

1-4 Unit Housing Study Phase 2

Study Background and Overview of Planning Commission Recommended Amendments



SAINT PAUL
MINNESOTA

**PROJECT
TEAM:**

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STPAUL.GOV



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



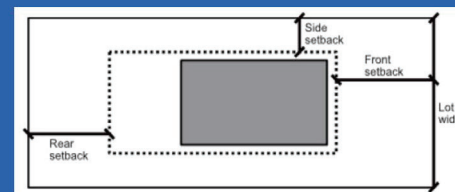
Cluster developments

- 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:



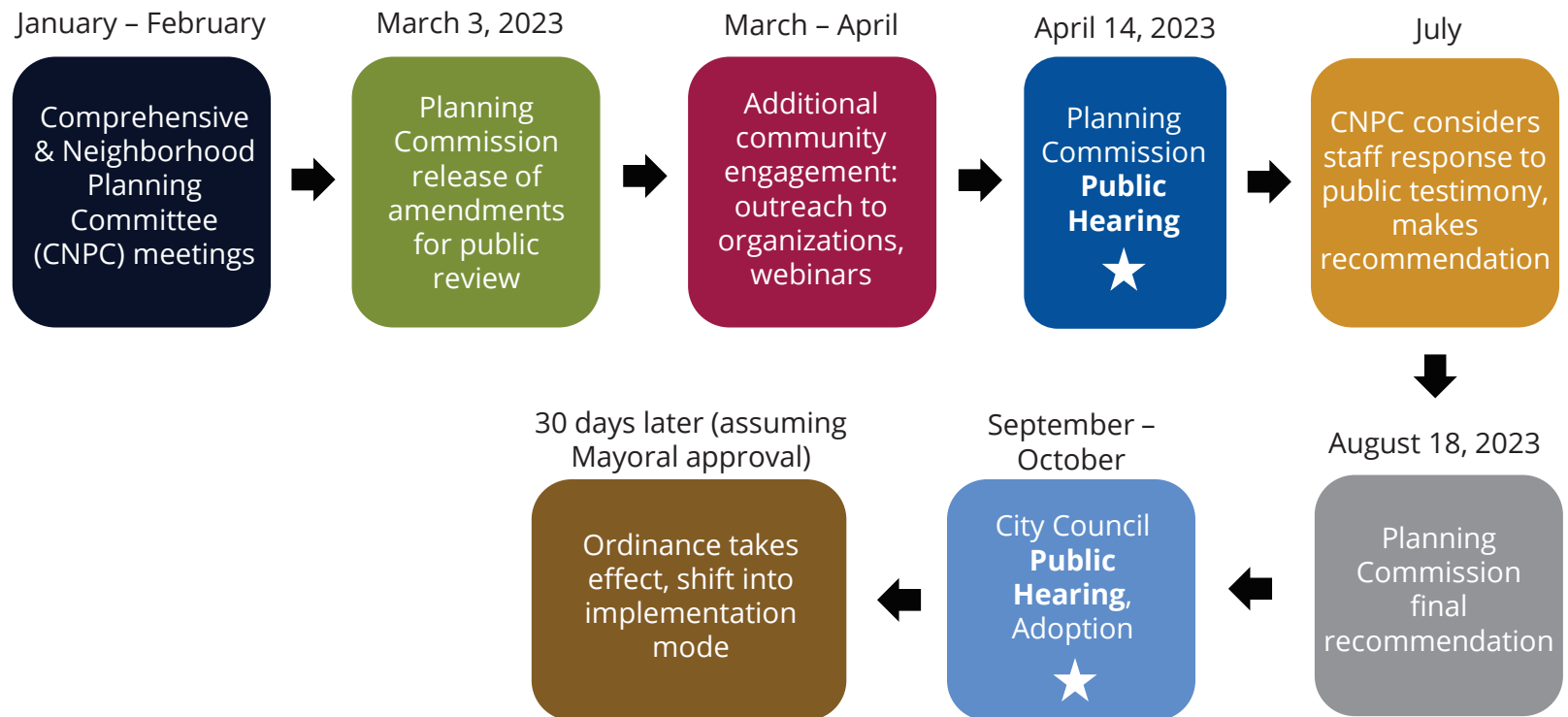
- Reduction of **minimum lot size/width standards** or elimination paired with FAR standards
- Reduction of **setback requirements**
- Increasing **maximum lot coverage**
- Consideration of **maximum lot sizes** to regulate the degree of redevelopment and protect against displacement

- Consideration of **affordable housing incentives**

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



Phase 2 Planning Commission and City Council Process





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

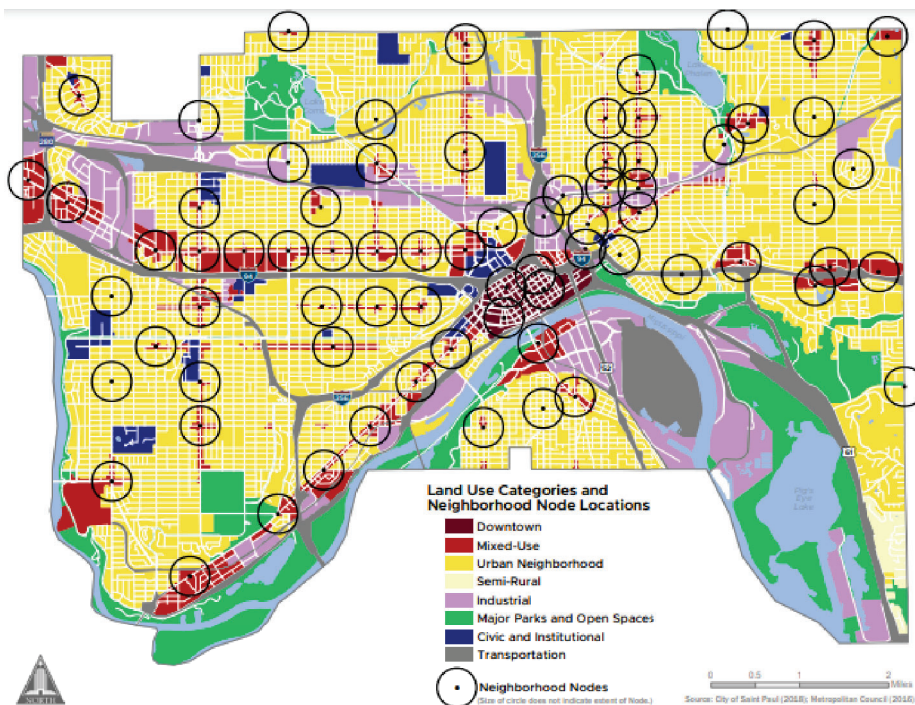
2040 COMPREHENSIVE PLAN POLICIES (cont.)

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.

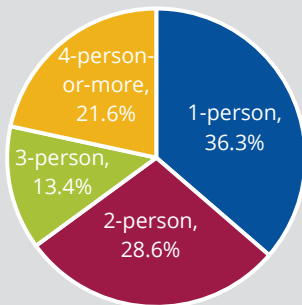


To make the zoning code easier to read, navigate, and understand.



Household Types and Housing Options

Household Types Today



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



2% Households with at least one person under 18



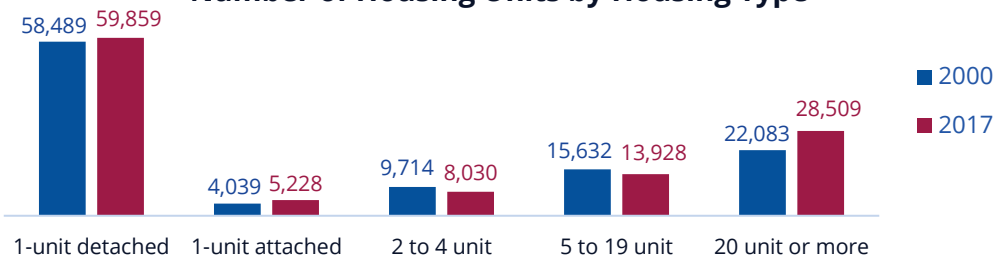
10% Households with at least one person over 60



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



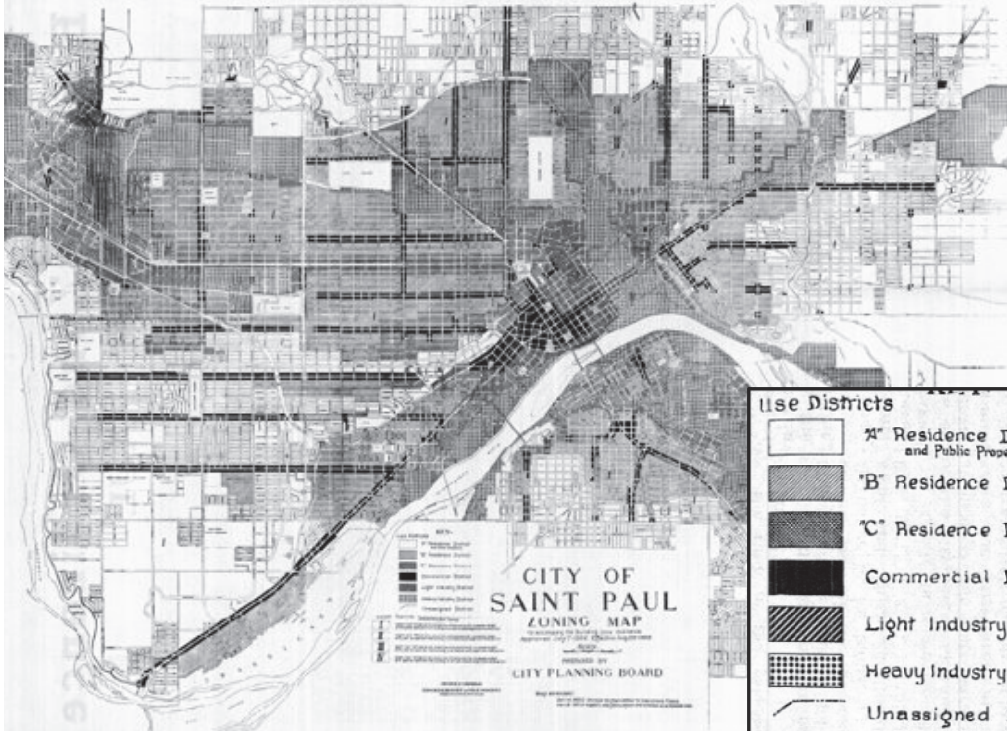
31% of housing units are in buildings with 20 units or more



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



Precedents for 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

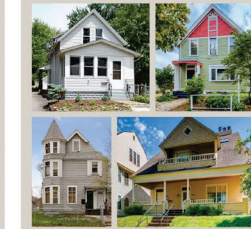
Duplex

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.



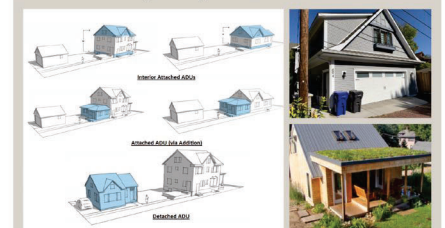
Cottage Development

Small detached one-unit dwellings arranged around a central 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.

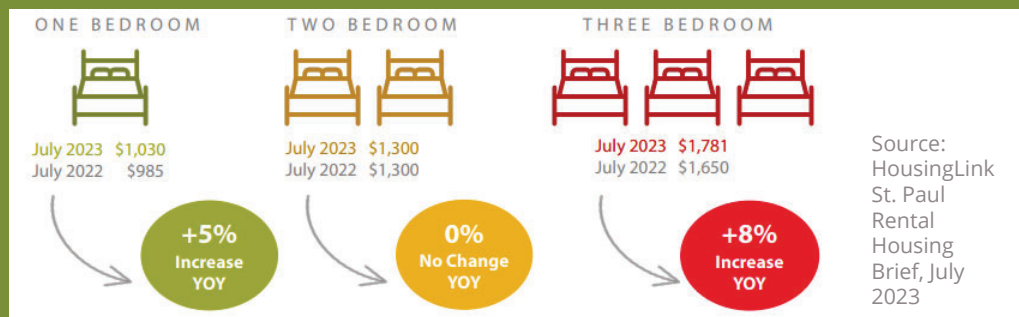




The Housing Shortage

Rental Housing

- **4% rental vacancy** (*below the healthy market benchmark of 5%*)
- Mostly stable median rents, but **three-bedroom rents keep increasing** (3-BRs especially in 1-4 housing)
- Of vacant rental units: **No units** affordable to households making less than \$35K (**30% of AMI**), **55%** are affordable at **50% of AMI**
- **Majority of each population of color rent their homes**



For-Sale Housing

- **2.0-month supply of for-sale homes** (*below healthy market benchmark of 5-6-month supply*)
- **\$283K Median Saint Paul sales price** (*affordable to a four-person household between 60-80% of AMI – household income of \$88,400*)
- 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



2022 Housing Underproduction in the U.S

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 Home-ownership 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



Anti-Displacement & Community Wealth Building study

HR&A Advisors, our expert consultant on housing policy, development and finance finds the following:

Analysis Framework | Key Housing Findings

There are two primary drivers of displacement and displacement risk in Saint Paul.

INCREASING HOUSING UNAFFORDABILITY

- **Rents have risen by an average of 32%** since 2015, leading to a greater share of cost-burdened renters in the city. Coupled with rising utility costs and minimal wage increases, many residents experience compounding financial strains.
- **Home prices have increased by 68%** since 2010, leading to a greater share of cost-burdened homeowners and a decrease in homeowners.

INSUFFICIENT HOUSING SUPPLY

- Homeownership rates have decreased across all incomes in the city, signifying a **need for more housing at all price points**.
- Larger household sizes are spurring **demand for larger units**.
- There is an **insufficient supply of affordable housing** available to renters making less than \$35K.
- **Investor ownership of single-family homes and declining homeownership rates** limit wealth-building opportunities for residents.



A Status Quo that would lead to greater displacement ? HR&A Advisors and national best practice supports zoning reform to broadly enable by-right missing middle housing

*"...The **status quo** set of zoning regulations has contributed to insufficient supply. In the face of a growing population, **status quo policies do little to help increase housing availability or reduce prices**, and in fact will exacerbate the displacement of modest income and increasingly middle-income people..."*

– 1-4 Unit Housing Study Phase 2 staff report

Near-Term Developer & Property Owner Priorities | Allow for missing middle housing throughout the city

Amend city zoning codes, streamline approvals, and offer tax incentives to promote the development of missing middle housing in line with the City's 1-4-unit study.

HR&A Advisors,
consultant to the
City on the
Anti-displacement
& Community
Wealth-Building
Study

Strategies Explanation

Context

- While missing middle developments can be economically feasible in Saint Paul, these developments are currently **not allowed by-right** in most of the city's residential districts.
- Especially in a real estate market environment where large scale multifamily developments face financial feasibility challenges, missing middle housing can supplement traditional multifamily development to **provide new housing supply**. These units can also provide housing variety, allowing renters to choose from different building and unit types based on their needs.
- Allowing missing middle housing may also help **support multigenerational households**, allowing for housing conversions that can accommodate multiple generations in discrete units on the same lot.

Recommendations

- The City should promote the development of missing middle housing by amending its zoning codes, streamlining approval processes, and offering tax incentives like credits or abatements.

Implementation

Lead Department

- PED

Supporting Departments and Partners

- DSI

Next Steps

- Support legislative efforts to amend zoning codes and allow for more units
- Evaluate approval processes and eliminate technical bottlenecks and policies that slow down the progression of development projects.



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
RL one-family large lot	One-family	RL large lot	One-family, two-family (Max units on a lot by-right: 2)
R1 one-family	One-family	H1 residential	One-family, two-family, multi-family (Max units on a lot by-right: 4*) *eligible for density bonus +2 units
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)	H2 residential	One-family, two-family, multi-family (Max units on a lot by-right: 5*) *eligible for density bonus +1 units
R1-RT2 within 1/8 mile of neighborhood nodes, transit routes along fixed rail, BRT corridors, and high-frequency bus routes	Varies by district		

Proposed Zoning Districts

Planning Commission Recommendation

Current Zoning Districts	Housing types permitted	Lot Area Minimum (per unit)		Building Height Maximum		Yard Setbacks Minimum (feet)			Max Bldg Lot coverage
		Area (Sq. Feet)	Width (Feet)	Stories	Feet	Front	Side	Rear	
RL one-family large lot	One-family	21,780	80	3	30	30	10	25	None
R1 one-family	One-family	9,600	80	3	30	30	10	25	35% / 40% in D14-15
R2 one-family	One-family	7,200	60	3	30	25	8	25	
R3 one-family	One-family	6,000	50	3	30	25	6	25	
R4 one-family	One-family	5,000	40	3	30	25	4	25	
RT1 two-family	One-family and two-family	3,000	25	3	40	25	9	25	None
RT2 townhouse	One-family, two-family, three-and-four family, and townhouse (≤ 6)	2,000	20	3	40	25	9	25	

Proposed Zoning Districts	Maximum Number of Units Per Lot	Lot Area Minimum (per unit)	Lot Width Minimum	Building Height Maximum	Yard Setbacks Minimum (feet)			Max Bldg Lot coverage
		Sq. Feet	Feet	Feet	Front	Side	Rear	
RL large lot	2	9,000	60	33	30	10	10	40%
H1 residential	4 by-right, 6 w/ density bonus	1,500	30	33	10	5	10	45%
H2 residential	5 by-right, 6 w/ density bonus	1,000	25	39, 36 for flat/shed roofs	10	5	10	50%



Updated RL and New H1 and H2 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**

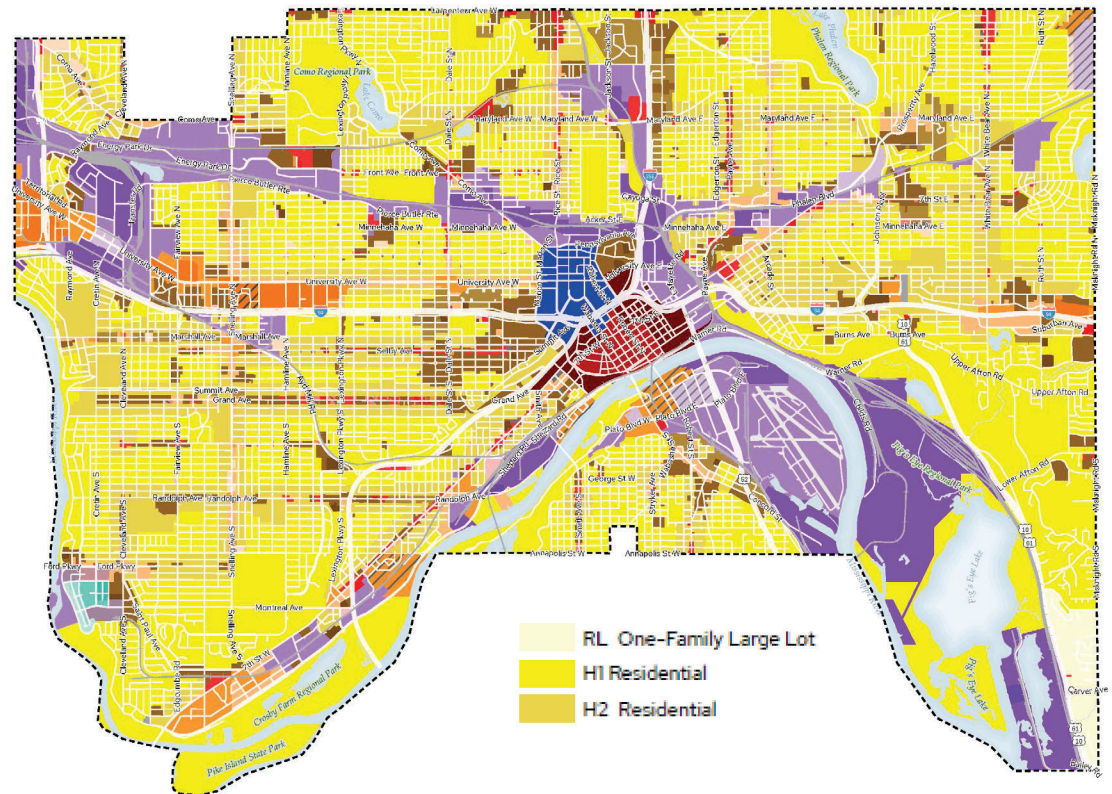
RL = Current RL parcels

H1 = Current R1-RT2 parcels, low-density PDs

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





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 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 at 60% of AMI** (\$52,200 for a 1-person HH or \$74,520 for a 4-person HH)
2. **Affordable ownership/owner-occupied units at 80% of AMI** (\$66,300 for a 1-person HH or \$94,650 for a 4-person HH)
3. **Three-bedroom units** (3+ bedrooms)
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
(*density bonus units are exempt*)

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



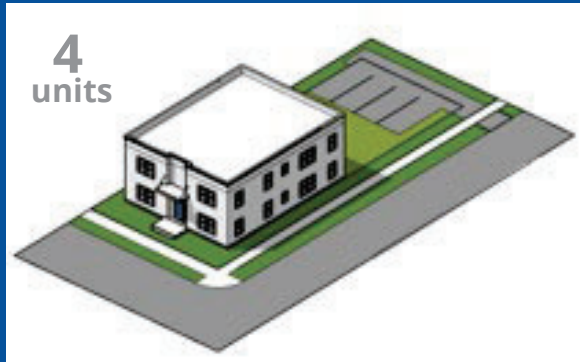
1,000 sq. ft. minimum lot area per unit
(*density bonus units are exempt*)



H1 Density Bonus Example – 6,250 sf lot in H1

**Planning Commission
Recommendation**

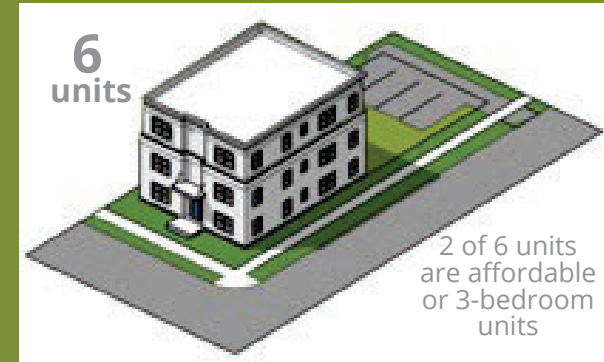
Permitted By-Right



6,250 sf H1 lot

- 4 units permitted by right ($6,250 / 1,500 = 4$)
- 45% maximum building lot coverage

Permitted w/ Density Bonus



6,250 sf H1 lot

- 6 units permitted with density bonus (4 by-right + 2 bonus affordable/3-bedroom units = 6)
- 50% maximum building lot coverage



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%



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'
 $10 + 30 / 2$



Maximum Permitted Heights in RL-H2

**Planning Commission
Recommendation**

RL large lot residential (Current parcels zoned RL)

- 2 Max principal units on a lot
- 33' max height
30

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
- 33' max height

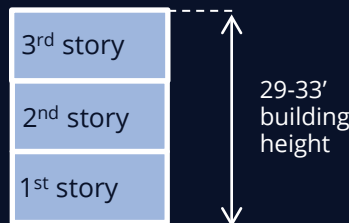
H2 residential (Current R1-RT2 parcels within 1/8 mile of Neighborhood Node intersections or fixed rail, bus rapid transit, high-frequency bus corridors)

- 5 Max principal units on a lot
- +1 bonus Eligible for density bonus to allow up to 1 additional unit
- 39' max height (36' for flat/shed roofs)

What do these max heights look like?

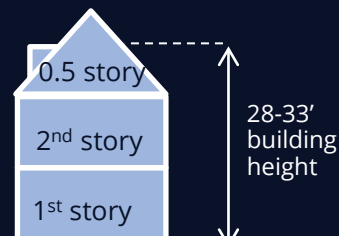
Flat Roof (RL-H1)

3-story building



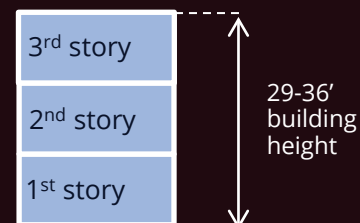
Gable Roof (RL-H1)

2.5-story building



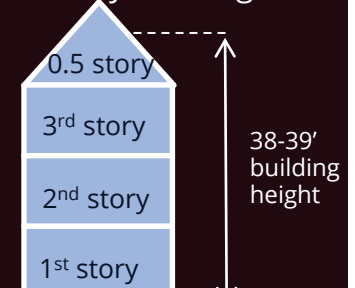
Flat Roof (H2)

3-story building

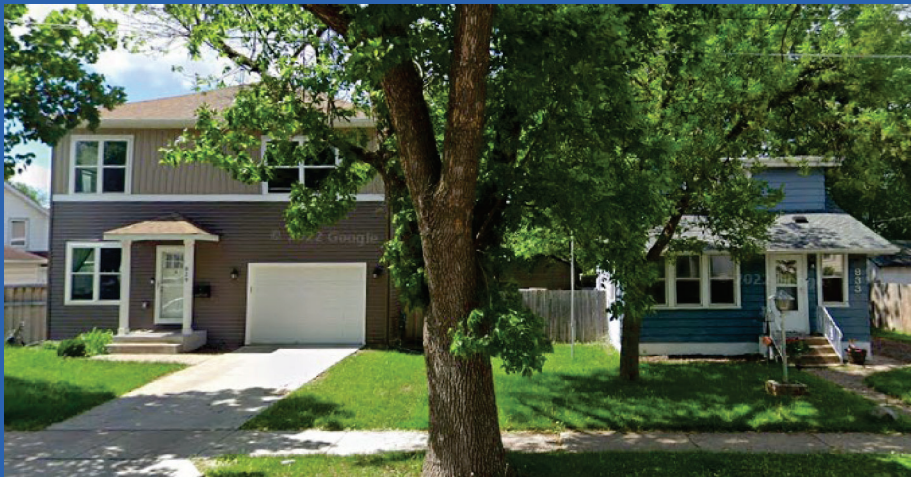


Gable Roof (H2)

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)*



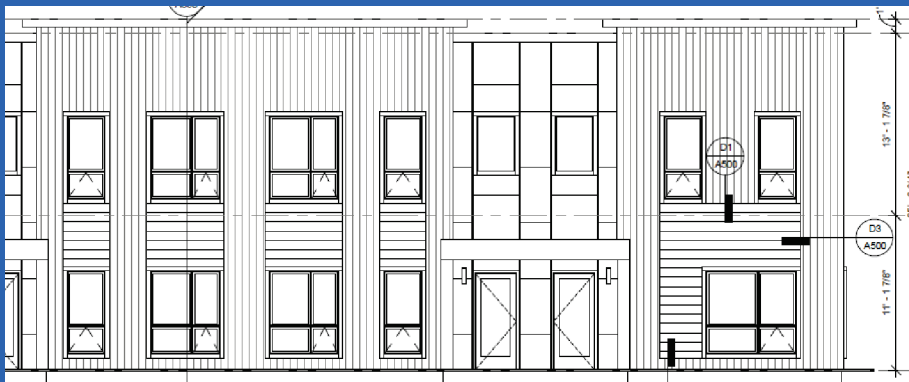
1737 James
One-family home

Zoning: R4

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

*Allowed based on the proposed amended maximum heights

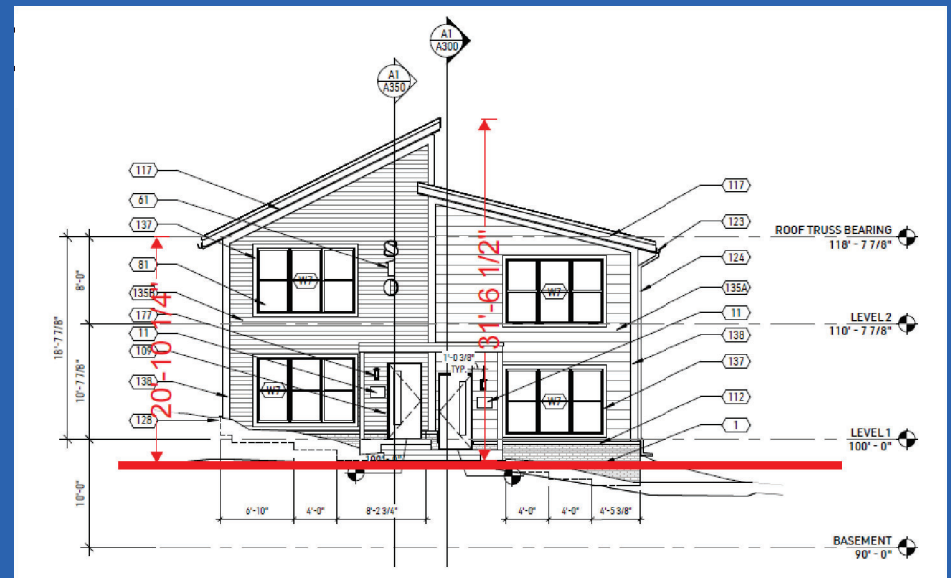
Maximum Permitted Heights in RL-H2: Examples



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
Duplex**

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, not allowed 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, not
allowed in RL, H1)*

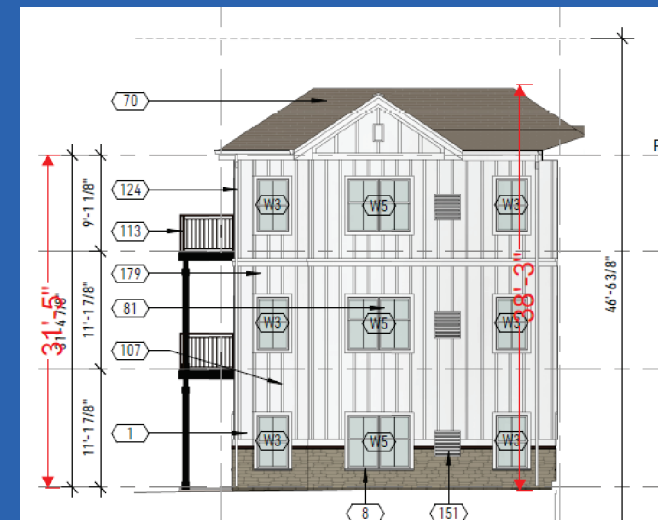
(Credit: DJR Architecture)



2132 Grand Ave (Fourplex)

Zoning: RM2

Height: 34'-5 3/4" (Allowed in
H2, not allowed in RL, H1)*



3-Story Multi-family

Height: 34.8" (Allowed in H2,
not allowed in RL, H1)*

(Credit: DJR Architecture)

*Allowed based on the proposed amended maximum heights

Maximum Permitted Heights in RL-H2: Examples

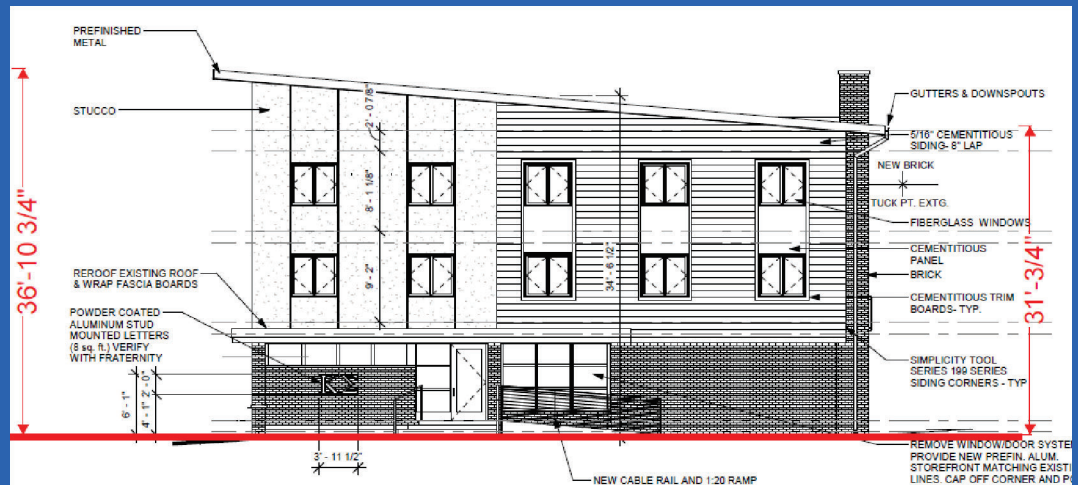


1174 Grand Ave (8-plex)

Zoning: RM2

Height: 36' (Allowed in H2, not allowed in RL, H1)*

(Credit: Edina Realty)



3-Story Multi-family

Height: 36'-10 3/4" (Not allowed in RL, H1, H2)*

(Credit: DJR Architecture)

*Allowed based on the proposed amended maximum heights

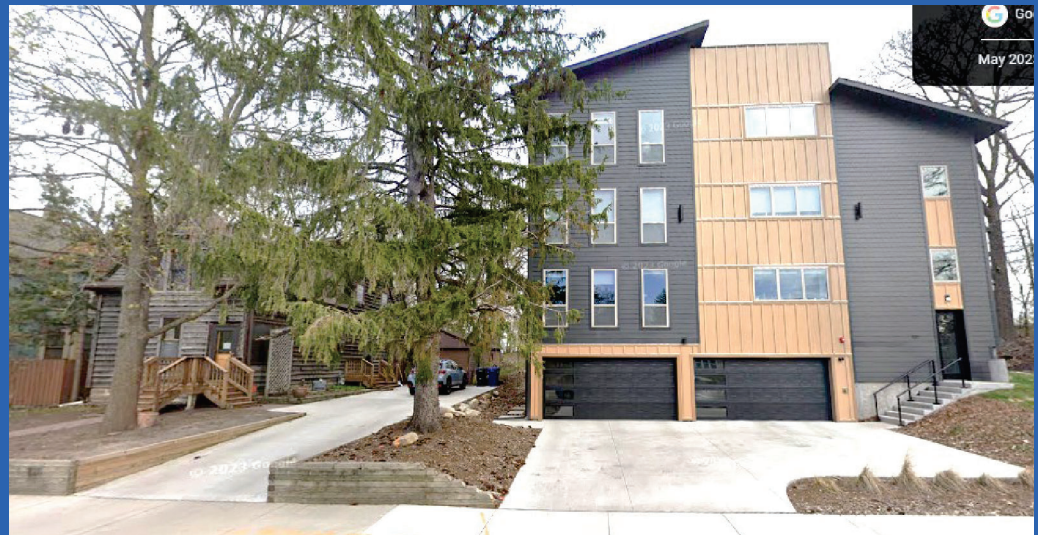
Maximum Permitted Heights in RL-H2: Examples



1554 Grand Ave (Fiveplex)

Zoning: T2

Height: 38'-10 3/4" (Not allowed in RL, H1, H2)*



1110 Raymond Ave (Triplex)

Zoning: RT2

Height: 40' (Not allowed 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 institutions
- Parks, playgrounds, golf courses



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

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

MAXIMUM FLOOR AREA PER ADU

800 sq. ft. OR 75% of the floor area of the principal dwelling 
whichever is greater

MAXIMUM HEIGHT

25 ft. maximum 

for accessory buildings with dwelling units

UNIT OCCUPANCY

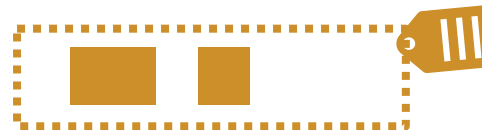
Combined occupancy of the principal dwelling unit and ADUs cannot exceed the number of occupants as specified in the definition of *Household*.

Household:

6 adults
+
any number of children


OWNERSHIP

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



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

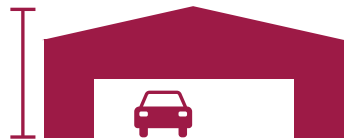
MAXIMUM HEIGHT FOR ACCESSORY BUILDINGS NOT CONTAINING A DWELLING UNIT

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%



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
- ✓ Maximum building height
- ✓ Minimum setbacks

BLDG LOT COVERAGE

45%

RL (vs. 40% with no cluster)

50%

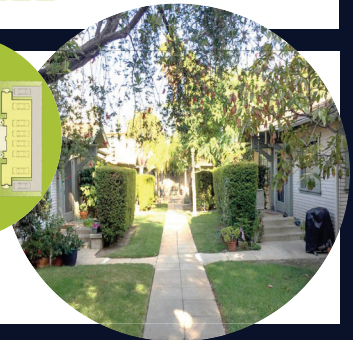
H1 (vs. 45% with no cluster)

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



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.**

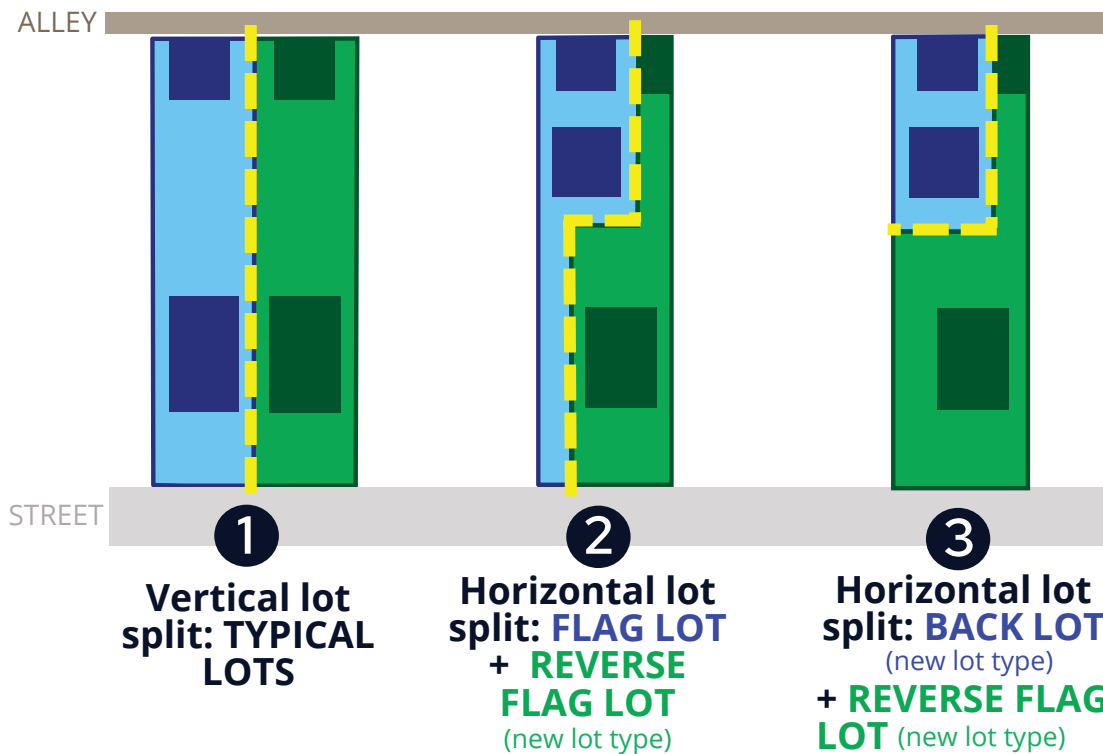
No ADUs  are permitted



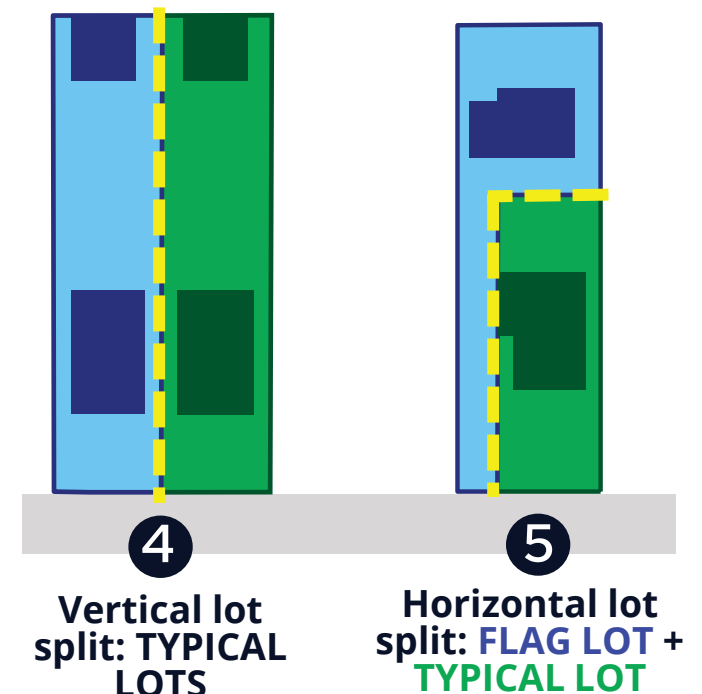
Proposed Lot Split Options: New Reverse Flag Lots and Back Lots

Planning Commission Recommendation

Lots on an Alley



Lots not on an Alley





Proposed New Building Design Standards

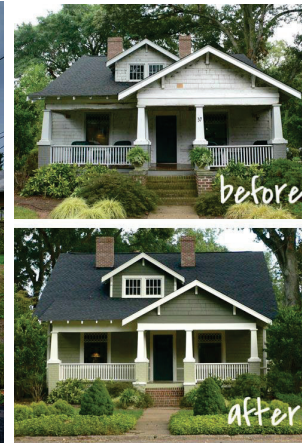
**Planning Commission
Recommendation**



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



Reminders



These recommendations would **implement prior, clear, City policy direction** calling for more medium-density housing solutions compatible with the scale of Urban Neighborhoods. **Zoning studies** like this implement the Comprehensive Plan.

Figure LU-5: Metropolitan Council's Regional Transit Density Targets*

Distance from transit	Transit type	Min (units/acre)**	Target (units/acre)***
1/2 Mile	Fixed rail transitway	50	75-150
	Bus rapid transitway	25	40-75
1/4 Mile	Arterial bus rapid transit	15	20-60
	High-frequency transit	10	15-60

*Average for new development in areas identified in a station area plan as appropriate for redevelopment.
 **Minimum represents an average goal for new development.
 ***Individual projects may be less than or exceed targets.

Figure I-1: Growth Projections for Saint Paul

	2010	2020	2030	2040
Population	285,068	315,000	329,200	344,100
Households	111,001	124,700	131,400	137,400
Employment	175,933	194,700	204,100	213,500

Source: Metropolitan Council

This study is based on **Metropolitan Council's population growth forecast and regional plans for 2040**, including minimum & recommended transit density ranges.

Saint Clair Ave between Cretin and Cleveland



Zoning: RT1 Two-Family

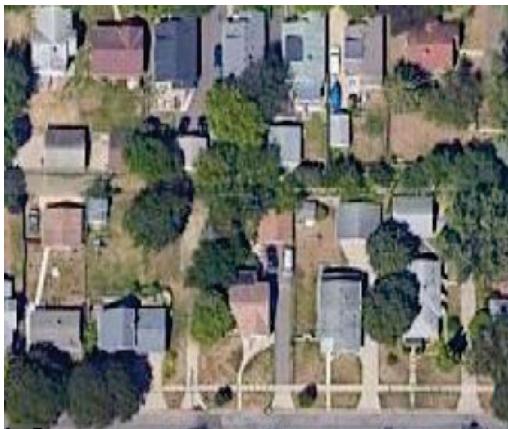


Land Use: Majority single-family homes

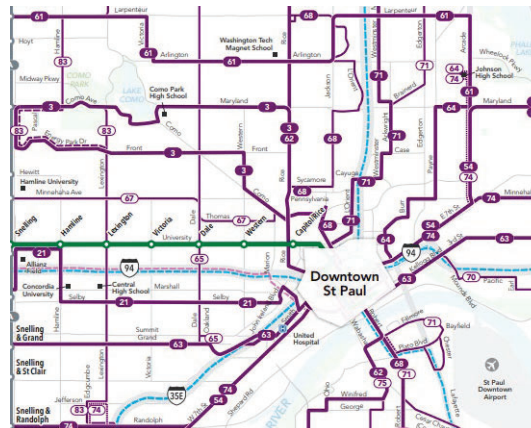
A change in the zoning district **does not mandate** anything different to happen on a lot that is currently developed.



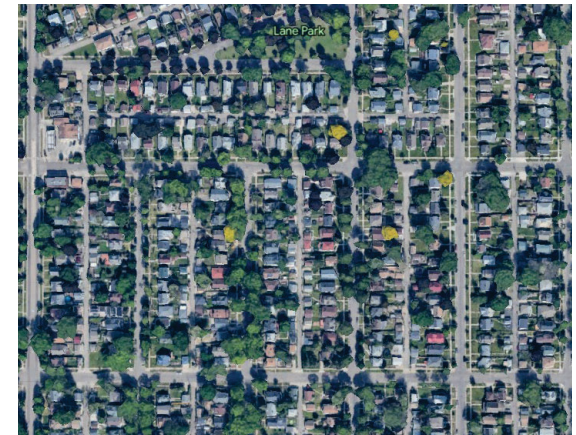
Reminders



Proposed **limits** to **impermeable land** remain close to what is currently permitted by existing zoning districts; in some cases, the limits are below what is currently permitted.



Potential **increased transportation emissions** can be mitigated by **increasing the financial viability of more frequent transit service** and other less carbon-intensive forms of transportation (via more housing in the urban core).

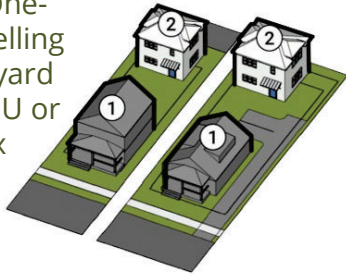


Potential **impacts to wildlife** habitat can be mitigated by supporting **local, incremental, and minor densification of existing developed urban lots** that are largely not significant sites of wildlife habitat.

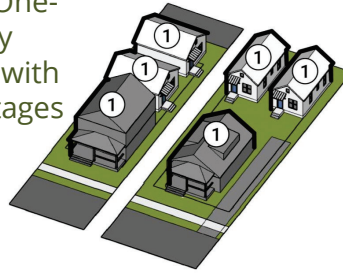


Reminders

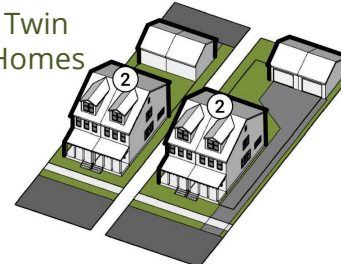
Existing One-Family Dwelling with Backyard Double ADU or Duplex



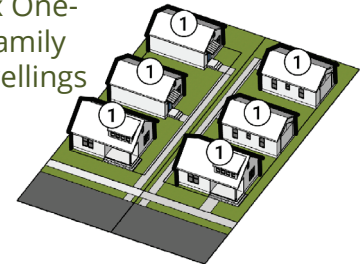
Existing One-Family Dwelling with Twin Cottages



Twin Homes



Six One-Family Dwellings

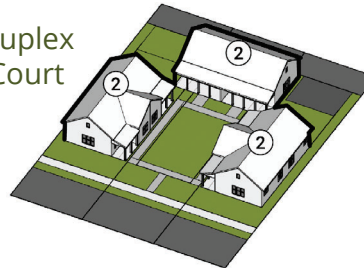


Triplex with One-Family Above Garage

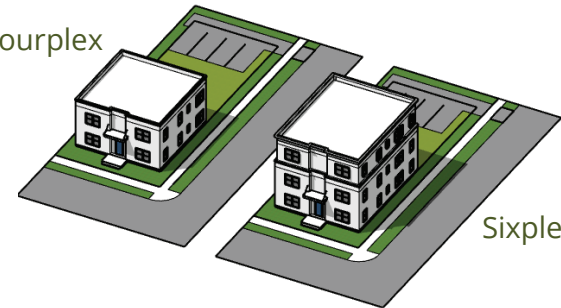


Two Duplexes

Duplex Court



Fourplex



Sixplex

This study **supports homeowners and small-scale developers** to add **gentle density** to existing lots and neighborhoods and **more housing choices** to support the diverse needs of Saint Paul residents.



Reminders

		2 Units	3 Units	4 Units	5 Units	6 Units
RL	Percent of lots:	63%	N/A	N/A	N/A	N/A
	Minimum lot size required:	18,000 sq. ft.				
H1	Percent of lots:	99%	93%	51%	51%*	51%*
	Minimum lot size required:	3,000 sq. ft.	4,500 sq. ft.	6,000 sq. ft.	6,000 sq. ft.*	6,000 sq. ft.*
H2	Percent of lots:	99%	98%	93%	65%	65%*
	Minimum lot size required:	2,000 sq. ft.	3,000 sq. ft.	4,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.*

Source: Ramsey County Parcel Data

Notes: "Percent of lots" refers to the percentage of lots larger than 1,000 sq. ft. that are not split-zoned. Except for the 5 Units and 6 Units columns, "minimum lot size required" refers to the minimum lot size required for projects not utilizing a density bonus*.

*Development would need to utilize density bonus to be permitted a maximum of 5 or 6 units in H1 or 6 units in H2.

Comprehensive Plan 2040 guides these areas as	Zoning recommended for these lots (R1-RT2)
Urban Neighborhood	H1 or H2

Maximum build-out within the areas that the **Comprehensive Plan guides as Urban Neighborhoods is highly unlikely**, even by 2040, based on Saint Paul and Minneapolis housing production data, market considerations, and financial pro forma feasibility analysis.



Project website: STPAUL.GOV/1TO4STUDY

- Review the **staff report memo, overview slides and one-pager, FAQs** (Spanish, Hmong/Hmoob, and Somali versions available)
- Sign up for the **email list**

Share feedback at the City Council Public Hearing on October 4

- Send written comments by email or mail
- Testify at the public hearing