1-4 Unit Housing Study Phase 2

Key Points of Planning Commission Recommended Amendments

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PROJECT TEAM:

Emma Brown, Senior City Planner
Josh Williams, Principal City Planner
Tony Johnson, Senior City Planner
Luis Pereira, Planning Director
Planning and Economic Development

1to4HousingStudy@stpaul.gov

stpaul.gov/1to4study

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Why are we doing this study?

Low rental vacancy rates

Many households experiencing housing cost burden

Accommodate community growth

Accommodate the diverse needs of residents

Support broadened housing choices

Address the city's housing shortage

Implement policies from the 2040 Comprehensive Plan

Carry out actions called for City Council Resolution 18-1204

Key Points of the Recommended Zoning Amendments

1. Create **new residential zoning districts H1 and H2 to replace existing**, **single-family-only** R1, R2, R3, R4 districts, as well other low-density **RT1, RT2**, and **Planned Development (PD)** districts, and update the single-family-only **RL** district in Highwood.

R1-R4 one-family districts
RT1 two-family district
RT2 townhouse district
Low-density PDs

→ **H1 residential district**
- Allow a maximum of 4 principal units on a lot

→ **H2 residential district** (lots within 1/8 mile of Neighborhood Node or fixed rail, bus rapid transit, high-frequency bus corridors)
- Allow a maximum of 5 principal units on a lot

RL one-family large lot district

→ **RL large lot residential district**
- Allow a maximum of 2 principal units on a lot

Key Points of the Recommended Zoning Amendments

New H1 and H2 residential and revised RL large lot residential districts will:

- Allow a greater diversity of housing options in addition to single-family detached homes
- Allow up to 2-5 units on many lots

		2 Units	3 Units	4 Units	5 Units	6 Units
RL	Percent of lots: Minimum lot size required:	63% 18,000 sq. ft.	N/A	N/A	N/A	N/A
H1	Percent of lots: Minimum lot size required:	99% 3,000 sq. ft.	93% 4,500 sq. ft.	51% 6,000 sq. ft.	51%* 6,000 sq. ft.*	51%* 6,000 sq. ft.*
H2	Percent of lots: Minimum lot size required:	99% 2,000 sq. ft.	98% 3,000 sq. ft.	93% 4,000 sq. ft.	65% 5,000 sq. ft.	65%* 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*.
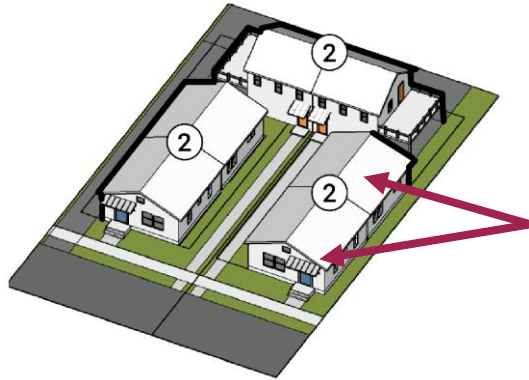*Development would need to utilize density bonus to be permitted a maximum of 5 or 6 units in H1 or 6 units in H2.
The proposed minimum lot area per unit is 9,000 sf/unit for RL, 1,500 sf/unit for H1, and 1,000 sf/unit for H2.

2. Provide **zoning density bonuses** for affordable rental or ownership housing, family-sized units, and retaining an existing home.

1-2 units that meet any combination of options

Options for Obtaining the Density bonus to add up to 2 units in H1 or 1 unit in H2

1. **Provide 60% AMI rental unit(s)**: Max +2 units

2. **Provide 80% AMI ownership unit(s):** Max +2 units

3. **Provide 3+ bedroom unit(s)**: Max +2 units

4. **Retain at least 50% of the floor area of an existing principal residential structure**: +1 unit
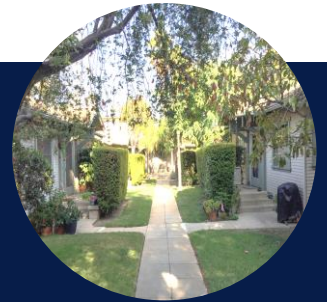
3. Update regulations for **accessory dwelling units (ADUs)** and **cluster development ordinance** for greater flexibility.

More flexible ADU standards

- 2 ADUs for <u>each</u> one-family home
- Max floor area = the greater of 800 sf or 75% of the area of the principal dwelling
- Max height = 25' regardless of the height of the principal dwelling

Updated Cluster Development standards

- Permits dwellings with up to 4 units
- 150 sf/unit common open space and path requirement
- Permitted 5% larger maximum building lot coverage
- CUP option for size-limited homes at a higher density

4. **Incentivize keeping existing homes** including the one-unit density bonus and ability to add **2 attached ADUs** if the single-family home is existing.

5. Apply **updated design standards** including some based on traditional neighborhood (T) zoning district standards.

2 attached ADUs
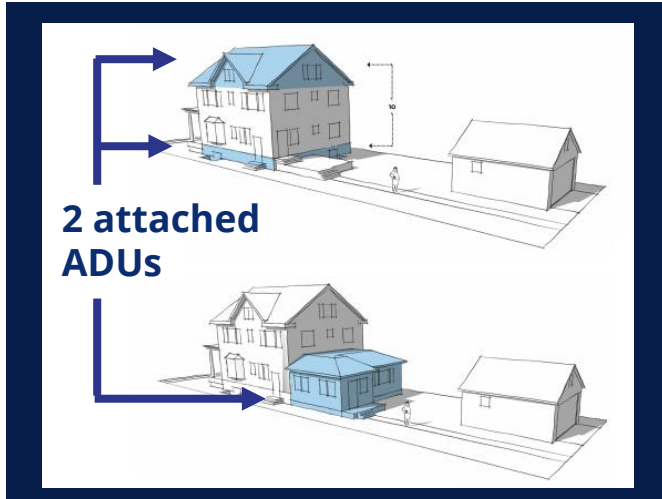
- **Additional examples listed for delineating a primary entrance** (porches, hooded front doors, pent roofs)

- **Remodeling/additions/alterations to the front façade must be compatible to building's scale/massing/detailing/materials**

- **Front yard must be landscaped**

6. Create **new options for lot splits**, including reducing minimum lot widths and introducing new lot types.

7. **Improve the clarity** of the Zoning Code.