

Accessory Dwelling Units

Presentation to City Council
June 1, 2018

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CONTENTS OF PRESENTATION

- History of ADUs in St. Paul
- Outreach to date
- Identified issues--responses
- Proposed ordinance changes



ACCESSORY DWELLING UNITS IN SAINT PAUL

- In the mid-2000s, a city-wide policy was advanced to the City Council. Was not adopted at that time.
- In early 2010s, contemplated as part of the Green Line zoning 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
- Planning Commission directed citywide outreach

OUTREACH TO DATE

- Met with District Councils 1, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, and 15
- Open Saint Paul question—27 response
- Attempted “community conversations” on April 17 and 19
- Public hearing on April 20



PUBLIC COMMENT/TESTIMONY

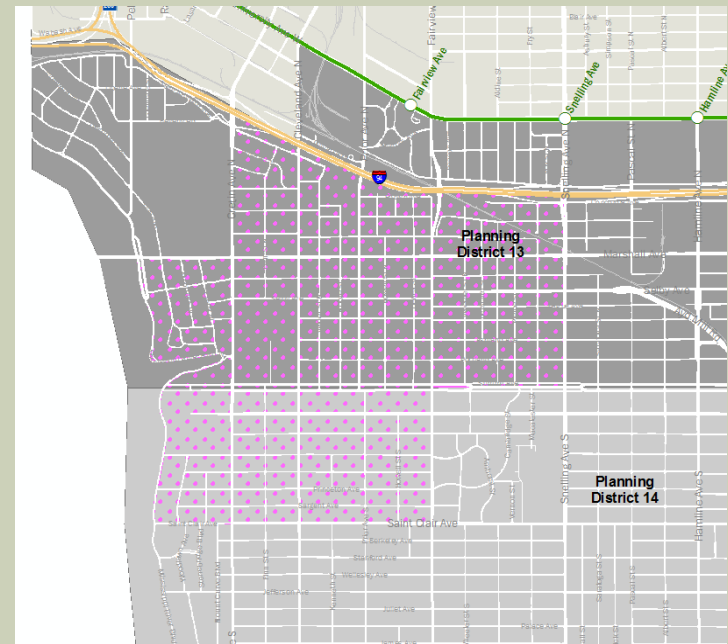
- Support of allowing ADUs in an expanded area
 - 6 people testified – all in support of ADUs
 - 17 written comments – 2 neutral, 15 in support
 - Six district councils, not included in the original resolution asked to be included in a broader study or supported permitting ADUs citywide
- Reasons for support included:
 - Increased housing choice/more flexible use of property
 - Increased housing supply
 - Possible additional source of affordable housing
 - Ability to age in community
 - Potential for additional intergenerational living opportunities
 - Local wealth building

ISSUES IDENTIFIED/RESPONSES

- **Certificates of Occupancy**
 - ADU in accessory structure require C of O for the non-owner occupied unit
 - ADU in principal structure does not require C of O
- **Clarification over who can live in an ADU**
 - Zoning definition of family
- **Parking**
 - Same requirement as one-family dwelling due to limitation to one family

ISSUES IDENTIFIED/RESPONSES

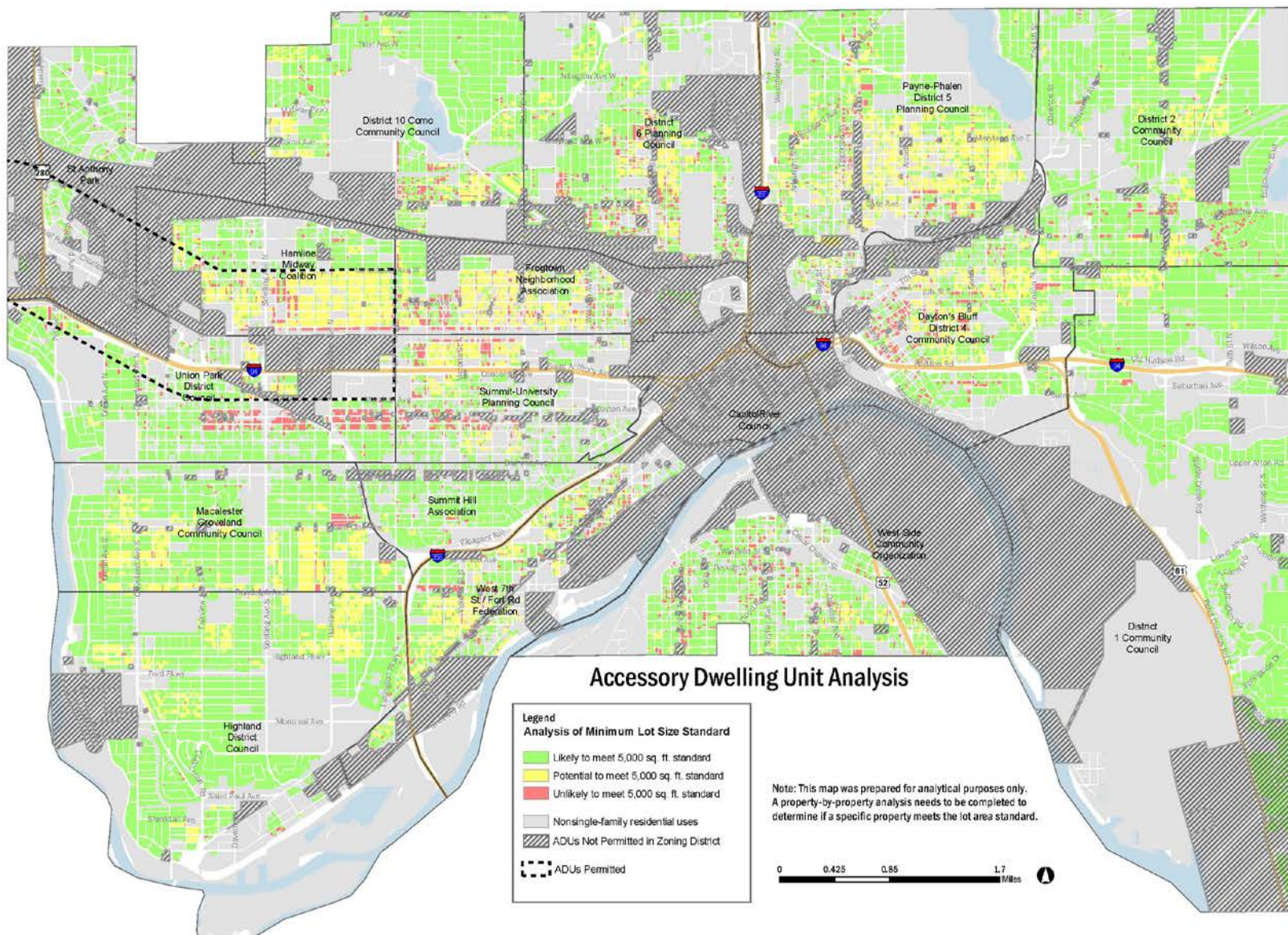
- **Student Housing**
 - **Student Housing Neighborhood Overlay District**
 - One- and two-family dwellings that require C of O and renting to 3 or 4 undergraduate students in one unit
 - Must have 150 ft spacing between student housing units
 - Must register with City
 - Students could rent ADUs
 - Existing regulations adequately address issue
 - Overlay district
 - One family limit
 - Owner occupancy



The pink dots show the extent of the SH Student Housing Neighborhood Overlay District.

ISSUES IDENTIFIED/RESPONSES

- Short-term rentals (e.g. AirBnB or VBRO) and ADUs
 - Only one short-term rental dwelling unit would be allowed—regulated as a one-family dwelling
 - ADU and short-term rental requirements limit occupancy to definition of family
- Minimum lot size
 - Request to reduce minimum lot size to accommodate ADUs on more parcels
 - 5,000 sq. ft. requirement is smallest legal lot size in St. Paul (R4 district)
 - 5,633 lots (10%) are unlikely to meet this standard
 - Little impact to neighboring properties if interior of principal structure is modified to allow for ADUs



ISSUES IDENTIFIED

- Height requirement
 - Lesser of 25 ft or height of principal structure
 - Less restrictive than Minneapolis
 - Monitor as more detached ADUs are proposed
- Tiny movable homes
 - Analyzed as part of the 2017 study for tiny home development
 - Conclusion was best suited in mobile home parks with connections to sewer, water, and electricity
- Plumbing code requirement for separate sewer and water connections to ADUs in accessory structures
 - State plumbing code issue, not a zoning issue
 - Building Official (DSI) interprets plumbing code

PROPOSED CHANGES

- Permit ADUs citywide (aka eliminate locational standard)
- Eliminate the minimum lot size requirement for ADUs within the principal structure
- Permit ADUs in the RL – one-family large lot residential district

THANK YOU

QUESTIONS?

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