

1-4 UNIT HOUSING STUDY

PHASE 2

Zoning amendments recommended
by the Planning Commission on August 18, 2023

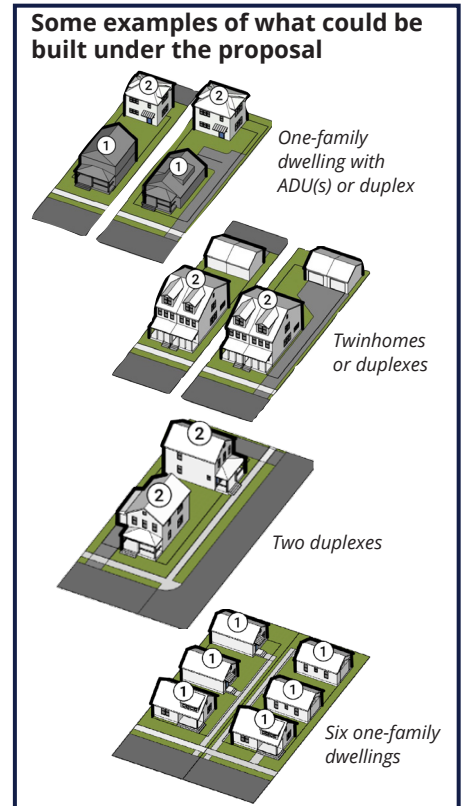
1-4 Unit Housing Study is a zoning study evaluating the potential for additional zoning flexibility to support greater housing diversity in Saint Paul. On August 18, the Planning Commission recommended amendments to the Zoning Code text and Zoning Map that will be considered by the City Council this fall.

The recommended amendments to the Zoning Code and Zoning Map would:

- Create new residential zoning districts H1 and H2 to replace existing, single-family-only R1, R2, R3, R4 districts, other low-density RT1-RT2 districts, and some lower-density Planned Development (PD) districts, revise standards for these districts and the semirural single-family-only RL district. See table for a summary of the proposed district standards.

RL large lot residential (Current parcels zoned RL)	H1 residential (Current parcels zoned R1-RT2)	H2 residential (Current R1-RT2 parcels within 1/8 mile of Neighborhood Node intersections or fixed rail, bus rapid transit, high-frequency bus corridors)
2 Max principal units on a lot	4 Max principal units on a lot	5 Max principal units on a lot
Permits one-family and two-family dwellings	+2 bonus Eligible for density bonus to allow up to 2 additional units	+1 bonus Eligible for density bonus to allow up to 1 additional unit
9,000 sq. ft. minimum lot area per unit 60' minimum lot width	Permits one-family, two-family, and multiple-family dwellings	Permits one-family, two-family, and multiple-family dwellings
33' max height	1,500 sq. ft. minimum lot area per unit 30' minimum lot width	1,000 sq. ft. minimum lot area per unit 25' minimum lot width
30' min front setback 10' min side setback 10' min rear setback	33' max height	39' max height (36' for flat/shed roofs)
40% lot coverage max	10' min front setback 5' min side setback 10' min rear setback	10' min front setback 5' min side setback 10' min rear setback
	45% lot coverage max	50% lot coverage max
		2,500 sq. ft. floor area maximum for new one-family homes

- Update regulations for accessory structures and accessory dwelling units (ADUs) such as increasing the allowable ADU size and number allowed per lot (up to 2 ADUs per single-family home).
- Propose zoning density bonuses for ownership housing affordable to households earning 80% or less of the Area Median Income (AMI) or rental housing at 60% of AMI; or a bonus of one additional unit for retaining an existing home; and/or a bonus for family-sized, 3- or more-bedroom units.
- Incentivize keeping existing homes including the one-unit density bonus mentioned above, and greater flexibility to add two attached ADUs if the single-family home is existing.
- Update the cluster development ordinance, modernizing it for greater flexibility in 1-4 unit housing development and lot layouts in exchange for an open space requirement.
- Create more and updated design standards including some that are tweaked from the popular traditional neighborhood (T) zoning district design standards, and minor updates to a front yard fence height limitation, among others.
- Create new options for lot splits, including revisions to flag-shaped lots and the introduction of "back lots" and "reverse-flag lots" for more homes.
- Improve the clarity and legibility of the Zoning Code.



How can I track this project and get involved?

Submit official testimony through written comments or verbally at the City Council public hearing on October 4.

LEARN MORE: [STPAUL.GOV/1TO4STUDY](https://stpaul.gov/1to4study)