

city of saint paul  
planning commission resolution  
file number 21-40  
date August 20, 2021

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, Section 61.801(a) of the Zoning Code calls for periodic review of said code to reflect current city policies, to address current technology and market conditions, and to bring the zoning code up-to-date; and

WHEREAS, the Zoning Code does not currently address facilities for services to people experiencing homelessness that are separate from overnight shelters; and

WHEREAS, on March 19, 2021, the Planning Commission passed Resolution 21-35 initiating a zoning study to establish a definition and zoning regulations for facilities providing services to people experiencing homelessness, and any other connected regulations contained in the Zoning Code; and

WHEREAS, the Saint Paul Planning Commission held a duly noticed public hearing regarding potential zoning amendments regarding homeless services facilities; 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 Holst  
seconded by Grill  
in favor 14-0 with 1 abstention (Underwood)  
against \_\_\_\_\_

## Homeless Services Facility Proposed Code Amendments

### Chapter 65. Zoning Code—Land Use Definitions and Development Standards

#### ARTICLE III. 65.200. CIVIC AND INSTITUTIONAL USES

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**Secs. 65.222-~~65.229~~ ~~65.232~~. Reserved.**

**Sec. ~~65.230~~ ~~65.233~~. Golf course.**

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**Secs. 65.231-65.239. Reserved.**

**Sec. 65.240. Homeless services facility.**

A facility that provides services targeted to persons experiencing homelessness, such as meals, counseling, education and practical assistance.

Standards and conditions:

(a) The facility may provide up to ten (10) beds for use on an emergency basis.

(b) Except in B3-B5 business and IT and I1 industrial districts, a conditional use permit is required for a facility of more than seven thousand (7,000) square feet.

**Secs. 65.241-65.249. Reserved.**

**Sec. ~~65.250~~ ~~65.234~~. Museum.**

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**Secs. 65.251-65.259. Reserved.**

**Sec. ~~65.260~~ ~~65.235~~. Recreation, noncommercial.**

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**Secs. 65.261-65.269. Reserved.**

**Sec. ~~65.270~~ ~~65.236~~. Religious institution.**

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

#### ARTICLE III. 66.300. TRADITIONAL NEIGHBORHOOD DISTRICTS

**Sec. 66.321. Principal uses.**

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

Table 66.321. Principal Uses in Traditional Neighborhood Districts

Use	T1	T2	T3	T4	<i>Development Definition (d) Standards (s)</i>
Civic and Institutional Uses					
<i>Social, Cultural, and Recreational Facilities</i>					
Club, fraternal organization, lodge hall		P	P	P	(d)
<u>Homeless services facility</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>
Museum	P/C	P	P	P	(s)

P - Permitted use    C - Conditional use requiring a conditional use permit

Notes to table 66.321, principal uses in traditional neighborhood districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

#### ARTICLE IV. 66.400. BUSINESS DISTRICTS

##### **Sec. 66.421. Principal uses.**

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

Table 66.421. Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	<i>Definition (d) Standards (s)</i>
Civic and Institutional Uses								
<i>Social, Cultural, and Recreational Facilities</i>								
Club, fraternal organization, lodge hall				P	P	P	P	(d)
<u>Homeless services facility</u>		<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>(d), (s)</u>
Museum						P	P	

P - Permitted use    C - Conditional use requiring a conditional use permit

Notes to table 66.421, principal uses in business districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

#### ARTICLE V. 66.500. INDUSTRIAL DISTRICTS

##### **Sec. 66.521. Principal uses.**

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

Table 66.521. Principal Uses in Industrial Districts

Use	IT	I1	I2	I3	<i>Definition (d) Standards (s)</i>
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Civic and Institutional Uses					
<i>Social, Cultural, and Recreational Facilities</i>					
Club, fraternal organization, lodge hall	P	P	C		(d)
<u>Homeless services facility</u>	<u>P</u>	<u>P</u>			<u>(d), (s)</u>
Museum	P	P	C		

P - Permitted use      C - Conditional use requiring a conditional use permit

Notes to table 66.521, principal uses in industrial districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

### ARTICLE IX. 66.900. 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)
Civic and Institutional Uses							
Club, fraternal organization, lodge hall		P	P	P	P		(d)
College, university, specialty school		P	P	P	P	P	(d), (s)
Day care, primary and secondary school		P	P	P	P	P	(d), (s)
<u>Homeless services facility</u>			<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>
Public library, museum	P	P	P	P	P	P	

P—Permitted use      C—Conditional use requiring a conditional use permit

Notes to table 66.921, Ford district uses:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.