

Accessory Dwelling Units

Planning Commission
April 29, 2015

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CONTENTS OF PRESENTATION

- Process update
- Community Input and Revised ADU proposal
- Questions

PROCESS UPDATE

- Released for Public Hearing on December 18, 2015
- Public hearing held on February 5, 2016
 - Five people provided testimony at the public hearing
 - Received 36 written comments
 - Majority of comments received from outside the affected area
 - Fairly even mix of support and nonsupport for ADUs
- Returned to Comprehensive Planning Committee with revised recommendation on March 29, 2015
- Presented proposed revisions to the St. Anthony Park Community Council's Land Use Committee on April 7, 2016
- Requesting to forward to City Council with recommendation to approve

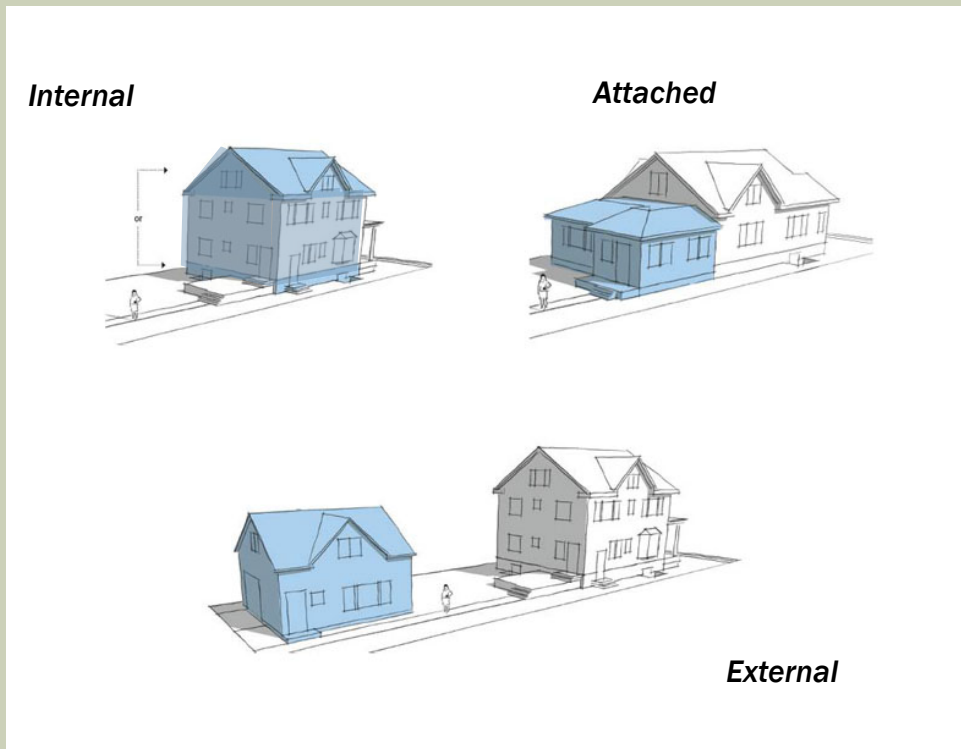
ACCESSORY DWELLING UNITS PROPOSED ORDINANCE

Permitted in the following zoning districts:

- *R₁-R₄ (one-family residential)*
- *RT₁-RT₂ (two-family and townhouse residential)*
- *RM₁ – RM₂ (low- and medium-density multi-family residential)*
- *T₁-T₃ (traditional neighborhood)*

PROPOSED ORDINANCE

Types of Units



- Public comment was mixed on allowing external or detached unit type
- Key difference between City proposal and D12 Task Force
- Recommendation: Permit internal, attached, and external units

PROPOSED ORDINANCE

Unit Requirements

■ Public Testimony

- Limit height of external/detached units to 20 feet or height of the principal structure
- Require 20-foot setback of detached structure from principal structure

■ Recommendation

- Limit height to 25 feet of height of principal structure
- No additional regulation on setback of detached ADUs beyond what is required for other accessory structures

PROPOSED ORDINANCE

Lot Location

- **Testimony:** Some interest in permitting ADUs beyond a ½ mile of University Avenue
- **Recommendation:**
 - Maintain ½ mile of University Avenue location.
 - Potential to expand into other areas of the city in the future should the Planning Commission and City Council decide to study that option

PROPOSED ORDINANCE

Lot Size

- Testimony: None
- Continue recommendations of 5,000 sq. ft. minimum size

ACCESSORY DWELLING UNITS PROPOSED ORDINANCE

Unit Occupancy

■ Public Testimony

- Concern over “second generation” issue
- D12’s Task Force recommended “reasonable enforcement” of the owner occupancy requirement

■ Recommendation

- Continue to only permit one ADU per lot
- Continue to require owner occupancy
- Continue to allow up to definition of one family
- Require submittal of an annual affidavit and fee to affirm that owner is living on property
- Addition of a language to allow release from restrictive covenant should ADU be de-converted

ACCESSORY DWELLING UNITS PROPOSED ORDINANCE

Unit Size

■ Public Testimony

- 300 sq. ft. minimum size was too restrictive
- 800 sq. ft. maximum size was too restrictive

■ Recommendation

- Eliminate minimum size requirement, but maximum remains 800 sq. ft.
- Add requirement that a principal structure must be 1,000 sq. ft. in size to add an internal unit
- Continue requirement that ADU cannot exceed $1/3^{\text{rd}}$ of the floor area of the principal structure if interior
- Allowed more flexibility for existing multistory structures to allow an ADU to occupy an area equal to the first floor (over 800 sq. ft.), but cannot exceed $1/2$ of the structures floor area

ACCESSORY DWELLING UNITS PROPOSED ORDINANCE

Access and entrances

- **Public Testimony:** Interest from Planning Commission to examine need of internal stairs
- **Recommendations**
 - Require primary stairways remain interior for internal upper-floor ADUs
 - Secondary set of stairs for fire-safety can be external, but cannot be on the front of the house
 - Detached units could have external stairs
 - Any external stairs would need to be made of durable materials that match the building and cannot be built from raw or unfinished lumber
 - Continue requirement for walkway from street to ADU

ACCESSORY DWELLING UNITS PROPOSED ORDINANCE

Parking

- Public Testimony: General concern over increased street parking.
- Recommendation: No additional parking if requirement already met for single-family home.

Ownership

- No public testimony
- Recommendation: ADU cannot be sold separately from the primary unit

THANK YOU

QUESTIONS?

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