOT SIZE

minimum lot size: maximum lot size:

9,600
sq. ft.

21,780 sq. ft.
(1/2 acre)

Lots of record prior to August 1, 2023, that are larger than 1/2 acre are permitted

ACCESSORY BUILDINGS



- **1 ADU is permitted for each one-family dwelling** in the cluster. *(ADUs do not count towards the district's minimum lot area per unit requirement)*
- Meet accessory building standards, **except the three-building and 1,200 sf footprint maximum for non-dwelling accessory buildings**

ZONING DISTRICT STANDARDS



Permitted use in RL-RM2 with **conditional use permit option** for size-limited units

Must meet zoning district standards:

- ✓ Minimum lot area per unit and lot width
- ✓ Building height
- ✓ Setbacks

BLDG LOT COVERAGE

45%

RL (vs. 40% with no cluster)

50%

H1 (vs. 45% with no cluster)

55%

H2 (vs. 50% with no cluster)

PRINCIPAL BUILDINGS

- Entrance on the common open space or be connected to it via a pedestrian path
- Face street, common open space, or path
- Meet building design standards





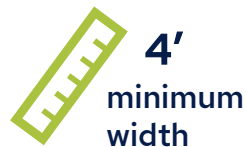
Cluster Development Standards Update

Planning Commission Recommendation



PEDESTRIAN PATH

Connects all units to the open space, parking, sidewalks, community building



4'

minimum width



Kirkland, WA Source: the Cottage Company

COMMUNITY BUILDING

1 allowed

Shared use:
Meeting room, exercise, day care, laundry, kitchen, eating

COMMON OPEN SPACE

Contiguous area with a minimum **150 sq. ft. per unit**

May contain landscaping, lawn, garden, recreational elements



Maximum impervious surface coverage:

75%

Parking areas and driveways do not count as open space



Allision Ramsey Architects

CONDITIONAL USE PERMIT OPTION

A **lower minimum lot area per unit** is permitted with a conditional use permit



Maximum floor area of each unit: **600 sq. ft.**

No ADUs  are permitted



Accessory Dwelling Unit (ADU) Standards Update

Planning Commission Recommendation

DEFINITION A dwelling unit that is secondary to a principal one-family dwelling, within or attached to the one-family dwelling or in a detached accessory building on the same zoning lot

NUMBER OF ACCESSORY UNITS

No more than **2** for each one-family dwelling on a lot

For development that retains at least 50% of the floor area of an existing principal residential structure, **both ADUs may be attached.**

UNIT OCCUPANCY

Combined occupancy of the principal dwelling unit and ADUs cannot exceed the number of occupants as specified in the definition of *Household*.

Household:



6 adults

+

any number of children



MAXIMUM FLOOR AREA PER ADU

**800
sq. ft.**

OR

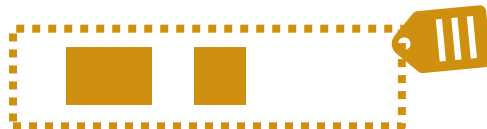
75% of the floor area of the principal dwelling



whichever is greater

OWNERSHIP

The accessory dwelling unit cannot be sold separately from the principal dwelling unit, and may not be a separate tax parcel



MAXIMUM HEIGHT

25 ft.
maximum



for accessory buildings with dwelling units

ACCESS AND ENTRANCES

- ☒ Walkway from abutting public street to primary entrance
- ☒ Upper floor units within the principal structure must have stairway to primary entrance
- ☒ Exterior stairway of durable materials that match finish



Accessory Buildings and Uses Standards Update

Planning Commission Recommendation

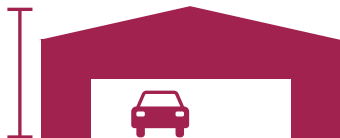
MAXIMUM HEIGHT FOR ACCESSORY BUILDINGS NOT CONTAINING A DWELLING UNIT

15 ft.
maximum



for buildings with a flat or shed roof style

18 ft.
maximum



for buildings with any other roof style

NUMBER OF ACCESSORY BUILDINGS



3 is the maximum number
of accessory buildings
without a dwelling unit
permitted on a lot

Total footprint
limit for accessory
buildings without
a dwelling unit:

**1,200
sq. ft.**

LOT COVERAGE



No longer a specific
rear yard lot coverage
maximum just for
accessory buildings

..... **instead**

A single lot coverage
for all buildings,
defined by the
zoning district:

RL: 40%

H1: 45%

H2: 50%

Recommended Subdivision Regulations Updates



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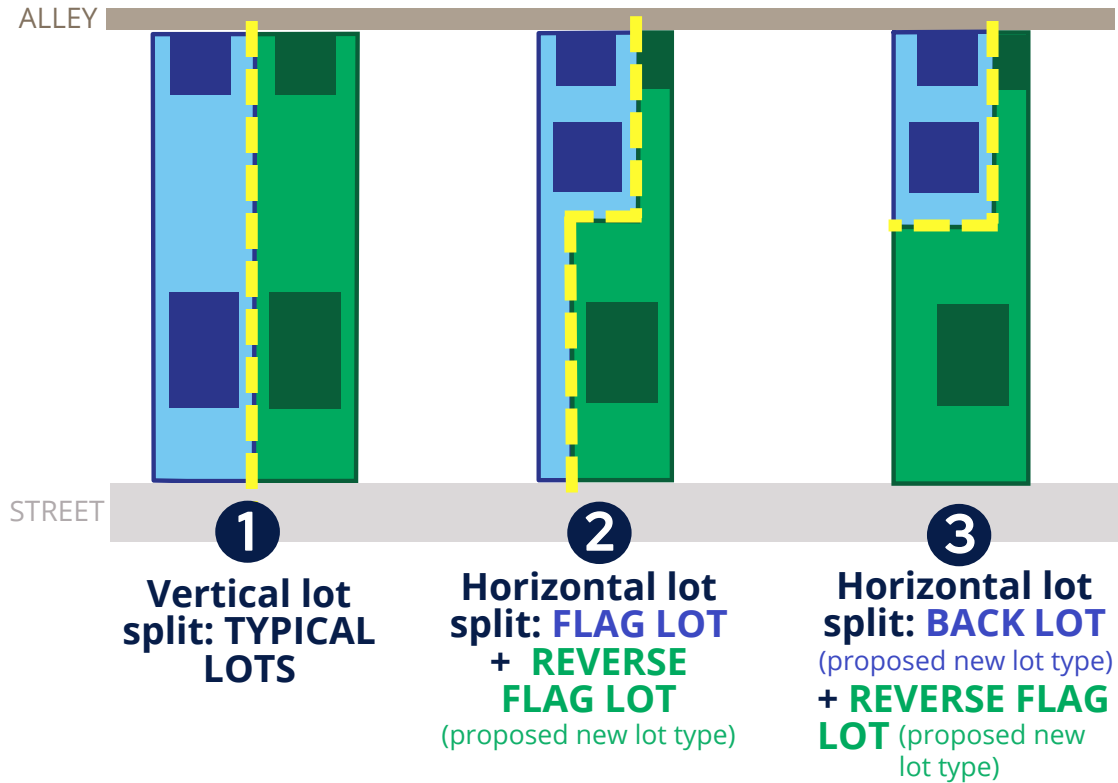
STPAUL.GOV



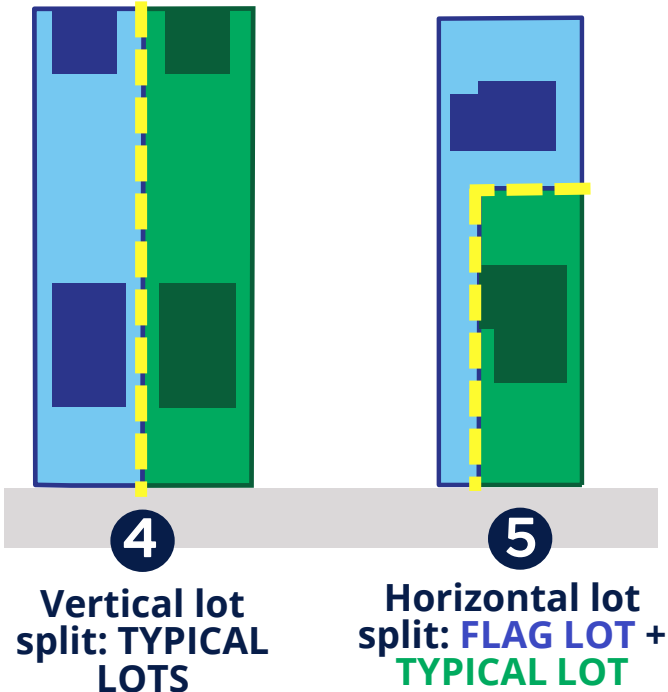
Lot Split Options

Planning Commission Recommendation

Lots on an Alley



Lots not on an Alley





Flag Lots and New Reverse Flag Lots

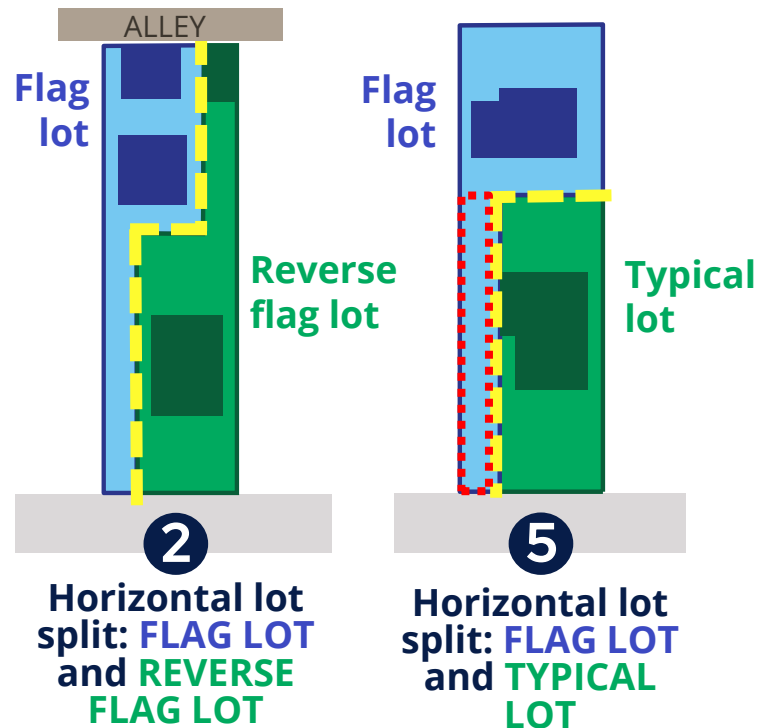
Planning Commission Recommendation

FLAG LOT (currently permitted)

- A lot with **street access** provided to the bulk of the lot by means of a corridor of lesser width
- **20'** minimum for narrow corridor width
- **Easement** may be required for shared vehicular access when the lots share a driveway on lots without alley access

REVERSE FLAG LOT (proposed new lot type)

- A lot with **alley access** provided to the bulk of the lot by means of a corridor of lesser width
- **12'** minimum for narrow corridor width





New Back Lots and Reverse Flag Lots

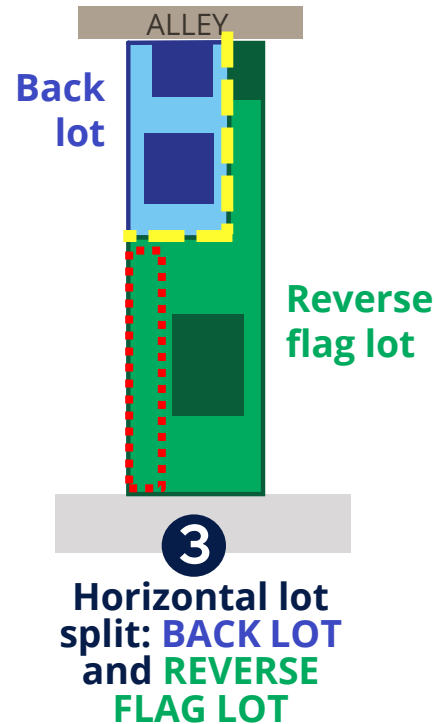
Planning Commission Recommendation

BACK LOT (proposed new lot type)

- A lot abutting an alley that does not also abut a street
- Having street frontage is not required
- Lot width standard applies to both lot dimensions and must be met for the entire length and width of the principal buildings
- **Easement** for pedestrian and municipal services access and house number visibility is required

REVERSE FLAG LOT (proposed new lot type)

- A lot with **alley access** provided to the bulk of the lot by means of a corridor of lesser width
- **12'** minimum for narrow corridor width



Recommended Updates to Building Design Standards and Fence Standards and Other Amendments



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Proposed New Building Design Standards

Planning Commission Recommendation



1. Additional examples listed for delineating a primary entrance (porches, hooded front doors, pent roofs)



Source: buildinganadu.com



Source: angieslist.com

2. Remodeling, additions or other alterations to the front façade of existing buildings must be done in a manner that is compatible with the original scale, massing, detailing and materials of the original building



3. Front yard located between the principal building and the street must be landscaped



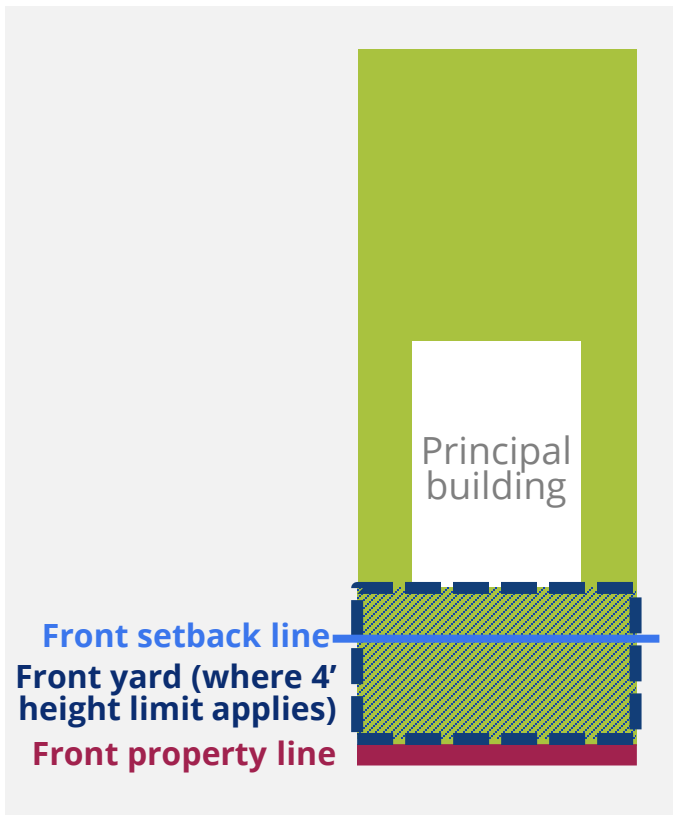
Residential Fence Height Standards

Planning Commission Recommendation

1. Fences in residential districts or on residential lots

7' height limit

(current standard)



2. Front yard fences

4' height limit for fences in a **front yard**

(current standard is 4' height limit for all fences erected between the front property line and the front setback line)



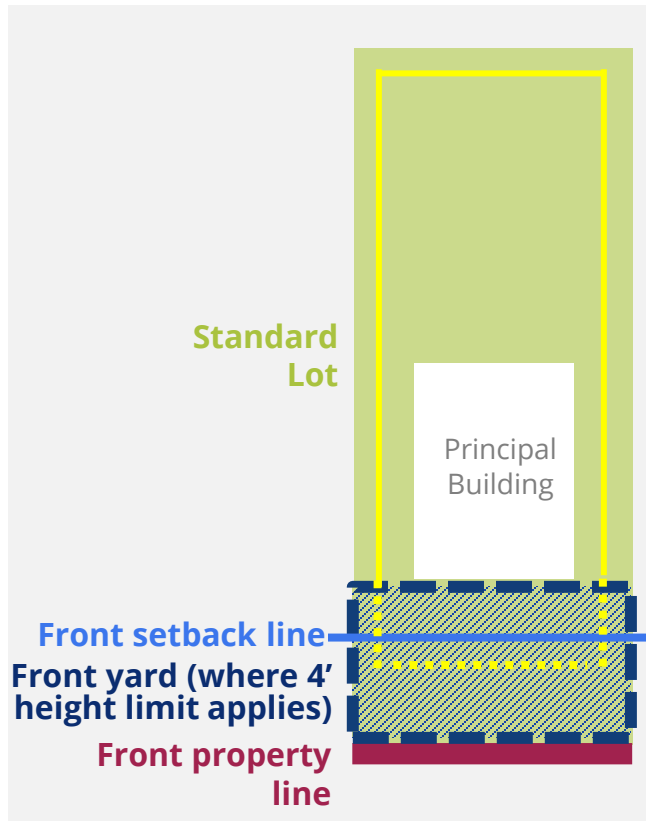


Residential Fence Height Standards (cont.)

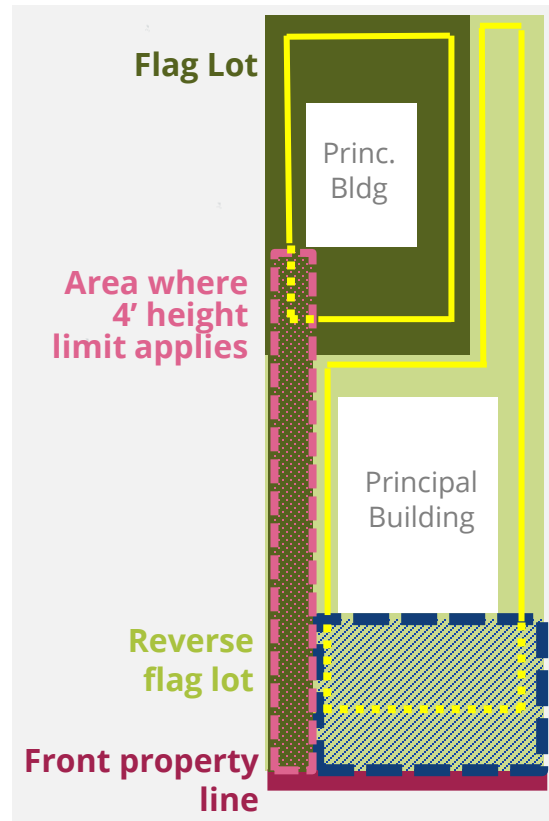
Planning Commission Recommendation

..... Fence height is limited to 4' max

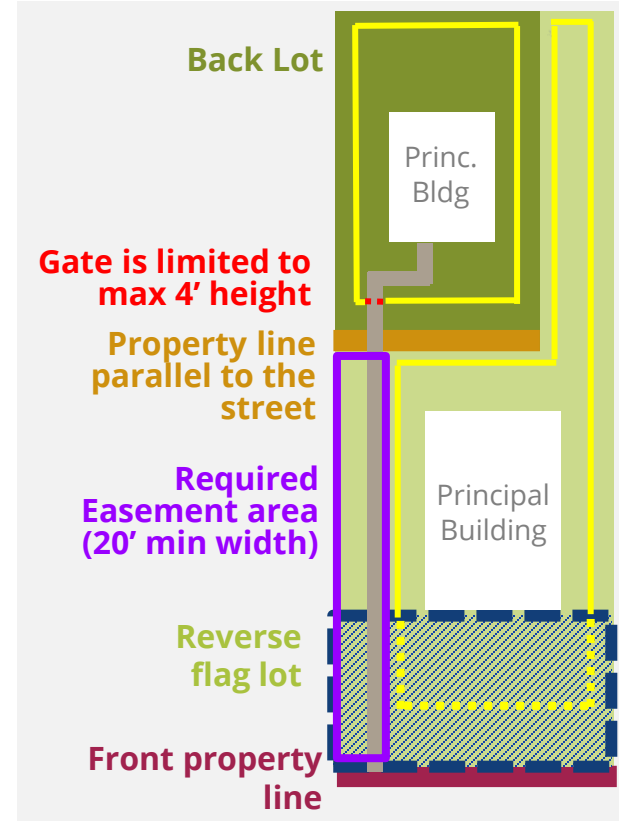
———— Fence height is limited to 7' max



1. STANDARD LOT



2. FLAG LOT



2. BACK LOT



Planning District 14 and 15 Special Standards

Planning Commission Recommendation

Maximum lot coverage

Current standards

- **40%** max lot coverage for all buildings (including accessory buildings)

Proposed standards

- Max lot coverage for all buildings applied to new districts: **40%** for RL, **45%** for H1, **50%** for H2

Sidewall articulation

Current standards

- For R1-R4, Sidewall articulation (structural projection) is required for building faces exceeding 35' in length

Proposed standards

- No changes to current standards, applied to H1

Maximum building heights at side yard setbacks

Current standards

- **28'** in R1, **26'** in R2, **24'** in R3-R4
- Additional height, up to the max district height is allowed for each foot the portion of the building is set back from the nearest side setback line

Proposed standards

- Maximum building heights at all setbacks: **33'** in RL-H1, **39'** in H2 (**36'** for flat/shed roofs)



Other Zoning Code Amendments: Simplifying the Code and Applying Consistent Standards

Planning Commission Recommendation

Carriage house use: Categorized as *accessory dwelling units (ADUs)* in all zoning districts except Ford districts

Three-and-four-family dwelling and townhouse uses:
Categorized as a *multiple-family dwelling*

Uncovered porch and decks: Slightly reduced the number of feet allowed to project into a required front and rear yard to reflect reduced setbacks in H1-H2 and avoid being built up to the property line

RM zoning districts: Reducing RM1-RM3 minimum front yard setback to 10' match H1-H2, lowering RM1's minimum rear yard setback to match RM2-RM3 standard

Attached balconies: Allow attached uncovered balconies on second floor and above to project 5' into required yard along alley/street





Other Zoning Code Amendments

Planning Commission Recommendation

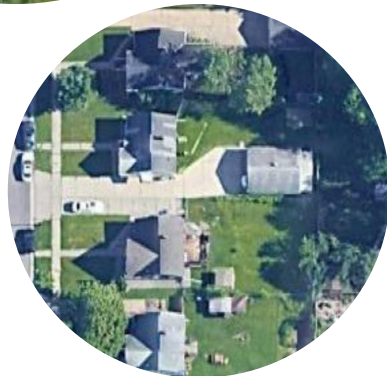
Increasing flexibility and applying consistent standards

Maneuvering lanes and driveways, paving, entrances and exits standards (examples):

- Allow stacked parking arrangements without an attendant

Lot requirements (examples):

- Minimizing curb cuts, generally requiring a combined access drive for adjoining lots
- Allowing vehicle access from an abutting alley except when determined to be impractical/unreasonable /harmful or maintenance of surfaces/erosion control/water quality protection may be impaired



Housing Examples: What can you build under the recommended new regulations?

How to determine what lot size is required for a number of principal dwelling units:

$$\begin{array}{llll} \text{NUMBER OF PRINCIPAL DWELLING UNITS} & \times & \text{THE DISTRICT'S LOT AREA PER UNIT STANDARD} & = & \text{LOT SIZE REQUIRED} \\ \text{(ADUs and density bonus units don't count)} & & \begin{array}{l} 9,000 \text{ sq. ft. per unit (RL)} \\ 1,500 \text{ sq. ft. per unit (H1)} \\ 1,000 \text{ sq. ft. per unit (H2)} \end{array} & & \end{array}$$





Housing Examples: 2 Total Units

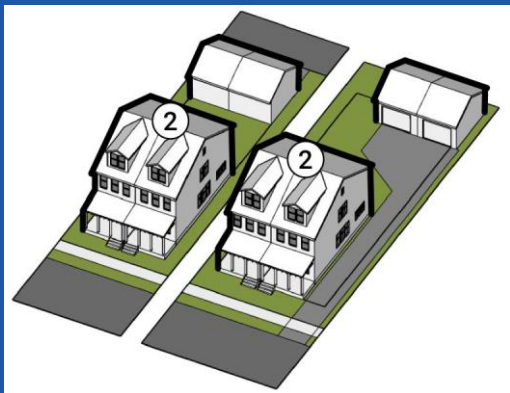
2 Principal dwellings (twin home or duplex)

Number of units:

Principal Units: 2
Accessory Units: 0

By-right min lot size required:

RL: 18,000 sq. ft.
H1: 3,000 sq. ft.
H2: 2,000 sq. ft.



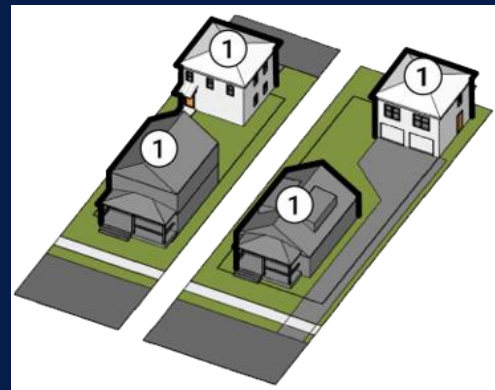
One-family dwelling with ADU

Number of units:

Principal Units: 1
Accessory Units: 1*

By-right min lot size required:

RL: 9,000 sq. ft.
H1: 1,500 sq. ft.
H2: 1,000 sq. ft.



**The number of occupants in the one-family dwelling and ADU must meet the number specified in the definition of Household.*



Housing Examples: 2 Total Units

2 Principal dwellings

(twin home, duplex, or two single-family homes)



Twin Home

Source: [realtor.com](https://www.realtor.com)



2 Single-family homes

Source: John L Scott Bend-Redmond and Alleda Real Estate

One-family dwelling with ADU



Sherburne Ave, Saint Paul



Housing Examples: 3 Total Units

One-family dwelling with 2 ADUs

Number of units:

Principal Units: 1

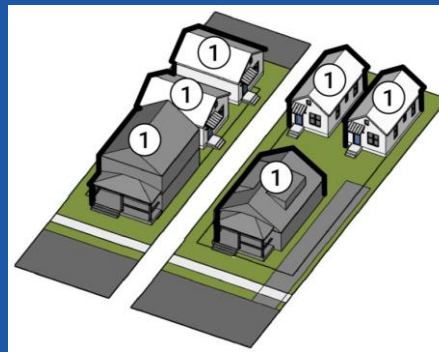
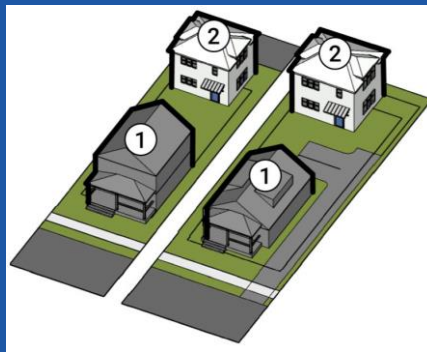
Accessory Units: 2*

By-right min lot size required:

RL: 9,000 sq. ft.

H1: 1,500 sq. ft.

H2: 1,000 sq. ft.



**The number of occupants in the one-family dwelling and ADUs must meet the number specified in the definition of Household.*

3 Principal dwellings*

Number of units:

Principal Units: 3

Accessory Units: 0

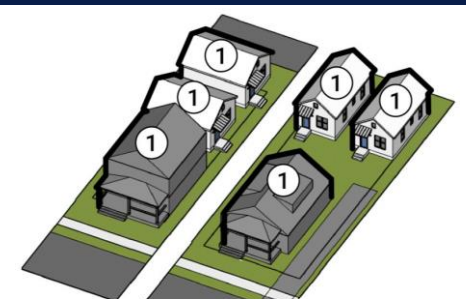
By-right min lot size required:

H1: 4,500 sq. ft.

H2: 3,000 sq. ft.



1) one-family dwelling + duplex



2) three one-family dwellings

**Triplexes also permitted, but not shown here*



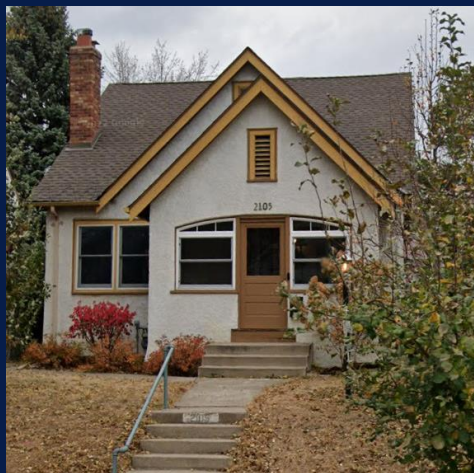
Housing Examples: 3 Total Units

3 principal dwellings



Triplex

Grand Ave, Saint Paul



Currently one-family dwelling with backyard ADU, which could be converted into duplex with backyard one-family dwelling

Princeton Ave, Saint Paul





Housing Examples: 4 Total Units

4 Principal dwellings*

Number of units:

Principal Units: 4

Accessory Units: 0

By-right min lot size required:

H1: 6,000 sq. ft

H2: 4,000 sq. ft.

+1 Density bonus

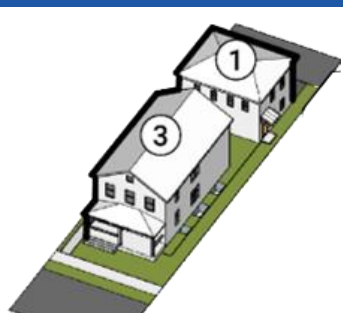
Min lot size required

(Using density bonus for
+1 additional unit):

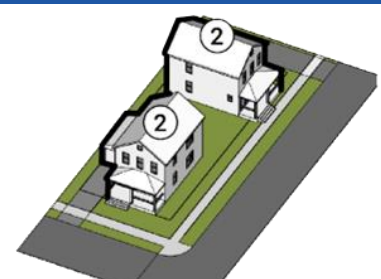
H1: 4,500 sq. ft

H2: 3,000 sq. ft.

**Fourplexes also permitted,
but not shown here*



1) Triplex + one-family dwelling



2) Two duplexes

Duplex + one-family dwelling with attached ADU

Number of units:

Principal Units: 3

Accessory Units: 1*

By-right min lot size required:

H1: 4,500 sq. ft

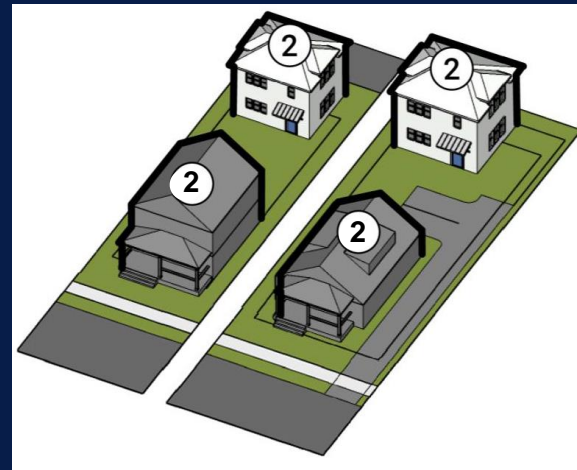
H2: 3,000 sq. ft.

+1 Density bonus

Min lot size required (Using density bonus for +1 additional unit):

H1: 3,000 sq. ft

H2: 2,000 sq. ft.



**The number of occupants in the one-family dwelling and ADUs must meet the number specified in the definition of Household.*



Housing Examples: 4 Total Units

4 Principal dwellings



2 Duplexes

Nashville, TN



Fourplex

Minneapolis, MN



4 Cottages

Portland, OR





Housing Examples: 5 – 6 Total Units

5 Principal units

Number of units:

Principal Units: 5
Accessory Units: 0

By-right min lot size required:

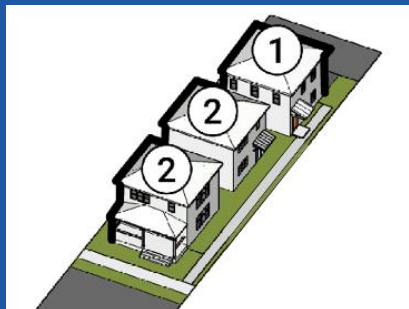
H1: 5 units not permitted by-right
H2: 5,000 sq. ft.

+1 Density bonus

Min lot size required
(Using density bonus for +1 additional units):
H1: 6,000 sq. ft



1) Fourplex + one-family dwelling



2) 2 Duplexes + one-family dwelling

6 Principal units

Number of units:

Principal Units: 6
Accessory Units: 0

By-right min lot size required:

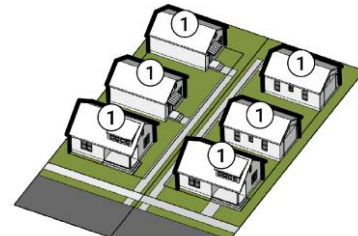
H1: 6 units not permitted by-right
H2: 6 units not permitted by-right

+2 Density bonus

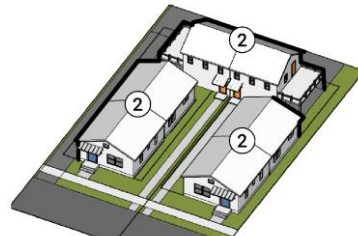
Min lot size required
H1: 6,000 sq. ft

+1 Density bonus

Min lot size required
H2: 5,000 sq. ft



1) Six one-family dwellings



2) Three duplexes/twin homes



3) Sixplex



Housing Examples: 5 – 6 Total Units

5 Principal Units



Five condo units

Portland, OR

6 Principal Units



6 Cottages

Nashville, TN