

Accessory Dwelling Units

Planning Commission
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WHAT ARE ACCESSORY DWELLING UNITS?

- A second dwelling unit on a lot with a single-family residential house (granny flat, mother-in-law apartment)
 - Not movable tiny houses
- Tool to produce and maintain affordable housing options
 - May appeal to residents looking to downsize, but stay in the neighborhood—aging in community
 - Generate additional income
- Life-cycle housing options for family members
- Method of infill housing to increase housing choice
- Way to achieve transit-supportive density

CONTENTS OF PRESENTATION

- What are accessory dwelling units (ADUs)
- Where we have been
- Accessory dwelling unit types
- Proposed ordinance changes
- Proposed process

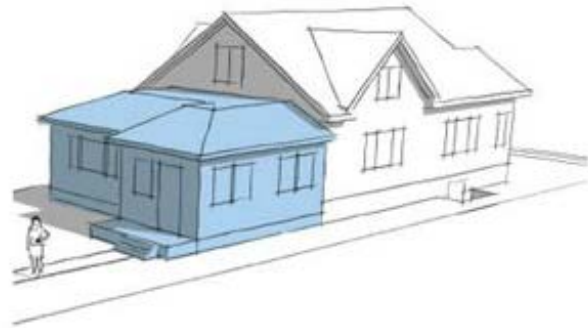
ACCESSORY DWELLING UNIT STUDY

- ADUs adopted in Fall 2016—limited to ½ mile from University Ave between Emerald and Lexington
- City Council initiated a study on February 7, 2018, to study the expansion into other areas of the city
 - Mounds Park area of Dayton's Bluff
 - Districts 1, 3, 7, and 9
- District 13 and other interested residents have reach out asking to be included.

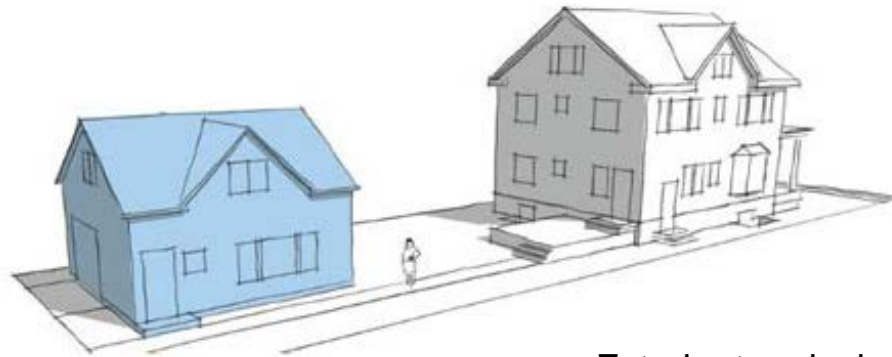
ACCESSORY DWELLING UNIT TYPES



Interior to principal structure



Attached to principal structure



Exterior to principal structure





MINNEAPOLIS EXAMPLES



PROPOSED CHANGES

- Revising locational standard to include the five new areas.
- Permitting ADUs in the RL – one-family large lot residential district

NEXT STEPS/TIMELINE

- Visit District Councils—have already been to Districts 1 and 4
 - Willing to visit any District Council that is interested in discussing ADUs
- Will be posting question on Open Saint Paul to ask about ADUs broadly
- Potential for
- Public hearing

THANK YOU

QUESTIONS?

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