

Appendix C – Current occupancy restrictions in Saint Paul by dwelling unit square footage, 2018-2020 combined¹

CURRENT (Shaded cells indicate which regulation is the most limiting at any square footage)

Dwelling Unit Size – total square feet	Section 34.13 <i>150 + 100 * (n-1)</i>	Fire Code <i>200 * n</i>	Current Zoning Code <i>4 unrelated or 2 lineal families + 2 unrelated</i>
220 – minimum size per MN Building Code	1	1	4 unrelated or 2+2
300	1	1	4 unrelated or 2+2
350	2	1	4 unrelated or 2+2
400	2	2	4 unrelated or 2+2
450	3	2	4 unrelated or 2+2
500 (~ national average studio apartment)	4	2	4 unrelated or 2+2
550	4	2	4 unrelated or 2+2
600	5	3	4 unrelated or 2+2
700	6	3	4 unrelated or 2+2
750 (~ national average one-bedroom apartment)	6	3	4 unrelated or 2+2
800	7	4	4 unrelated or 2+2
900	8	4	4 unrelated or 2+2
1000 (~ St Paul median two-bedroom apt)	9	5	4 unrelated or 2+2
1100 (~ national & St Paul average two-bedroom apt)	10	5	4 unrelated or 2+2
1200	11	6	4 unrelated or 2+2
1250 (~ St Paul median 1-family home – 1,282 sf)	11	6	4 unrelated or 2+2
1300	12	6	4 unrelated or 2+2
1350	13	6	4 unrelated or 2+2
1400 (~ St Paul avg. 1-family home – 1,430 sf)	13	7	4 unrelated or 2+2
1500	14	7	4 unrelated or 2+2
1600	15	8	4 unrelated or 2+2
1700 (~ St Paul median four-bedroom house)	16	8	4 unrelated or 2+2
1800 (~ St Paul avg. four-bedroom house)	17	9	4 unrelated or 2+2
1900	18	9	4 unrelated or 2+2
2000	19	10	4 unrelated or 2+2
2100	20	10	4 unrelated or 2+2
2200 (~ St Paul median five-bedroom house)	21	11	4 unrelated or 2+2
2300	22	11	4 unrelated or 2+2
2350 (~ St Paul avg. five-bedroom house)	23	11	4 unrelated or 2+2

¹ Data sources: Ramsey County parcel data, RentCafé/Yardi Matrix (<https://www.rentcafe.com/blog/rental-market/real-estate-news/us-average-apartment-size-trends-downward/>)