

1-4 Unit Housing Study Phase 2

Zoning Text Amendments March 3, 2023

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Agenda

- Background and Context
- Process and Current Zoning
- Proposed Zoning Districts
- Updates to Cluster development, ADUs, and Accessory building standards
- Housing Examples: What could one build under the proposed new regulations?
- Subdivision Regulations update
- A few additional zoning code amendments
- Next Steps

Background and Context



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1-4 Unit Housing Study – initiated April 2021

Phase 1 – Effective as of March 2022

- Allowing for physically **smaller homes**



- Allowing **more than one residential building** per lot



- Allowing accessory dwelling units (**ADUs**) on **smaller lots**



- Allowing **larger-sized** accessory dwelling units (**ADUs**)



Phase 2 – Current Phase

- Allowing a **greater diversity of single-family developments**, such as:



Townhomes



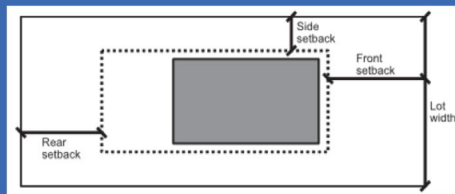
Cluster developments

- Allowing **duplexes** and **triplexes** in more places



- Allowing **fourplexes** in some places

- Changing **dimensional standards** and other zoning requirements to **facilitate this greater range of housing**, such as:



- Reduction of **minimum lot size/width standards** or elimination paired with FAR standards
- Reduction of **setback requirements**
- Increasing **maximum lot coverage**
- Consideration of **maximum lot sizes** to regulate the degree of redevelopment and protect against displacement

- Consideration of **affordable housing incentives**

- Amendments to **cluster development** requirements and **accessory dwelling unit (ADU)** requirements to support greater flexibility of use



Policy Direction

CITY COUNCIL RES. 18-1204

- Calls for “action to **create and preserve housing that is affordable at all income levels**, address racial, social and economic disparities in housing, and create infrastructure needed to stabilize housing for all in Saint Paul.”
- Calls for “Zoning studies by the Planning Commission to explore ways to increase density in residential districts including... analysis on **allowing more multi-unit buildings (i.e. triplexes and fourplexes) along transit routes and in neighborhood nodes in single-family zoning districts.**”

2040 COMPREHENSIVE PLAN POLICIES

- LU-1. Encourage **transit-supportive density** and direct **the majority of growth** to areas with... **transit capacity**.
- H-16. Increase housing choice across the city to support **economically diverse neighborhoods** by pursuing policies and practices that **maximize housing and locational choices** for residents of **all income levels**.
- H-49. Consider **amendments to the zoning code** to permit **small single-family houses and duplexes** to facilitate the creation of small-home development types, such as **pocket neighborhoods and cottage communities**.
- H-50. Balance the market demand for larger homes in strong market areas with the need to maintain a **mix of single-family housing types** that is **sensitive to the surrounding neighborhood context**.



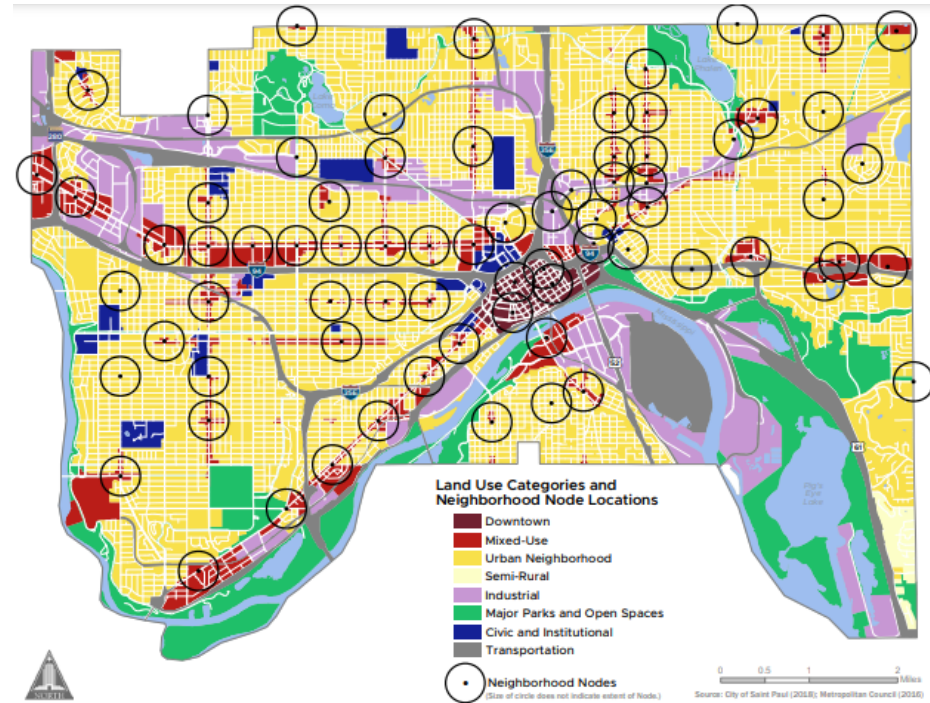
2040 COMPREHENSIVE PLAN POLICIES (cont.)

Neighborhood Nodes

- LU-30. Focus growth at Neighborhood Nodes using the following principles: 1. **Increase density toward the center of the node** and **transition in scale to surrounding land uses**.

Urban Neighborhoods

- Policy LU-34. Provide for **medium-density housing** that diversifies housing options... **compatible with the general scale** of Urban Neighborhoods.
- H-48. **Expand permitted housing types** in Urban Neighborhoods to include **duplexes, triplexes, town homes, small-scale multi-family** ...to allow for **neighborhood-scale density increase, broadened housing choices** and **intergenerational living**.





Study Objectives



To increase housing choice within Urban Neighborhoods to meet Saint Paul's housing needs.



To increase housing type equity by allowing greater opportunities for neighborhood-scale housing in every neighborhood of the city.



To once again permit 1-2-unit types by right, which is consistent with Saint Paul history (i.e., before the 1975 zoning code update, these were allowed in residential zones across the city).



To encourage and promote reuse of existing homes and infill development in existing neighborhoods, lots, and backyards, while discouraging demolition of existing viable housing.



To especially empower homeowners and small-scale developers to engage in infill development.



To encourage the development of family-sized or workforce housing through zoning bonuses.

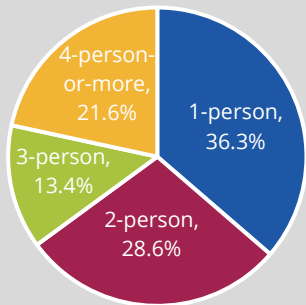


To make the zoning code easier to read, navigate, and understand.



Household Types and Housing Options

Household Types Today



**Saint Paul
Household Types**
ACS 2021 5-Year Estimates



2% Households with at least one person under 18



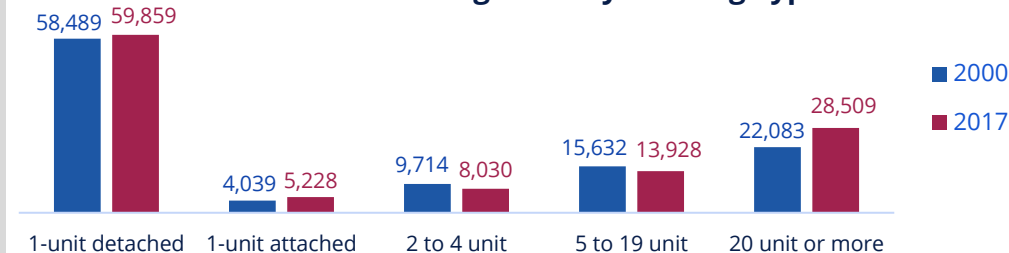
10% Households with at least one person over 60



Extended family and multi-generational living arrangements

Housing Options Today

Number of Housing Units by Housing Type



50% of housing units are in single-family detached



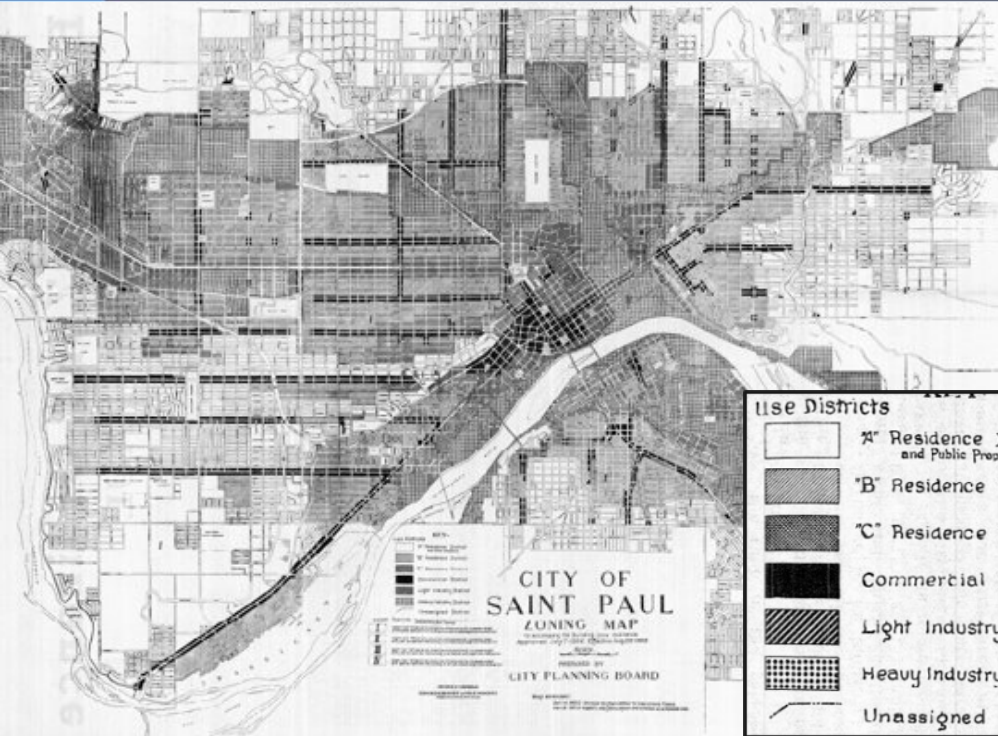
31% of housing units are in buildings with 20 units or more



11% of housing units are in 2-to-4-unit buildings



Neighborhood-Scale Housing



The **1922 Saint Paul Zoning code** had three residential zoning districts – A & B allowed 1-2 unit housing, C allowed these and multifamily; one commercial district for any commercial/residential use; and two industrial districts

Single-Family Detached

One-unit, free-standing detached dwelling.



Single-Family Attached

One-unit dwellings that are individually owned attached to one or more one-unit dwellings by sharing a common wall or walls.



Twinhome: Building with two single-family attached units



Townhouse development: Building with more than two single-family attached units

Duplex

Two-unit dwelling typically with the units side-by-side with a shared wall or stacked directly on top of one another.



Triplex

Three-unit dwelling with the units sharing a wall or stacked above one another.



Fourplex

Four-unit dwelling typically with two units on the ground floor and two units stacked directly above them.



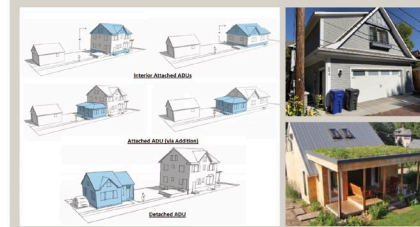
Cottage Development

Small detached one-unit dwellings arranged around a central red courtyard or greenspace.



Accessory Dwelling Unit (ADU)

A second dwelling unit subordinate to a principal single-family dwelling, within or attached to a single-family dwelling or in a detached accessory building on the same lot.





The Housing Shortage

Rental Housing

- **6.7% rental vacancy** (*above the healthy market benchmark of 5%*)
- Mostly stable median rents, but **three-bedroom rents keep increasing**
- Of vacant rental units: **No units** affordable to households making less than \$35K (**30% of AMI**), **47%** are affordable at **50% of AMI**
- **Majority of each population of color rent their homes**



ONE BEDROOM



September 2022 \$997
September 2021 \$1,000

0%
No Change
YOY

TWO BEDROOM



September 2022 \$1,295
September 2021 \$1,275

+2%
Increase
YOY

THREE BEDROOM



September 2022 \$1,688
September 2021 \$1,538

+10%
Increase
YOY

Source:
HousingLink
St. Paul
Rental
Housing
Brief, Sept.
2022

For-Sale Housing

- **1.6-month supply of for-sale homes** (*below healthy market benchmark of 5-6-month supply*)
- **\$287K Median Saint Paul sales price** (*affordable to a four-person household just below 80% of AMI - \$117,300*)
- City **homeownership rate is consistently lower than the U.S. rate** and continues to decline
- Twin Cities has the **highest black-white homeownership disparity** in the top 20 most underproduced metro areas





The Housing Shortage

Housing Underproduction

The difference between total housing need and total housing availability

- Of 309 metro areas, Twin Cities is 13th most underproducing metro
- Only 8% of new single-family homes in the U.S. are 1,400 sf or less



Rank	Region	UNDERPRODUCTION		Percent Change in Median Rent (2012-2019)	Share of Renter Households who are Cost Burdened	Percent Change in Median Home Value (2012-2019)	Black-White Homeownership Gap
		Total (2019)	As a Share of Total Housing Stock (2019)				
1	Los Angeles-Long Beach-Anaheim, CA	388,874	8.3%	NA	53.4%	NA	17.0 pp
2	New York-Newark-Jersey City, NY-NJ-PA	342,144	4.4%	22.6%	47.5%	20.7%	28.1 pp
3	Miami-Fort Lauderdale-Pompano Beach, FL	189,301	7.4%	31.6%	58.5%	79.7%	15.8 pp
...							
13	Minneapolis-St. Paul-Bloomington, MN-WI	80,138	5.5%	27.8%	43.4%	39.7%	50.1 pp



Equity reflections on the exclusion of 2+ unit housing

“Buchanan v Warley” case (1917) – Supreme Ct. outlaws racially restrictive ordinances

» » Single-family-only zoning first proliferated after this decision

“Village of Euclid v. Ambler” case (1926) – Supreme Ct. found that a local ordinance was a valid exercise of police power

» » Single family-only zoning upheld

Journal of the American Planning Association (2019):

“Buchanan [v. Warley] made single-family mandates appealing because they maintained racial segregation without racial language. Forcing consumers to buy land in bulk made it harder for lower income people, and therefore most non-White people, to enter affluent places. Single family-only zoning let prices discriminate when laws could not.”

“Exclusionary zoning laws have a profound impact on social welfare because where a family lives matters. Using data that cover virtually the entire U.S. population from 1989 to 2015, researchers have shown that neighborhoods can have significant causal effects on children’s long-term outcomes, including their earnings. Because exclusionary zoning rules **drive up housing prices, poorer families are kept out of wealthier, high-opportunity neighborhoods.** This, in turn, leads to worse outcomes for children, including lower standardized test scores, and greater social inequalities over time.”

–“Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market,” White House Council of Economic Advisors, Cecilia Rouse, Jared Bernstein, Helen Knudsen, and Jeffery Zhang, June 17, 2021

Process and Current Zoning



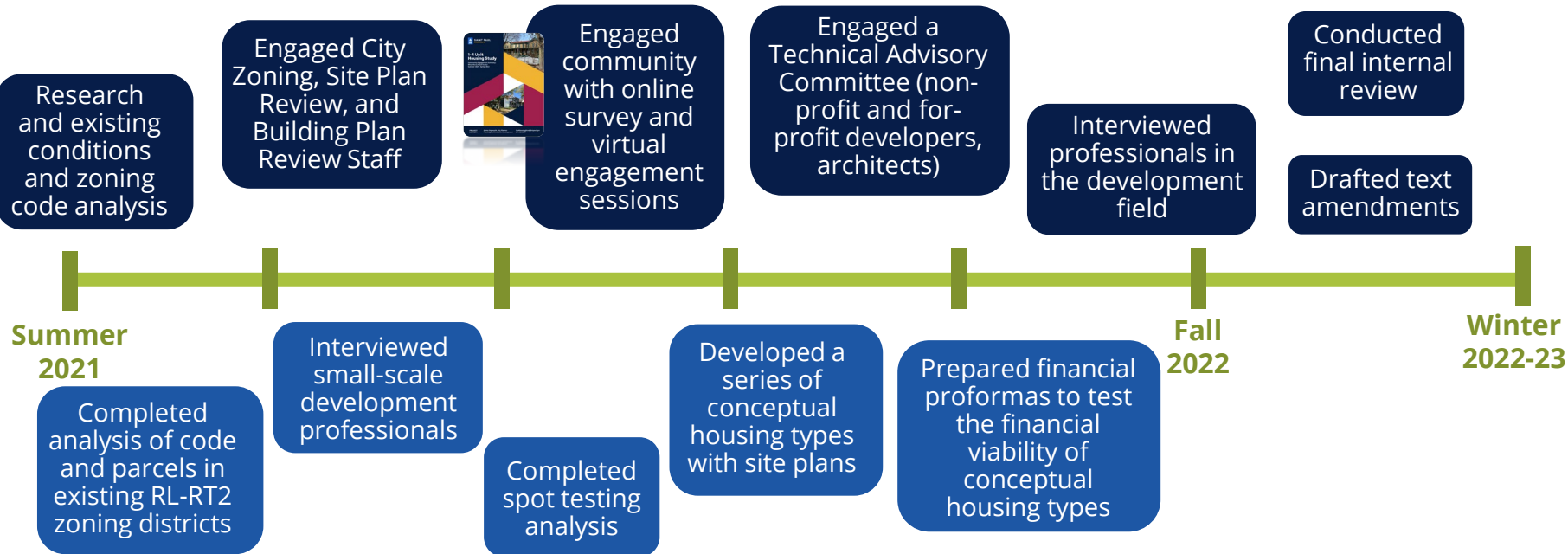
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Phase 2 Process

Staff Work



Consultant Work

Team of Jim Kumon (Electric Housing) + Neil Heller (Neighborhood Workshop)



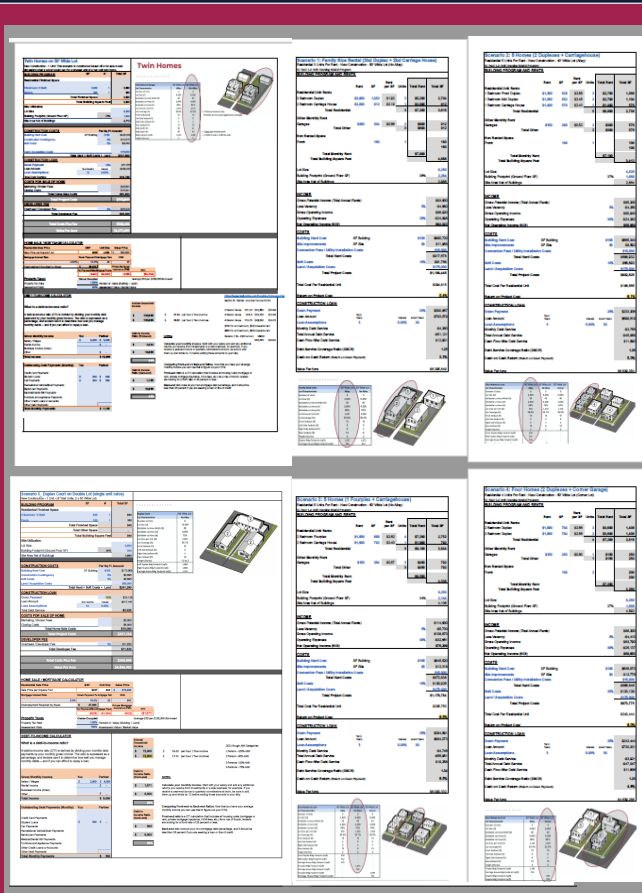
Financial Pro Forma Case Study Takeaways

Homeowners with equity:

- Middle-income homeowners and small developers can build modest-sized backyard ADUs that could serve modest rents (**50-60%** of AMI)
- High costs to add unit(s) and minimal return, but projects work financially

For-sale development:

- Serving homebuyers at **60-80%** of AMI is possible, especially with sufficient density permitted by zoning, as well as subsidy, in some cases
- Status quo single-family for-sale development serves similar affordability, but existing scarcity



Rental project viability and who's motivated:

- Many are not viable development projects for larger-scale developers looking to make a market-rate return (~15-18%)
- Local developers/investors are more likely to undertake these projects

The importance of by-right development:

- Small-scale developers are unlikely to take the risk of rezoning a property for a 6-10% return, because these soft costs cannot be absorbed



Current Zoning: RL, R1-R4, RT1-RT2

RL one-family large lot residential district



Permits only one-family dwellings



21,780 sq. ft. minimum lot area per unit

80' minimum lot width per unit



3 story, **30'** max height



30' front setback
10' side setback
25' rear setback

R1-R4 one-family residential districts



Permits only one-family dwellings



Minimum lot area per unit ranges from **5,000 to 9,600** sq. ft.

Minimum lot width per unit ranges from **40' to 80'**



3 story, **30'** max height



25-30' front setback
4-10' side setback
25' rear setback

RT1 two-family residential district



Permits one-family and two-family dwellings



3,000 sq. ft. minimum lot area per unit

25' minimum lot width per unit



3 story, **40'** max height



25' front setback
9' side setback
25' rear setback

RT2 townhouse residential district



Permits one-family, two-family, three-and-four-family dwellings and townhouses with up to 6 attached units



2,000 sq. ft. minimum lot area per unit

20' minimum lot width per unit



3 story, **40'** max height



25' front setback
9' side setback
25' rear setback



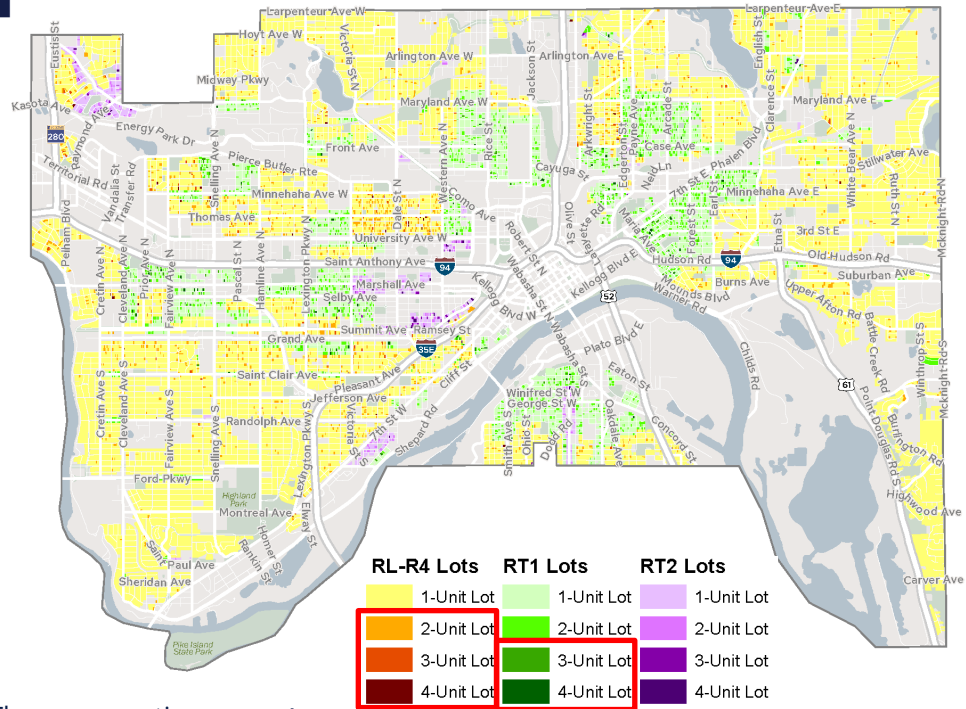
Current Zoning: RL, R1-R4, RT1-RT2

- 72% of the residentially-zoned land only permits detached, single-family homes
- 2-4-unit properties do exist despite current zoning not allowing these housing types (they were more widely permitted in the 1922 code)
- Code standards **do not align** with the real lot sizes
- Lot area per unit** and **setbacks** are some of the most limiting zoning standards



Lots Developed with Existing 1-4-Unit Housing in RL-RT2 Districts

Ramsey County Parcel Data, August 2020



These properties are **not** currently permitted by code

Proposed Zoning Districts



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Proposed Zoning Districts

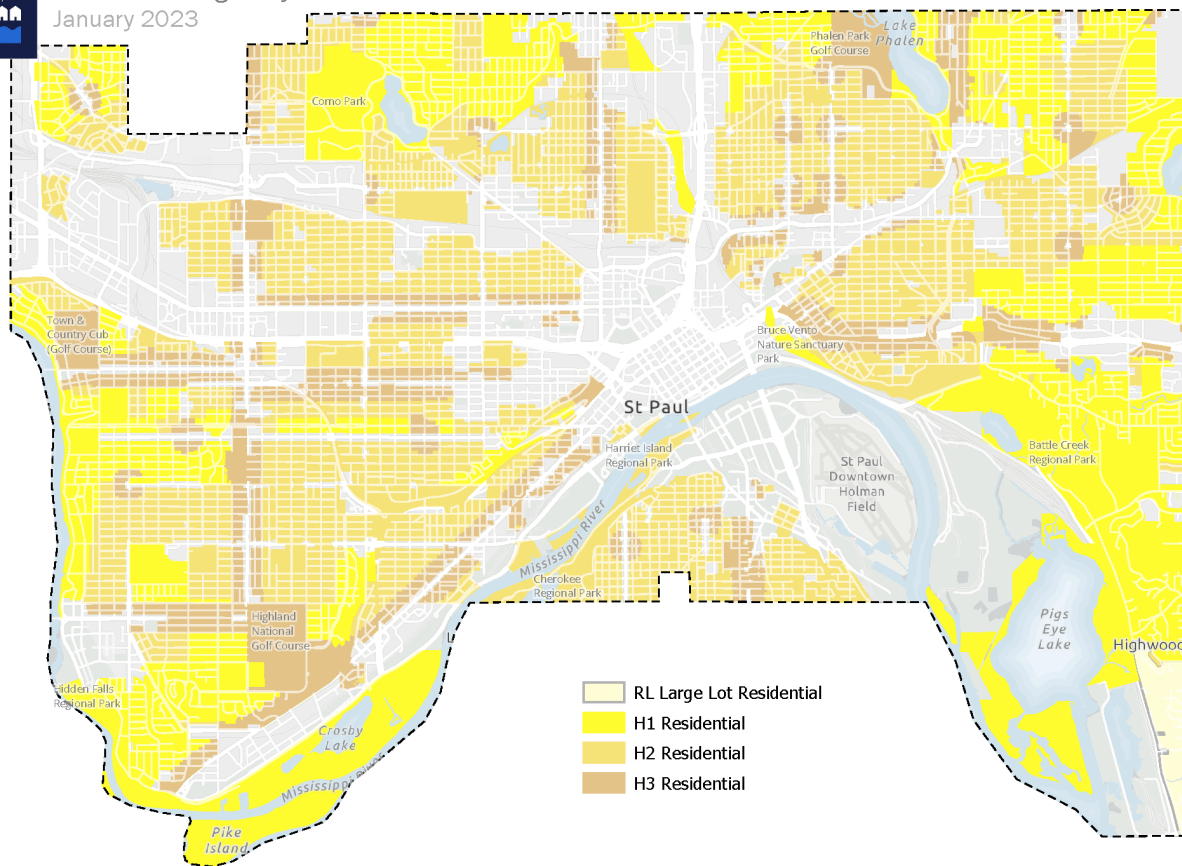
<u>Current</u> Zoning District	<u>Current</u> permitted housing types	<u>Proposed</u> Zoning District	<u>Proposed</u> permitted housing types
RL one-family large lot	One-family	RL large lot residential	One-family, two-family (Max principal units on lot: 2)
R1 one-family	One-family	H1 residential	One-family, two-family, multi-family (Max principal units on lot: 3 / 4 on corners)
R2 one-family			
R3 one-family			
R4 one-family	One-family	H2 residential	One-family, two-family, multi-family (Max principal units on lot: 4)
RT1 two-family	One-family and two-family		
RT2 townhouse	One-family, two-family, three-and-four family, townhouse (≤ 6 units)		
R1-RT2 within 1/8 mile of neighborhood nodes and transit routes along fixed rail and BRT corridors	Varies by district	H3 residential	One-family, two-family, multi-family (Max principal units on lot: 6)



Proposed Zoning Districts

1-4 Unit Housing Study

January 2023



- RL Large Lot Residential
- H1 Residential
- H2 Residential
- H3 Residential

Proposed Zoning Districts

RL = Current RL parcels

H1 = Current R1-R3 parcels

H2 = Current R4-RT2 parcels

H3 = Current R1-RT2 parcels within 1/8 mile of Neighborhood Nodes and Green Line, A Line, Gold Line, Purple Line, Riverview, G Line routes



New Zoning Districts: H1, H2, H3

H1 residential

(Current parcels zoned R1-R3)

3 Max pr. units on interior lots **4** Max pr. units on corner lots

+2
bonus

Eligible for density bonus to allow up to 2 additional units



Permits one-family, two-family, and multiple-family dwellings



2,000 sq. ft. minimum lot area per unit

30' minimum lot width



30' max height /
35' with stepping back



10' front setback
5' side setback
10' rear setback



40% lot coverage max

H2 residential

(Current parcels zoned R4-RT2)

4 Max principal units on a lot

+2
bonus

Eligible for density bonus to allow up to 2 additional units



Permits one-family, two-family, and multiple-family dwellings



1,500 sq. ft. minimum lot area per unit

25' minimum lot width



35' max height /
40' with stepping back



10' front setback
5' side setback
10' rear setback



45% lot coverage max

H3 residential

(Current R1-RT2 parcels within 1/8 mile of Neighborhood Node intersections or fixed rail and bus rapid transit corridors)

6 Max principal units on a lot



Permits one-family, two-family, and multiple-family dwellings



1,000 sq. ft. minimum lot area per unit

20' minimum lot width



10' front setback
5' side setback
10' rear setback



50% lot coverage max



40' max height



2,500 sq. ft. floor area maximum for new one-family homes



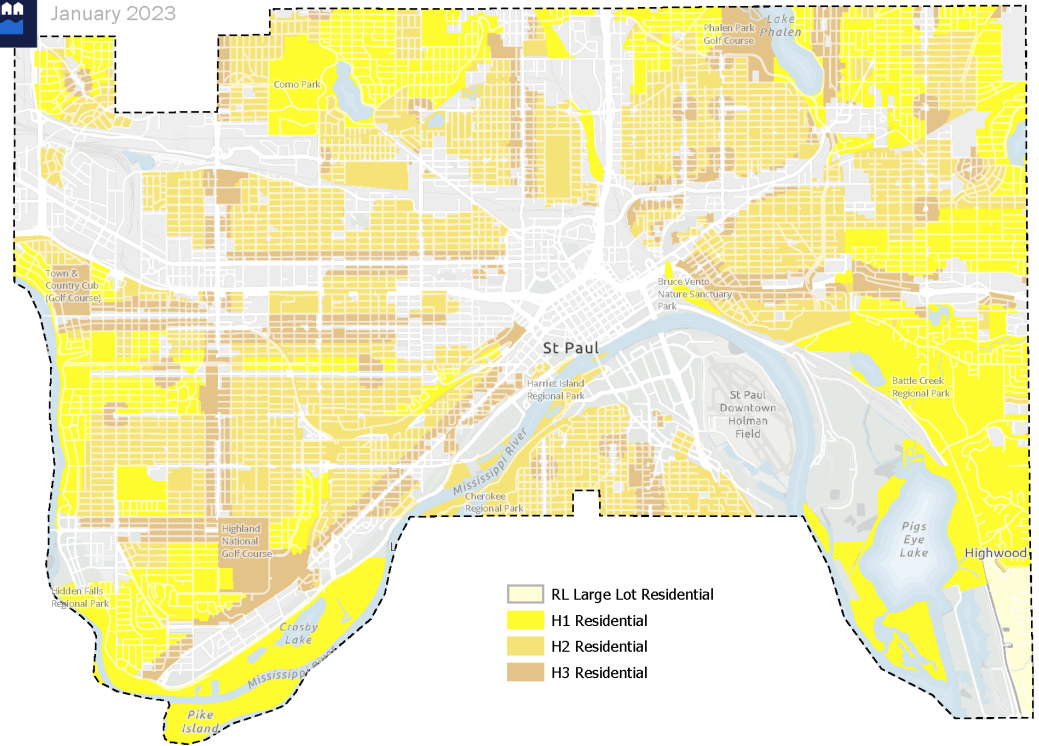
Update to RL District

RL large lot residential (Current parcels zoned RL)

-  Max principal units on a lot
-  Permits one-family and two-family dwellings
-  9,000 sq. ft. minimum lot area per unit
-  60' minimum lot width
-  30' max height
-  30' front setback
-  10' side setback
-  40% lot coverage max
-  10' rear setback



Proposed Zoning Districts 1-4 Unit Housing Study January 2023





H1-H2: Density bonus for 80% AMI or family-size units

+2
bonus

Density bonus (what you get):

- 1 or 2 additional units allowed beyond the maximum number of units permitted (these additional units are not subject to the lot area per unit standard)
- 5% additional lot coverage added to the maximum for all buildings

How to get the bonus:

- **80% AMI Units:** Provide 1 or 2 principal units **affordable at 80% AMI** for at least 15 years and that have at least the same floor area as another dwelling unit on the lot.
- **Family-Size Units:** Include 1 or 2 principal units that **contains three or more bedrooms**.

H1 Example (4,000 sq. ft. lot)

Allowed by right:

H1 maximum number of units: **2**

H1 maximum lot coverage: **40%**

Allowed with +2 unit density bonus:

New maximum number of units: **4**

New maximum lot coverage: **45%**

H2 Example (6,000 sq. ft. lot)

Allowed by right:

H2 maximum number of units: **4**

H2 Maximum lot coverage: **45%**

Allowed with +2 unit density bonus:

New maximum number of units: **6**

New maximum lot coverage: **50%**



Summary of Proposed Zoning District Updates

Updates to all Districts

- Reduced number of low-density residential districts from 7 to 4
- Reworked minimum lot width per unit standard: Minimum lot width is not per unit
- Reworked maximum lot coverage standard: Lot coverage maximum for all buildings
- Removed 3 story height limit, but maintained 30-40' height limits

RL District Updates

- Permit up to 2 principal units on a lot
- Reduced lot area per unit standard
- Reduced minimum rear yard setback

R1-R4, RT1-RT2 Updates

- Consolidated R1-R3 into new H1 district
- Consolidated R4-RT2 into new H2 district
- Created new H3 for R1-RT2 lots within 1/8 mile of Neighborhood Nodes and fixed rail and bus rapid transit routes

New H1-H3 District Standards

- Allow up to 3-4 principal units in H1, 4 in H2, up to 6 in H3
- Density bonuses available in H1-H2 to allow an additional 2 units
- Greatly reduced lot area per unit standards: 1,000-2,000 sq. ft. per unit
- Consistent lower minimum front, side, and rear yard setback standards

Updates to Cluster Development, ADUs, and Accessory Building Standards



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Cluster Development Standards Update

DEFINITION The arrangement of multiple one-family, two-family, and/or multi-family dwellings of no more than 4 units, sharing common open space on a single zoning lot.



LOT SIZE of development

minimum lot size:

9,600
sq. ft.

maximum lot size:

21,780 sq. ft.
(1/2 acre)

ZONING DISTRICT STANDARDS



Permitted use in RL-RM2 with
conditional use permit option for
size-limited units

Must meet zoning district standards:



Minimum lot
area per unit



Building
height



Setbacks

LOT COVERAGE

55%

RL, H1

(vs. 40%
with no cluster)

60%

H2, H3

(vs. 45% in H2
or 50% in H3
with no cluster)

ACCESSORY BUILDINGS

- **1 ADU is permitted for each one-family dwelling** in the cluster. *(ADUs do not count towards the district's minimum lot area per unit requirement)*



- Meet accessory building standards

PRINCIPAL BUILDINGS

- Entrance on the common open space or be connected to it via a pedestrian path
- Face the street, common open space, or path
- Meet building design standards



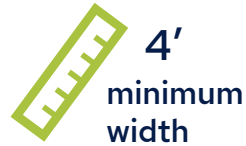


Cluster Development Standards Update



PEDESTRIAN PATH

Connects all units to the open space, parking, sidewalks, community building



Kirkland, WA Source: the Cottage Company

COMMUNITY BUILDING

1 allowed

Shared use:
Meeting room,
exercise, day
care, laundry,
kitchen, eating

COMMON OPEN SPACE

Contiguous area with a minimum **150 sq. ft. per unit**

May contain
landscaping,
lawn, garden,
recreational
elements



Maximum impervious
surface coverage:

75%

Parking areas and driveways
do not count as open space



Allision Ramsey Architects

CONDITIONAL USE PERMIT OPTION

A **lower minimum lot area per unit** is permitted with a conditional use permit



Maximum floor
area of each
unit: **600 sq. ft.**

No ADUs  are permitted



Accessory Dwelling Unit (ADU) Standards Update

DEFINITION A dwelling unit that is secondary to a principal one-family dwelling, within or attached to the one-family dwelling or in a detached accessory building on the same zoning lot

NUMBER OF ACCESSORY UNITS

No more than **2** for each one-family dwelling on a lot

If there are two, at least one must be detached from the one-family dwelling



MAXIMUM FLOOR AREA PER ADU

**800
sq. ft.**

OR

The floor area of the principal dwelling unit



whichever is greater

MAXIMUM HEIGHT

**25 ft.
maximum**



for accessory buildings with dwelling units

UNIT OCCUPANCY

Combined occupancy of the principal dwelling unit and ADUs cannot exceed the number of occupants as specified in the definition of *Household*.

Household:



6 adults

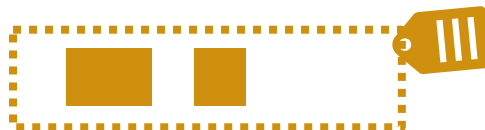
+

any number of children



OWNERSHIP

The accessory dwelling unit cannot be sold separately from the principal dwelling unit, and may not be a separate tax parcel



ACCESS AND ENTRANCES

- ☒ Walkway from abutting public street to primary entrance
- ☒ Upper floor units within the principal structure must have stairway to primary entrance
- ☒ Exterior stairway of durable materials that match finish



Accessory Buildings and Uses Standards Update

MAXIMUM HEIGHT FOR ACCESSORY BUILDINGS NOT CONTAINING A DWELLING UNIT

15 ft.
maximum



for buildings with a flat or shed roof style

18 ft.
maximum



for buildings with any other roof style

NUMBER OF ACCESSORY BUILDINGS



3 is the maximum number
of accessory buildings
without a dwelling unit
permitted on a lot

Total footprint
limit for accessory
buildings without
a dwelling unit:

**1,200
sq. ft.**

LOT COVERAGE



No longer a specific
rear yard lot coverage
maximum just for
accessory buildings

..... **instead**

A single lot coverage
for all buildings,
defined by the
zoning district:

RL-H1: 40%
H2: 45%
H3: 50%

Housing Examples:

What can you build under the
proposed new regulations?



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Housing Examples: 2 Total Units

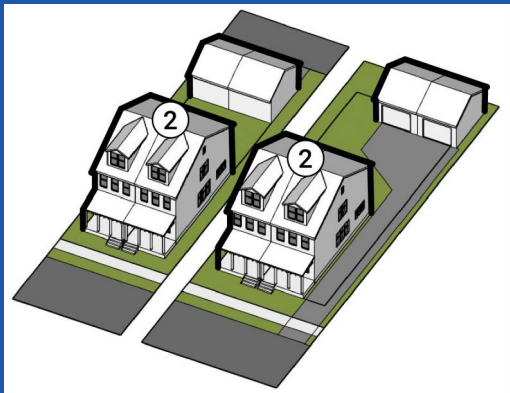
2 Principal dwellings (twin home or duplex)

Number of units:

Principal Units: 2
Accessory Units: 0

Min lot size required:

RL: 18,000 sq. ft.
H1: 4,000 sq. ft.
H2: 3,000 sq. ft.
H3: 2,000 sq. ft.



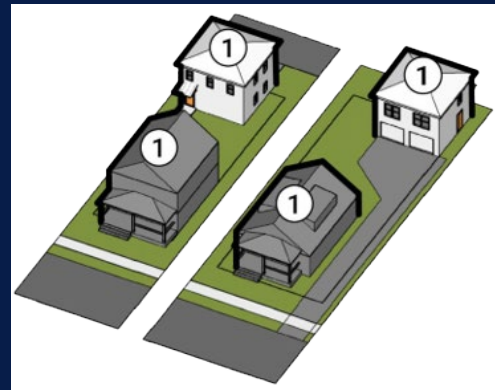
One-family dwelling with ADU

Number of units:

Principal Units: 1
Accessory Units: 1*

Min lot size required:

RL: 9,000 sq. ft.
H1: 2,000 sq. ft.
H2: 1,500 sq. ft.
H3: 1,000 sq. ft.



**The number of occupants in the one-family dwelling and ADU must meet the number specified in the definition of Household.*



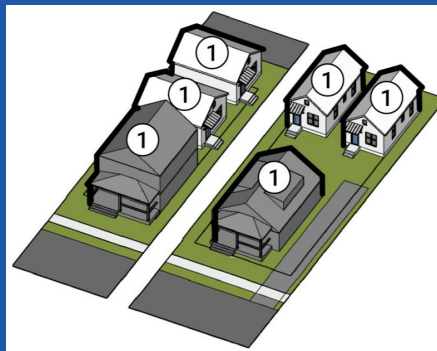
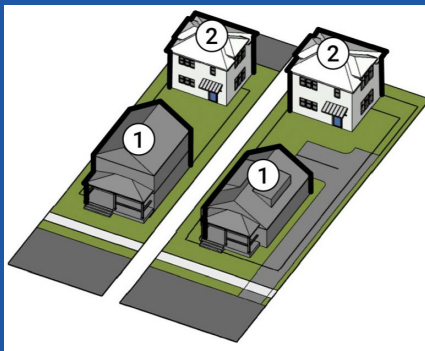
Housing Examples: 3 Total Units

One-family dwelling with 2 ADUs

Number of units: Min lot size required:

Principal Units: 1
Accessory Units: 2*

RL: 9,000 sq. ft.
H1: 2,000 sq. ft.
H2: 1,500 sq. ft.
H3: 1,000 sq. ft.



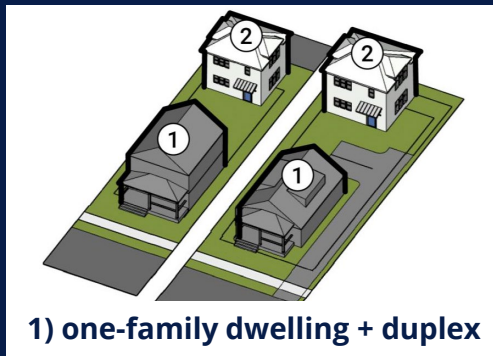
**The number of occupants in the one-family dwelling and ADUs must meet the number specified in the definition of Household.*

3 Principal dwellings*

Number of units: Min lot size required:

Principal Units: 3
Accessory Units: 0

H1: 6,000 sq. ft.
H2: 4,500 sq. ft.
H3: 3,000 sq. ft.



1) one-family dwelling + duplex



2) three one-family dwellings

**Triplexes also permitted, but not shown here*



Housing Examples: 4 Total Units

4 Principal units*

Number of units:

Principal Units: 4

Accessory Units: 0

Min lot size required:

H1: 8,000 sq. ft

H2: 6,000 sq. ft

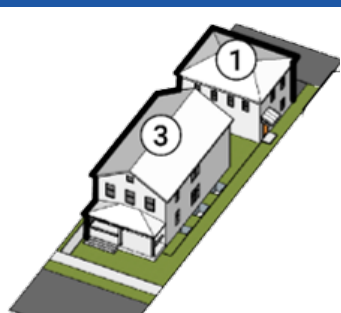
H3: 4,000 sq. ft.

Min lot size required (Using density bonus for +1 additional unit):

H1: 6,000 sq. ft

H2: 4,500 sq. ft.

**Fourplexes also permitted, but not shown here*



1) Triplex + one-family dwelling



2) Two duplexes

Duplex + one-family dwelling with attached ADU

Number of units:

Principal Units: 3

Accessory Units: 1*

Min lot size required:

H1: 6,000 sq. ft

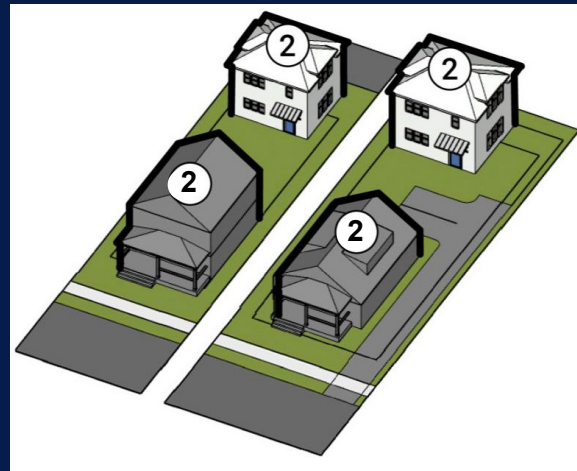
H2: 4,500 sq. ft

H3: 3,000 sq. ft.

Min lot size required (Using density bonus for +1 additional unit):

H1: 4,000 sq. ft

H2: 3,000 sq. ft.



**The number of occupants in the one-family dwelling and ADUs must meet the number specified in the definition of Household.*



Housing Examples: 5-6 Total Units

5 Principal units

Number of units:

Principal Units: 5

Accessory Units: 0

Min lot size required:

H3: 5,000 sq. ft.

Min lot size required

(Using density bonus for +1 additional units):

H1: 8,000 sq. ft

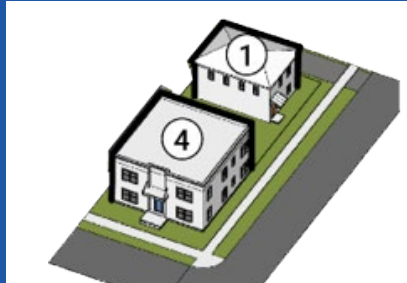
H2: 6,000 sq. ft

Min lot size required

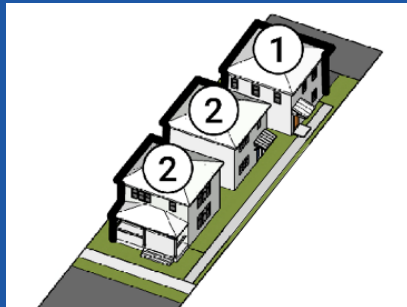
(Using density bonus for +2 additional units):

H1: 6,000 sq. ft

H2: 4,500 sq. ft



1) Fourplex + one-family dwelling



2) 2 Duplexes + one-family dwelling

6 Principal units

Number of units:

Principal Units: 6

Accessory Units: 0

Min lot size required:

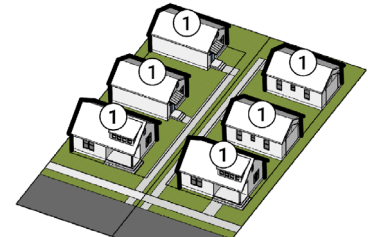
H3: 6,000 sq. ft.

Min lot size required

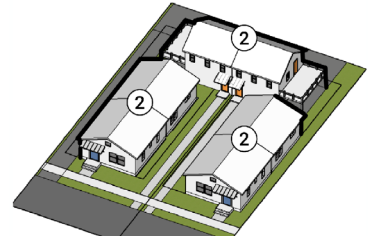
(Using density bonus for +2 additional units):

H1: 8,000 sq. ft

H2: 6,000 sq. ft



1) Six one-family dwellings



2) Three duplexes/twin homes



3) Sixplex

Subdivision Regulations Update



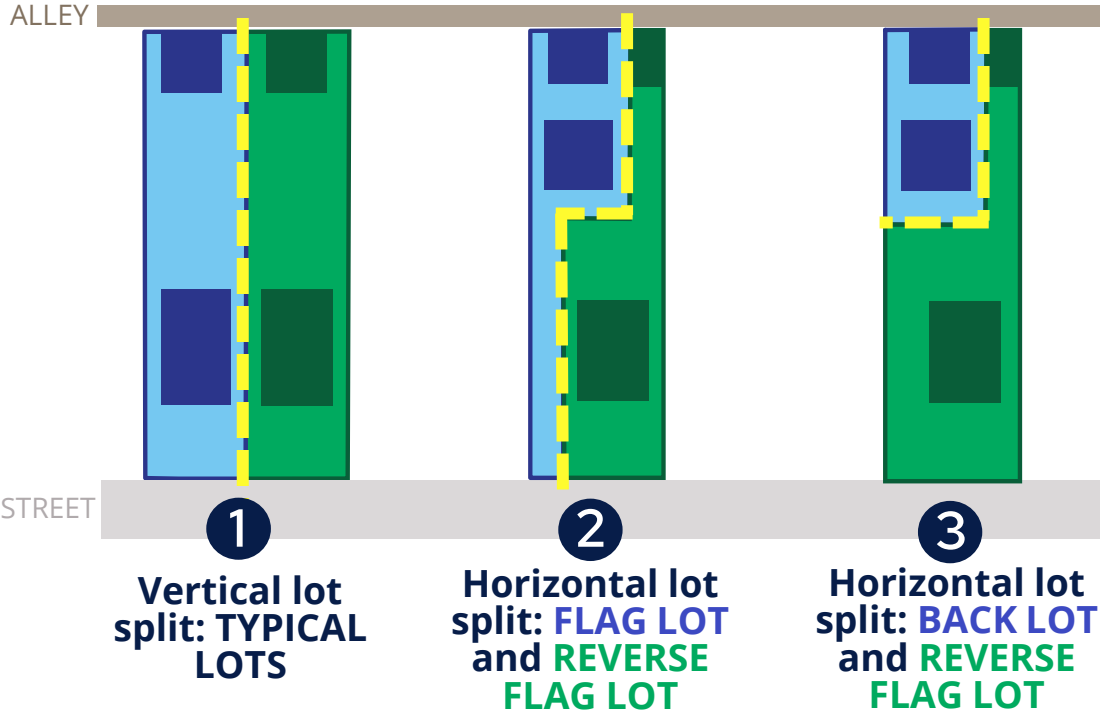
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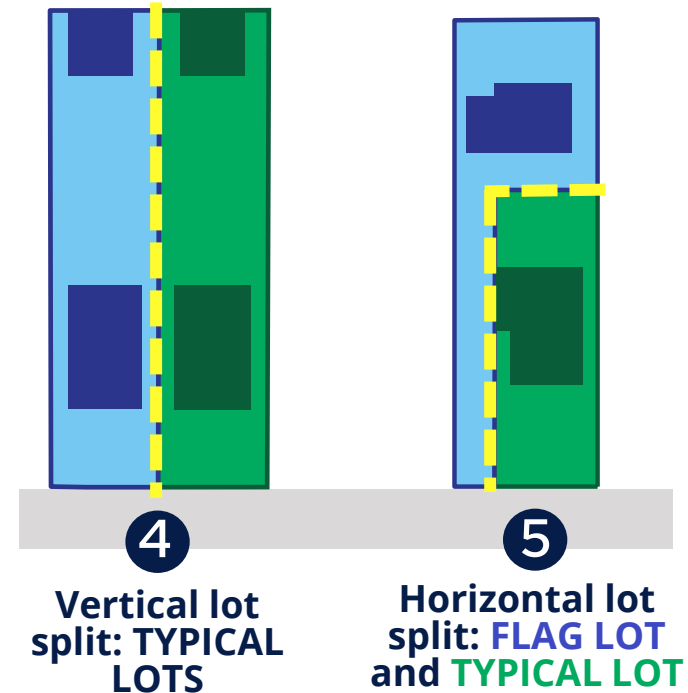


Lot Split Options

Lots on an Alley



Lots not on an Alley





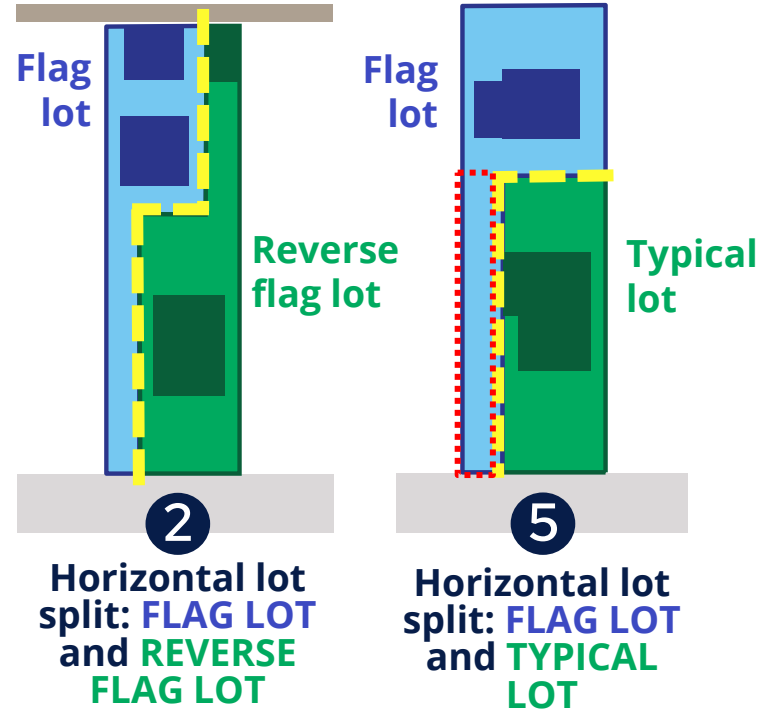
Flag Lots and New Reverse Flag Lots

FLAG LOT (currently permitted)

- A lot with **street access** provided to the bulk of the lot by means of a corridor of lesser width
- **20'** minimum for narrow corridor width
- **Easement** may be required for shared vehicular access when the lots share a driveway on lots without alley access

REVERSE FLAG LOT (proposed new lot type)

- A lot with **alley access** provided to the bulk of the lot by means of a corridor of lesser width
- **12'** minimum for narrow corridor width





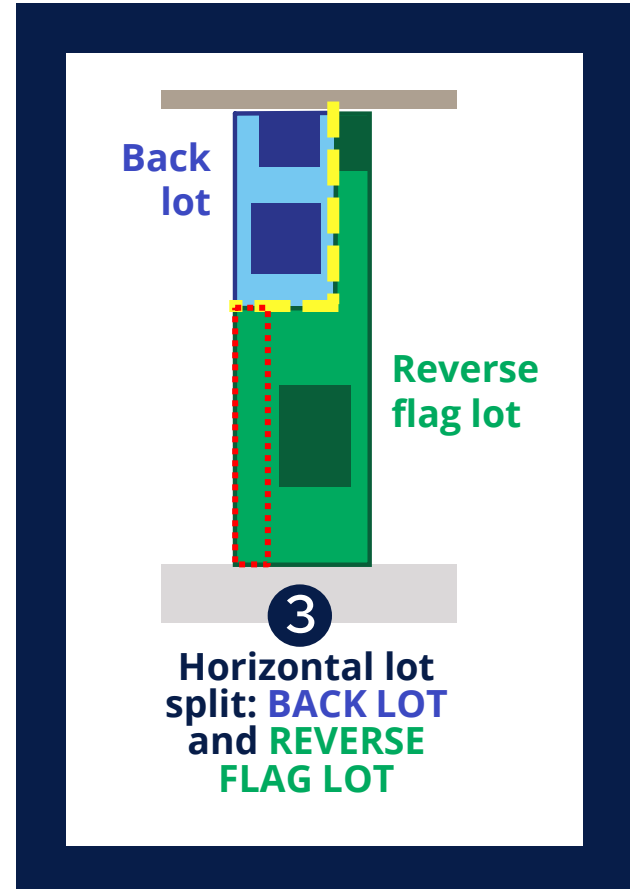
New Back Lots and Reverse Flag Lots

BACK LOT (proposed new lot type)

- A lot abutting an alley that does not also abut a street
- Having street frontage is not required
- Lot width standard applies to both lot dimensions and must be met for the entire length and width of the principal buildings
- **Easement** for pedestrian and municipal services access and house number visibility is required

REVERSE FLAG LOT (proposed new lot type)

- A lot with **alley access** provided to the bulk of the lot by means of a corridor of lesser width
- **12'** minimum for narrow corridor width



A few additional zoning code amendments

- Updates as result of the new H1-H3 districts and simplifying the code
- Increasing flexibility and applying consistent standards





Other Zoning Code Amendments

Updates as result of the new H1-H3 districts and simplifying the code

Carriage house use: Categorized as *accessory dwelling units (ADUs)* in all zoning districts except Ford districts

Three-and-four-family dwelling and townhouse uses:
Categorized as a *multiple-family dwelling*

Uncovered porch and decks: Slightly reduced the number of feet allowed to project into a required front and rear yard to reflect reduced setbacks in H1-H3 and avoid being built up to the property line





Other Zoning Code Amendments

Increasing flexibility and applying consistent standards

RM zoning districts: Lowering RM1-RM3 minimum front yard setback to 10' match H1-H3, lowering RM1's minimum rear yard setback to match RM2-RM3 standard

Attached balconies: Allow attached uncovered balconies on second floor and above to project 5' into required yard along alley/street

Planning districts 14 and 15: Delete special height standards at side setback lines, but maintain sidewall articulation requirement for building faces of a certain length in H1-H2

Congregate living uses: Deleting requirement that the number of residents be tied to the lot size

Bed and breakfast residence: Allowing more than one guest room, deleting requirement that the number of guests be tied to the lot size





Other Zoning Code Amendments

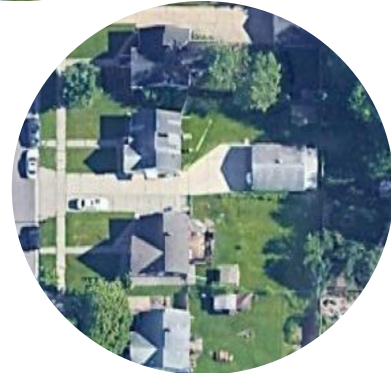
Increasing flexibility and applying consistent standards

Maneuvering lanes and driveways, paving, entrances and exits standards (examples):

- Allow stacked parking arrangements without an attendant
- 20% paving maximum

Lot requirements (examples):

- Minimizing curb cuts, generally requiring a combined access drive for adjoining lots
- Allowing vehicle access from an abutting alley except when determined to be impractical/unreasonable /harmful or maintenance of surfaces/erosion control/water quality protection may be impaired



Next Steps

Committee Recommendation:

- Planning Commission release memo, zoning text amendments, and appendices for public review and comment, and to set a public hearing for April 14, 2023.
- Release these with the set of high-level questions for the community to consider during the public comment period and public hearing on the draft ordinance.





Questions for the community

To release with the draft ordinance

1. Single-family home-only zoning has been found to be socially exclusionary, especially toward Saint Paul renters, low-income households, and communities of color. **Does this draft ordinance propose a zoning approach that supports more new housing options for all Saint Paul residents in a fair or neutral way? Why or why not?**
2. Do you support creating **two lower-density residential districts** - the **proposed H1 district** (for areas currently zoned R1-R3) **and proposed H2 district** (for areas currently zoned R4-RT2) - or should the **H1 and H2 districts be combined into one district** that uses the proposed H2 standards?
 - **Note:** In the draft ordinance, H1 requires a 2,000 square foot minimum lot size per unit, and generally allows up to 3 units on lots internal to a block and 4 units on corners, while H2 requires a 1,500 square foot minimum lot size per unit, and generally allows up to 4 units on any lot.



Questions for the community

To release with the draft ordinance

3. The Commission recognizes that the effects of the proposed zoning changes will be mostly long-term, but that some short-term impact may be seen. **Does the draft ordinance strike the right balance of encouraging more neighborhood-scale housing to be developed over the long term on lots throughout the city, while also managing the pace of change to minimize potential displacement pressures on existing neighborhoods and residents? Why or why not?**
 - Note: Some ordinance features to support growth but still manage the pace of change include special incentives for the development of 3+ bedroom homes and homes affordable at 80% of Area Median Income, regulations enabling the creation of smaller lots for development of 1-4 unit housing than is currently allowed, and a maximum lot size for cluster developments to support their integration into existing neighborhoods.



Questions for the community

To release with the draft ordinance

4. The draft ordinance would rezone lots that are currently zoned R1-RT2 to the **proposed new H3** district if any portion of the lot is located within 1/8 mile of an existing or planned rail line, most bus rapid transit lines, or a Neighborhood Node. The proposed H3 district would require a 1,000 square foot minimum lot size per unit and allow up to 6 units per lot. Questions:
 - **Should more areas be rezoned to H3? If so, which locations and why?**
 - The draft ordinance proposes special incentives for the development of 3+ bedroom homes and homes affordable at 80% of Area Median Income for lots (a density bonus of 1 or 2 units and an additional 5% permitted lot coverage) on lots proposed to be rezoned to H1 and H2 districts. **Should this incentive also apply in H3?**
5. **What other City policy goals** (in addition to 3+ bedroom units, and homes affordable to 80% of Area Median Income) might the City consider to incentivize via **zoning density bonuses**?



Anticipated Schedule

