

city of saint paul  
planning commission resolution  
file number 26-6  
date February 6, 2026

WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Paul Legislative Code, is established to promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community; and

WHEREAS, the Saint Paul City Council, in Ordinance 25-47, initiated a zoning study relating to sober houses and supportive housing facilities and directed City staff and the Planning Commission to provide a report and recommendation to the City Council as soon as practical; and

WHEREAS, a zoning study, including proposed amendments and a memorandum containing analysis, has been prepared on the topics of sober houses, supportive housing facilities, and related regulations in the zoning code, titled the Congregate Living Zoning Study; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 17, 2025 regarding the potential amendments and held the record open for written comments through October 20, 2025; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee of the Saint Paul Planning Commission, having reviewed the public hearing testimony and a memorandum containing analysis provided by staff, provided a recommendation for consideration by the Saint Paul Planning Commission; and

WHEREAS, the Saint Paul Planning Commission, having reviewed the public hearing testimony and the Comprehensive and Neighborhood Planning Committee's recommendation, finds the proposed text amendments to be supported by the policies of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the following proposed amendments to the Legislative Code are recommended for approval by the Mayor and Council of the City of Saint Paul:

moved by Presley  
seconded by Martinson  
in favor Unanimous  
against \_\_\_\_\_

## Congregate Living Code Amendments

Existing language to be deleted shown by ~~strikeout~~. New language shown by underlining.

### Chapter 60. Zoning Code – General Provisions and Definitions; Zoning Districts and Maps Generally

#### Article I. - 60.100. GENERAL PROVISIONS AND EXCEPTIONS

##### Sec. 60.110. Reasonable accommodation.

The city has a legitimate interest in preserving the character of residential neighborhoods by adopting regulations relating to the number and type of structures and uses, the number of persons who may occupy a dwelling or structure, and ~~off-street parking~~ other land use regulations, in order to control population density, noise, disturbance and traffic congestion. However, these regulations shall not be applied so as to prevent the city from making reasonable accommodation as required by the Federal Fair Housing Act Amendments of 1988. Reasonable accommodation means providing flexibility in the application of zoning regulations to afford an individual with a disability equal use and enjoyment of a dwelling or structure.

### Chapter 65 – Zoning Code – Land Use Definitions and Development Standards

#### Article II – 65.100. RESIDENTIAL USES

##### Division 3. – 65.150. Congregate Living

##### Sec. 65.160. Shelter for battered persons.

One (1) main building, or portion thereof, on one (1) zoning lot where adults and children who have suffered assault or battery live on a 24-hour-per-day basis for a period of time generally not to exceed thirty (30) days ~~and are served by a program certified by the state department of corrections.~~

*Standards and conditions for shelters for battered persons serving more than six (6) adult facility residents and minor children in their care:*

- (a) In RL-H2 residential, T1 traditional neighborhood, F1-F2 Ford and OS-~~B2-BC~~ business districts, a conditional use permit is required for facilities serving more than six (6) adult facility residents and minor children in their care.
- (b) The facility must be a minimum distance of one thousand three hundred twenty (1,320) feet from any other of the following congregate living facilities with more than six (6) adult residents: shelter for battered persons, supportive housing facility, licensed correctional community residential facility, emergency housing facility, or overnight shelter.
- (c) In RL-H2 residential, T1 traditional neighborhood, F1-F2 Ford, OS-~~B3B1~~ business and IT-I2 industrial districts, the facility must serve sixteen (16) or fewer adult facility residents and minor children in their care.
- (d) The facility must not be located in a two-family or multifamily dwelling unless it occupies the entire structure.
- (e) In T2-~~T4~~ traditional neighborhood districts, the density is regulated as for multifamily uses.

##### Sec. 65.161. Sober house, financially self-supporting.

A dwelling unit occupied by more than six (6) persons, all of whom (except potentially an on-site manager) are in recovery from chemical dependency and considered handicapped under the Federal Fair Housing Act Amendments of 1988, that provides a non-institutional residential environment in which the residents willingly subject themselves to written rules and conditions, including prohibition of alcohol and drug use (except for prescription medications obtained and used under medical supervision), intended to encourage and sustain their recovery. The residents of a sober house are similar to a family unit, and share kitchen and bathroom facilities and other common areas of the unit. Sober houses are financially self-supporting. This definition does not include facilities that receive operating revenue from governmental sources. Sober houses do not provide on-site supportive services to residents, including the following: mental health services; clinical rehabilitation services; social services; medical, dental, ~~nutritional~~ and other health care services; financial management services; legal services; vocational services; and other similar supportive services.

*Standards and conditions:*

~~A request for reasonable accommodation for this use as required under the Federal Fair Housing Act Amendments of 1988 by providing an exception to the maximum number of unrelated persons living together in a dwelling unit shall automatically be granted if the following standards and conditions are met. This does not limit the city from granting additional reasonable accommodation for this use under the general provisions of this Code.—~~

(a) The operator must submit a request for reasonable accommodation sober house registration to the zoning administrator on a form provided by the city, specify the number of residents, and provide information necessary to assure the use meets applicable zoning standards. ~~The maximum total number of residents permitted in the sober house is specified by the fire certificate of occupancy.~~

(b) ~~In RL-H1 Residential Districts, the~~ The sober house must serve ten (10) or fewer residents.

~~(c) — For a structure serving seventeen (17) or more sober house residents, a conditional use permit is required. This use is exempt from section 61.501 conditional use permit general standards (a), (c), and (d).—~~

~~(cd)~~ A building containing one (1) or more sober house units must be a minimum distance of three hundred thirty (330) feet from any other building containing a sober house.

**Sec. 65.162. Supportive housing facility.**

One (1) main building, or portion thereof, on one (1) zoning lot where persons with mental illness, chemical dependency, physical or mental handicaps, and/or persons who have experienced homelessness reside and wherein counseling, training, support groups, and/or similar services are provided to the residents. This definition includes sober homes (recovery residences) as defined by Minnesota Revised Statutes 245B that receive operating revenue from governmental sources.

This definition does not include:

- (1) Foster homes as defined in this Code;
- (2) Residential treatment programs physically located on hospital grounds;
- (3) Regional treatment centers operated by the commissioner of human services;
- (4) Licensed semi-independent living services for persons with mental retardation developmental disabilities or related conditions or mental illness, if the license holder is not providing, in any manner, direct or indirect, the housing used by persons receiving the service.

(5) Community residential facilities, licensed correctional, as defined in this Code.

*Standards and conditions:*

- (a) The facility must be a minimum distance of one thousand three hundred twenty (1,320) feet from any other of the following congregate living facilities with more than six (6) adult residents, except in B4-B5 business districts where it must be at least six hundred (600) feet from any other such facility: supportive housing facility, licensed correctional community residential facility, emergency housing facility, shelter for battered persons, or overnight shelter.
- (b) In RL-H2 residential, T1 traditional neighborhood, Ford, OS-B3 business and IT-I2 industrial districts, the facility must serve sixteen (16) or fewer facility residents.
- (c) In RM1-RM3 residential, T1 traditional neighborhood and F1 Ford districts, a conditional use permit is required for facilities serving more than sixteen (16) facility residents.
- (d) In T2-T4 traditional neighborhood districts, the density is regulated as for multifamily uses.

Chapter 66. – Zoning Code – Zoning District Uses, Density and Dimensional Standards

ARTICLE II. – 66.200. RESIDENTIAL DISTRICTS

Division 2. – 66.220. Principal Uses in Residential Districts

**Sec. 66.221. Residential district use table.**

Table 66.221, residential district uses, lists all permitted and conditional uses in the RL—RM3 residential districts, and notes applicable development standards and conditions.

Table 66.221. Residential District Uses

Use	RL	H1	H2	RM1	RM2	RM3	Definition (d) Standards (s)
<b>Residential Uses</b>							
<i>Congregate Living</i>							
Shelter for battered persons	P/C	P/C	P/C	<del>P/C</del>	<del>P/C</del>	<del>P/C</del>	(d), (s)
Sober house	P	P	<del>P/C</del>	<del>P/C</del>	<del>P/C</del>	<del>P/C</del>	(d), (s)

ARTICLE III. – 66.300. TRADITIONAL NEIGHBORHOOD DISTRICTS

Division 2. – 66.320. Principal Uses in Traditional Neighborhood Districts

**Sec. 66.321. Traditional neighborhood district use table.**

Table 66.321, traditional neighborhood district uses, lists all permitted and conditional uses in the T1—T4 traditional neighborhood districts, and notes applicable development standards and conditions.

Table 66.321. Traditional Neighborhood District Uses

Use	T1	T2	T3	T4	Definition (d) Standards (s)
<b>Residential Uses</b>					
<i>Congregate Living</i>					
Shelter for battered persons	P/C	<del>P/C</del>	<del>P/C</del>	<del>P/C</del>	(d), (s)
Sober house	<del>P/C</del>	<del>P/C</del>	<del>P/C</del>	<del>P/C</del>	(d), (s)

ARTICLE IV. – 66.400. BUSINESS DISTRICTS

Division 2. – 66.420. Principal Uses in Business Districts

**Sec. 66.421. Business district use table.**

Table 66.421 business district uses, lists all permitted and conditional uses in the OS—B5 business districts, and notes applicable development standards and conditions.

Table 66.421. Business District Uses

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
<b>Residential Uses</b>								
<i>Congregate Living</i>								
Shelter for battered persons	P/C	P/C	P/C	<del>P/C</del>	P	P	P	(d), (s)
Sober house	<del>P/C</del>	(d), (s)						

ARTICLE V. – 66.500. INDUSTRIAL DISTRICTS

Division 2. – 66.520. Principal Uses in Industrial Districts

**Sec. 66.521. Industrial district use table.**

Table 66.521, industrial district uses, lists all permitted and conditional uses in the IT—I3 industrial districts, and notes applicable development standards and conditions.

Table 66.521. Industrial District Uses

Use	IT	I1	I2	I3	Definition (d) Standards (s)
<b>Residential Uses</b>					
<i>Congregate Living</i>					
Sober house	<del>P/C</del>	<del>P/C</del>	<del>P/C</del>		(d), (s)

ARTICLE IX. – 66.900. FORD DISTRICTS

Division 2. – 66.920. Principal Uses in Ford Districts

**Sec. 66.921. Ford district use table.**

Table 66.921, Ford district uses, lists all permitted and conditional uses in the F1-F6 Ford districts, and notes applicable development standards and conditions.

Table 66.921. Ford District Uses

Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
<b>Residential Uses</b>							
<i>Congregate Living</i>							
Shelter for battered persons	P/C	P/C	<del>P/C</del>	<del>P/C</del>	<del>P/C</del>		(d), (s)
Sober house	<del>P/C</del>	<del>P/C</del>	<del>P/C</del>	<del>P/C</del>	<del>P/C</del>		(d), (s)