



St. Anthony Park Accessory Dwelling Unit Task Force

The Accessory Dwelling Unit Task Force was appointed by the Land Use Committee of the St. Anthony Park Community Council in September 2014 with the charge to recommend whether accessory dwelling units (ADUs) are appropriate for St. Anthony Park. The task force members are: Phil Carlson, Karen Hovland, Glen Skovholt, John Seltz, Mark Thieroff, Jim Stout, Claudia Wielgorecki, and Nancy Plagens. All members live in North St. Anthony Park. The Task Force has met twelve times and held two community meetings, in March and October, 2015.

Recommendation

There is a range of opinion both among the residents of St. Anthony Park and on the part of task force members on the question of whether Accessory Dwelling Units are appropriate in this neighborhood. Some accept that there may be good reasons to allow them, whereas others are concerned about their possible negative impact on green space and overall character of the Park. Some Task Force members are also skeptical about whether any or all of the reasons discussed are valid, or whether we know enough about potential concerns to mitigate possible negative impacts. Equally important is the feeling shared by most members that we should not limit reasonable use of private property for an ADU if there is no compelling reason to deny this use. In an effort to strike some middle ground, the task force's consensus is that internal and attached ADUs should be allowed with certain restrictions, but that detached ADUs not be allowed.

Reasons & Concerns

- The key issue for the task force is the need to preserve the unique character of the St. Anthony Park neighborhood, balanced with allowing reasonable use of one's property. The specific elements that define neighborhood character are difficult to define and therefore difficult to regulate, but preservation of green space ranks high on the list. Restricting ADUs to internal and attached only, no additional footprint is involved other than that already allowed by current code for home additions.
- It is difficult to quantify the importance of various reasons given to support ADUs. Among reasons to support them in St. Anthony Park are allowing seniors to stay in or close to home and the reduction of energy use and urban sprawl. The consensus of the task force is that ADUs are not likely to impact the issues of affordable housing or diversity in the community. Among reasons to be concerned about ADUs are potential impact on property values and parking issues.
- Taken together, if developed in accordance with reasonable criteria and strict enforcement, internal and attached ADUs could be developed in St. Anthony Park so as not to negatively impact immediate neighbors or the character of the neighborhood.

Recommended Criteria for ADUs

- 1) **Owner occupied**, with clear, reasonable enforcement provisions for verifying owner occupancy.
- 2) **Internal and attached ADUs only; detached ADUs not allowed**, including not allowing an ADU over a detached garage.
- 3) **One ADU allowed per lot**, accessory to a single family home. Additional ADU on a duplex lot not allowed.
- 4) **Occupancy limit would be the same** as for a single family home, not increased for an ADU. St. Paul code defines a family as any number of people related by blood or marriage, plus two unrelated individuals.
- 5) Upper floor units will have **interior stairway access** to the entrance of the unit.
- 6) **Plan review** by city staff required for verification and enforcement. All other code provisions would apply relating to setbacks, height, lot coverage, design standards, etc.
- 7) **No additional on-street parking permits** in areas where parking is restricted.
- 8) **No additional off-street parking space** required.
- 9) There should be a **minimum and maximum size** for an ADU. Typical minimums elsewhere are 300-400 square feet; typical maximums are 800-1,000 square feet. The task force did not reach consensus on the size limits.