CONTENTS OF PRESENTATION

- What are accessory dwelling units (ADUs)
- Examples of ADUs
- Proposed ordinance changes
- Highlights of current ordinance
- 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
Increased flexibility in use of single-family residential property.
Opportunity for intergenerational living and/or support aging in community.
Allows for additional privacy for those wishing to share space.
Potential source of community wealth generation as property owners have additional revenue stream.
Possible affordable housing alternative, especially those located within existing principal structures.
Allows for small-scale density increases that support local businesses and services.
MINNEAPOLIS EXAMPLES
SAINT PAUL EXAMPLE
PROPOSED CHANGES

- 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
**ADU REQUIREMENTS - HIGHLIGHTS**

- **Owner Occupancy:**
  - Owner must reside on the property in either the principal or accessory unit
  - File a restrictive convened with Ramsey County state 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
- Minimum lot area of 5,000 sq. ft. (recommendation to only apply to those within accessory structure)
- Occupancy is limited to the zoning definition of one family
5,000 SQ. FT. REQUIREMENT – SUMMIT-UNIVERSITY

Likely (green): 1,039   Potential (yellow): 37   Unlikely (red): 56
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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)
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- Occupancy is limited to the zoning definition of one family
- Primary unit and ADU must have same owner
- Design requirements: Height, stairs, sidewalk connections, maximum/minimum size
Single-family homeowners allowed to rent space within home

Privacy
  - Full separation of space
  - Separate kitchens
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
OUTREACH TO DATE

- Met with District Councils 1, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, and 15
- Open Saint Paul question—39 response
- Attempted “community conversations” on April 17 and 19
- Public hearing on April 20

Upcoming
- Mac-Groveland District Council on July 25
- Upcoming public hearing at City Council on August 15
PUBLIC COMMENT/TIMTESTIMONY

- Support of allowing ADUs in an expanded area
  - 6 people testified – all in support of ADUs
  - 17 written comments – 2 neutral, 15 in support
    - Six district councils, not included in the original resolution asked to be included in a broader study or supported permitting ADUs citywide.

- Reasons for support included:
  - Increased housing choice/more flexible use of property
  - Increased housing supply
  - Possible additional source of affordable housing
  - Ability to age in community
  - Potential for additional intergenerational living opportunities
  - Local wealth building
ISSUES IDENTIFIED

- Plumbing code requirement for separate sewer and water connections to ADUs in accessory structures
- Application of sidewalk requirement from the street to ADUs in accessory structures
- Short-term rentals (e.g. AirBnB or VBRO) and ADUs
- Clarification over who can live in an ADU
- Certificates of occupancy
- Application of the Student Housing Neighborhood overlay district to ADUs
- Consideration of possible reduction of the minimum lot size requirement
- Concern over increased parking demands
- Requested changes to minimum lot size requirement and height requirement, and broaden definition to include tiny movable homes
THANK YOU

QUESTIONS?

Jamie Radel, City Planner
Jamie.radel@ci.stpaul.mn.us
651-266-6614