

Accessory Dwelling Units

Presentation to the Saint Paul City Council
August 15, 2018

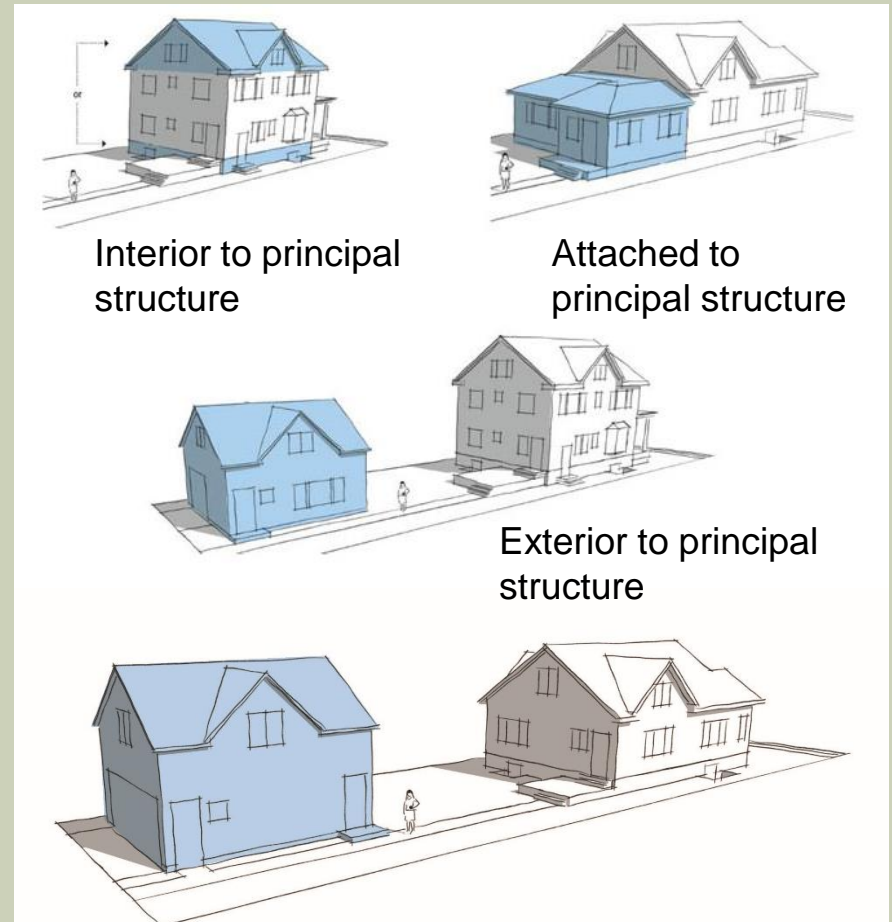
Jamie Radel, Senior City Planner

CONTENTS OF PRESENTATION

- What are accessory dwelling units (ADUs)
- Brief legislative history
- Highlights of current ordinance
- Community process and feedback
- Planning Commission recommendation
- Questions

WHAT ARE ACCESSORY DWELLING UNITS IN SAINT PAUL?

- A second dwelling unit on a lot with a single-family residential house
- Currently only permitted within ½-mile of University Ave between Emerald and Lexington Parkway
- One ADU has been built to date in the permitted area



SAINT PAUL EXAMPLE



LEGISLATIVE BACKGROUND OF ADUS

- **2004:** Planning Commission recommended approval of ADUs to the City Council; Council did not approve ordinance change.
- **2011:** Zoning study of ADUs was requested as an outcome of the Central Corridor/Traditional Neighborhood study.
- **2016:** Planning Commission recommended approval of ADUs within ½ mile of University Avenue between Emerald and Marion; City Council approved area from Emerald to Lexington Parkway.
 - Established ADUs as an accessory use, established regulation, and permitted them in the R1-RM2 and T1-T3 zoning districts.
- **2018:** City Council passed resolution initiating a zoning study to consider permitting ADUs in five additional areas; based on community input, Planning Commission recommended to:
 - Allow ADUs citywide,
 - Eliminate the 5,000 sq. ft. minimum lot size for ADUs within the principal structure,
 - Permit ADUs within the RL zoning district.

ADU REQUIREMENTS - HIGHLIGHTS

- Owner Occupancy:
 - Owner must reside on the property in either the principal or accessory unit
 - File a restrictive covenant with Ramsey County stating that the ADU is only allowed with owner occupancy
 - Submit an annual affidavit with DSI affirming owner-occupancy (includes a \$67 annual fee) of the property
- Only one ADU per single-family property
- Occupancy is limited to the zoning definition of one family
- Minimum lot area of 5,000 sq. ft. (recommendation to only apply to those within accessory structure)
- Primary unit and ADU must have same owner
- Design requirements: Height, stairs, sidewalk connections, maximum/minimum size

DEFINITION OF FAMILY

- One or two people and their direct lineal descendants, domestic helper, and two people not so related
- Four unrelated adults (a.k.a. roommates)



Zoning Code Requirements

The Zoning Code limits the number of people allowed in any dwelling unit. The following tool is intended to assist you in understanding how many people are allowed. You may select up to 4 of the following boxes to reach the maximum number of people allowed. This maximum number includes all people living there as well as short term renters.



1 Adult with Kids:
1 Parent & their direct lineal descendants & adopted or legally cared for children (e.g. children [kids and adults], grandchildren, etc.)



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1 adult with no kids. Adult can be the other parent, a friend, guest, etc.



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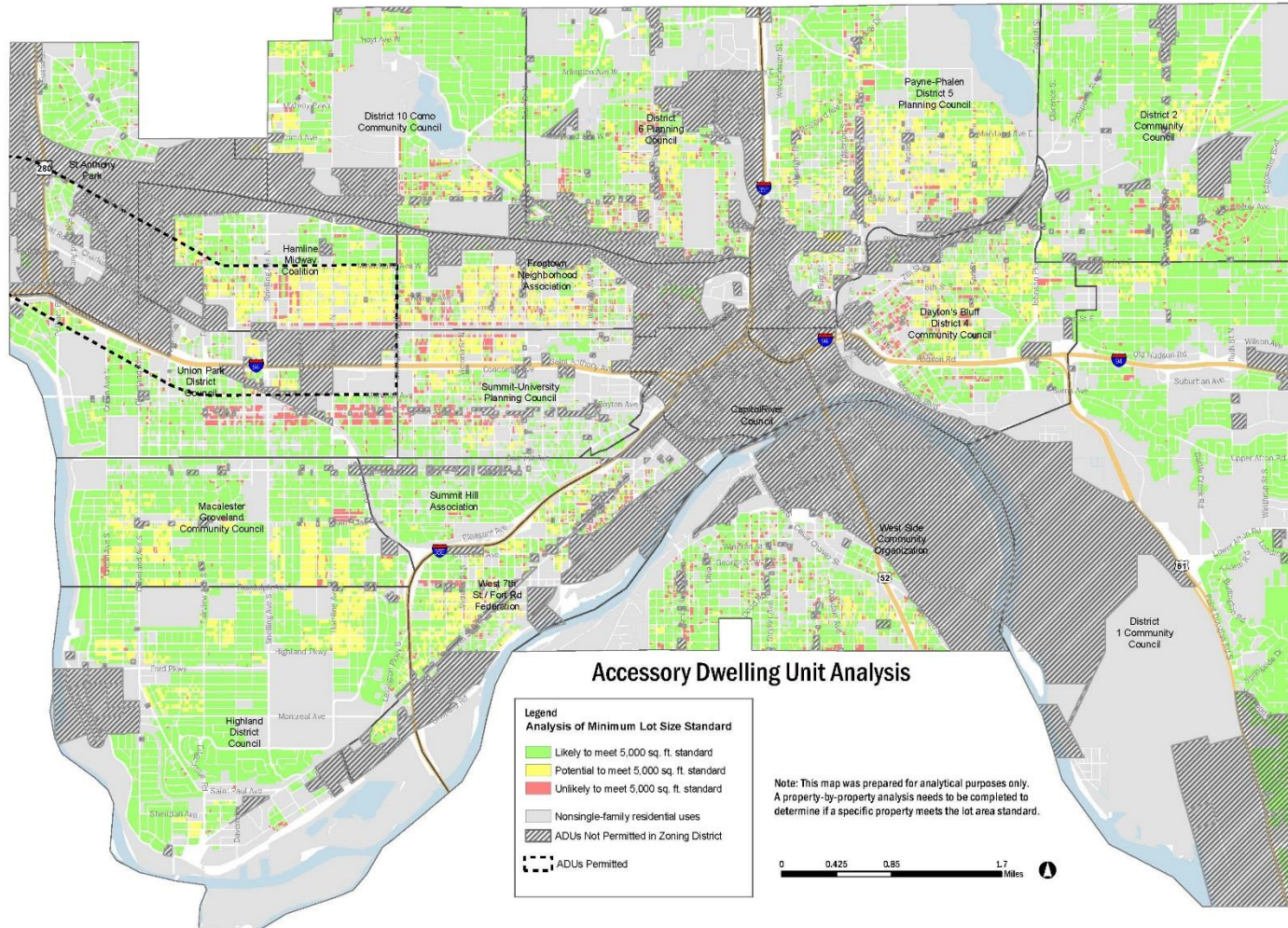


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5,000 SQ. FT. ANALYSIS



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ADUS & ROOM RENTALS – KEY DIFFERENCES

- Single-family homeowners allowed to rent space within home
- Privacy
 - Full separation of space
 - Separate kitchens

ADUS & DUPLEXES – KEY DIFFERENCES

- Owner occupancy
- Limited to the definition of one family
- No additional parking from one-family dwelling as limited in occupancy to one family
- No split ownership

COMMUNITY OUTREACH

- Staff met with 13 of the District Councils, including 1, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, and 16.
 - Directed by Planning Commission to seek input citywide
 - Comprehensive Plan Policies: Land Use 1.6 and Housing 2.17
- Questions posted to Open Saint Paul
- Held two community conversations on ADUs in April
- Public hearing at Planning Commission on April 20

REASONS IDENTIFIED FOR SUPPORT

- Increased flexibility in use of single-family residential property.
- Allows for additional privacy for those wishing to share space.
- Opportunity for intergenerational living and/or supportive of aging in community.
- Potential source of community wealth generation as property owners have additional revenue stream (e.g. rental income).
- Possible affordable housing alternative, especially those located within existing principal structures.
- Small-scale density increase that support local businesses and services.

IDENTIFIED ISSUES

- Concern over increased parking demands
- Clarification over who can live in an ADU/potential overcrowding
- Enforcement of rules
- Application of sidewalk requirement from the street to ADUs in accessory structures
- Short-term rentals (e.g. AirBnB or VBRO) and ADUs
- Certificates of occupancy
- Application of the Student Housing Neighborhood overlay district to ADUs
- Minimum lots sizes and exclude ADUS in large existing principal structures
- Requested changes to minimum lot size requirement and height requirement, and broaden definition to include tiny movable homes
- Plumbing code requirement for separate sewer and water connections to ADUs in accessory structures

PLANNING COMMISSION RECOMMENDATIONS

- Permit ADUs citywide
- 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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