

Welcome!

St. Anthony Park
Accessory Dwelling Unit
(ADU) Informational
Meeting



October 5, 2015



- Who is hosting this meeting?

The SAP ADU Task Force

- Eight community members
(originally ten – two resigned for personal reasons)
- All Task Force members live in North SAP
- Appointed in September 2014 by the Land Use Committee of the St. Anthony Park Community Council.

Task Force Members:

- *Phil Carlson*
- *Karen Hovland*
- *Nancy Plagens*
- *John Seltz*
- *Glen Skovholt*
- *Jim Stout*
- *Mark Thieroff*
- *Claudia Wielgorecki*



- What is the purpose of the ADU Task Force?

To recommend to the Land Use Committee whether ADUs are **appropriate** for St. Anthony Park



• What is the purpose of tonight's meeting?

To **gather input** from the community on the ADU Task Force **Draft Recommendation**.



• What is the format for this meeting?

The Task Force will share a short presentation of information on ADUs and the Draft Recommendation. Please write comments on the **Draft Recommendation Comment** sheet.



- How will decisions be made on ADUs in St. Anthony Park?

No decisions will be made tonight. This meeting is to share and gather information only. The Task Force will make a recommendation to the **Land Use Committee** soon after this meeting.



- How will decisions be made on ADUs in St. Anthony Park?

- The Task Force recommends to:
- **Land Use Committee** who *may* then take the issue to:
- **St. Anthony Park Community Council**, who may report to:
- **St. Paul Planning Commission**, who may make a recommendation to:
- **St. Paul City Council** – the final authority on amending the code to allow ADUs



- “Accessory”-What does this mean?

Accessory use or accessory.

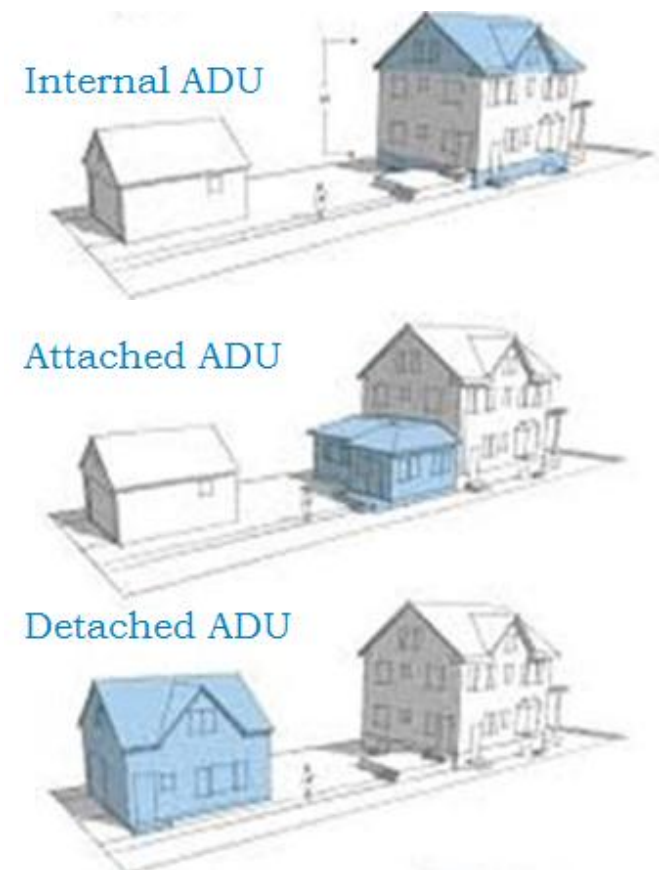
A building, structure or use which is clearly incidental to, customarily found in connection with, and located on the same zoning lot as, the principal use to which it is related.

- *Parking space*
- *Garage*
- *Storage shed*
- *Barn*
- *Trash container*
- *Sign*
- *Swimming pool*
- *Antenna*
- *Satellite dish*



• What is an Accessory Dwelling Unit (ADU)?

- ADU is a second dwelling or housing unit that would be allowed as an **accessory use** to a single family home. Types:
 - **Internal**
 - **Attached**
 - **Detached** (separate)
- Defined as “**accessory**” (secondary, subordinate) to the principal use
- The **owner** typically must *live* in one unit.
- ADUs: different from a **duplex**, where *both units* could be rented.



- Regulating accessory structures

- Residential lots in St. Anthony Park already are allowed to have accessory buildings – including **garages, sheds, gazebos**, etc.
- Accessory buildings **cannot be lived in**, however.
- Permitting ADUs would not require a change to the zoning **classification** of a property, but an ordinance change to allow **accessory** buildings that can be **lived in**.



- Current residential zoning categories

R – single-family residential (R1, R2, R3, R4)

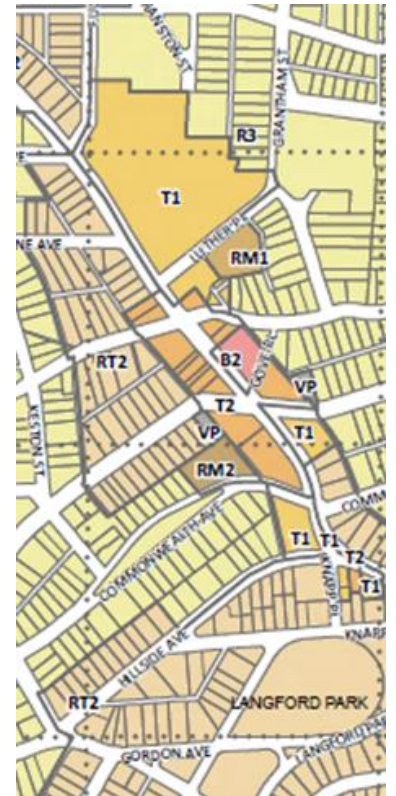
RT – two-family residential (RT1, RT2)

RM – multi-family residential (RM1, RM2, RM3)

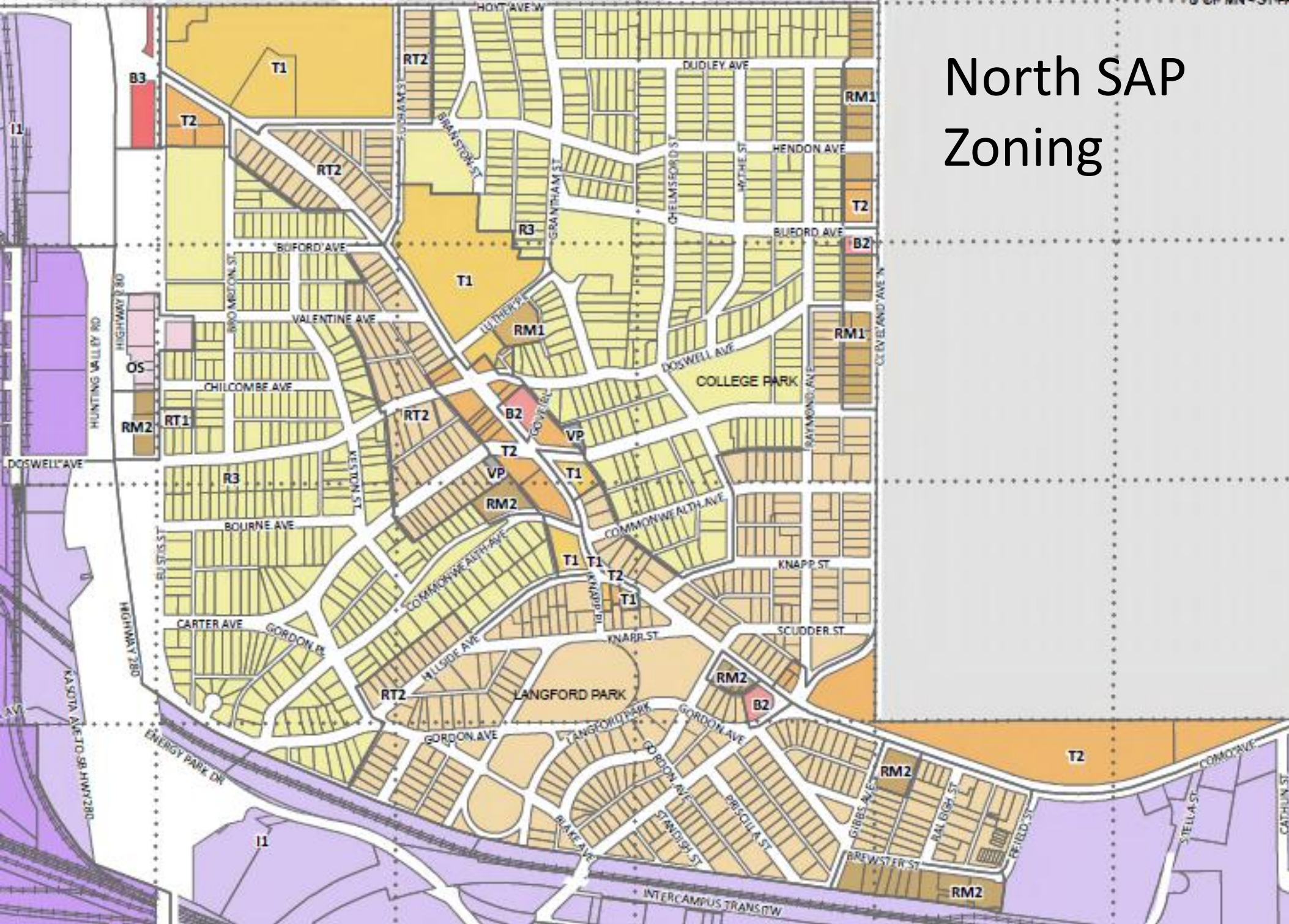
- Current residential zoning in St. Anthony Park

North St. Anthony Park – **primarily R3 and RT2**

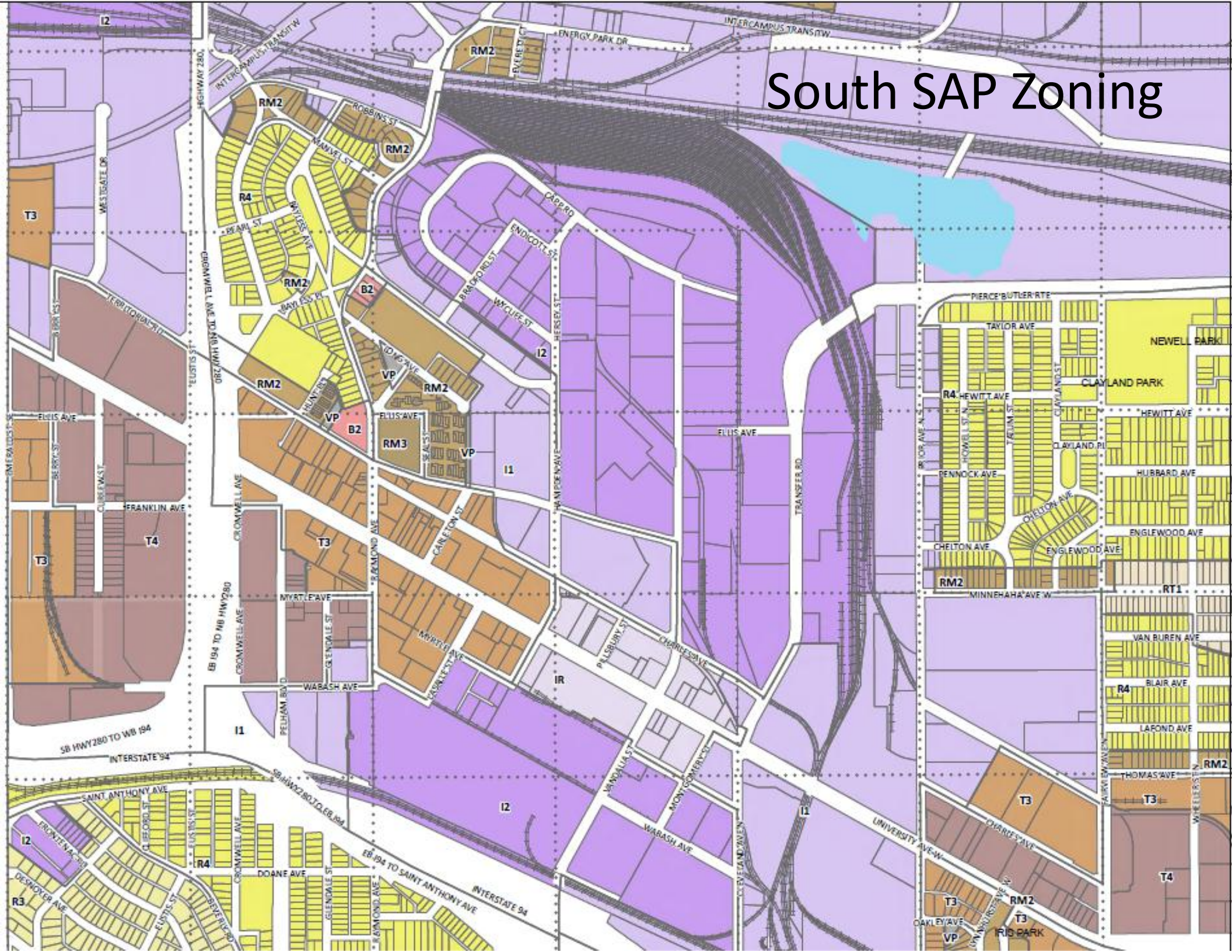
South St. Anthony Park – **primarily R4 and RM2**



North SAP Zoning



South SAP Zoning



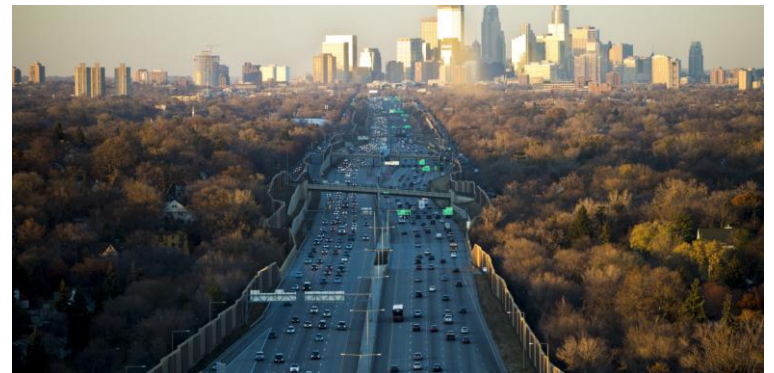
• Energy Efficiency/Climate Change/ Carbon Footprint

- The amount of energy used by a dwelling increases with its size.
- The amount of energy used in transportation increases with commuting distance. Mass transit is more energy efficient than cars.
- For these reasons, smaller dwellings, such as ADUs, located in core urban areas have lower overall energy use when compared to larger and suburban dwellings.
- The climate impacts of housing choices are most strongly related to energy use.



• ADUs, Urban Sprawl & Density

- Increased vehicle emissions, water and air pollution and the destruction of open spaces, farmland and wetlands are reasons to reduce urban sprawl
- Urban sprawl is expensive because of the high cost per resident for utilities, sewers, roads and their maintenance
- ADUs make more efficient use of already developed land and community services



• Benefits to Senior Citizens

- Studies around U.S. – common themes emerged:
 1. Allow older people to remain in their homes longer
 2. Contribute to sense of privacy and independence
 3. Provide rental income from an ADU or main house
 4. Share costs of taxes, fuel, maintenance, and utilities
 5. Contribute to companionship and sense of security by having family nearby

ADUs can be designed to help senior citizens with limited mobility. The ADU concept, with family members living nearby, may help senior citizens obtain health care and/or other needed services.




• Affordable Housing

- For housing to be affordable the **total cost** to the family should $\leq 30\%$ of family income.
- The **Median Family Income** for St. Paul in 2012 was **\$48,235**
- Average per capita income is **\$25,072**
- Rent **affordability**:
 - Median Family: \$1,200/month
 - Average individual: \$625/month
 - \$20,000/year (\$10/hr): \$500/month
- Building an ADU: **\$30,000-\$100,000+**



• Task Force Draft Recommendation



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 members are: Phil Carlson, Karen Slavland, Glen Skovholt, Jon Seltz, Mark Theroff, Jim Stout, Claudia Weljosek, and Nancy Riegers. All members live in North St. Anthony Park. The Task Force has met ten times and held one previous community meeting in March 2015.

Reasons & Concerns

- The key issue for the task force is the need to preserve the unique

Draft 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.

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.
- 3) **ADU over a garage** not allowed.
- 4) **One ADU allowed per lot**, accessory to a single family home. Additional ADU on a duplex lot not allowed.
- 5) **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.
- 6) **Enclosed stairways** required.
- 7) **Plan review** by city staff required for verification and enforcement. All other code provisions would apply relating design standards, etc.
- 8) **No additional on-street parking** permits in area where parking is restricted.
- 9) **No additional off-street parking space** required.
- 10) 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 has not reached consensus on the size limits.

COMMENTS

October 2018

St. Anthony Park Accessory Dwelling Unit Task Force



• Task Force Draft Recommendation

- 1) **Owner occupied**, with clear, reasonable enforcement provisions for verifying owner occupancy.



• Task Force Draft Recommendation

2) **Internal** and **attached ADUs** only;
detached ADUs not allowed.

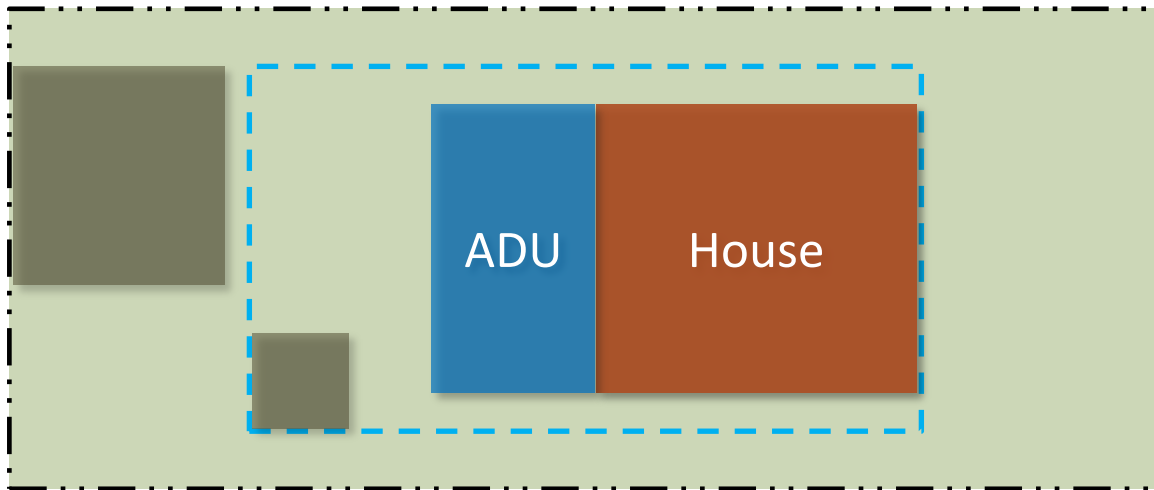


3) **ADU over a garage** not allowed.



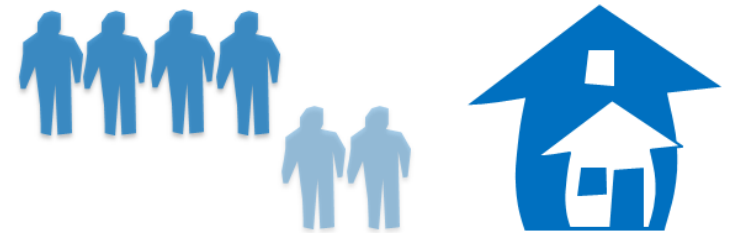
- Task Force Draft Recommendation

- 4) **One ADU allowed per lot,** accessory to a single family home. Additional ADU on a duplex lot not allowed.



- Task Force Draft Recommendation

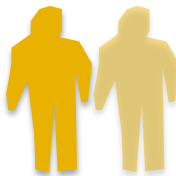
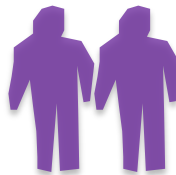
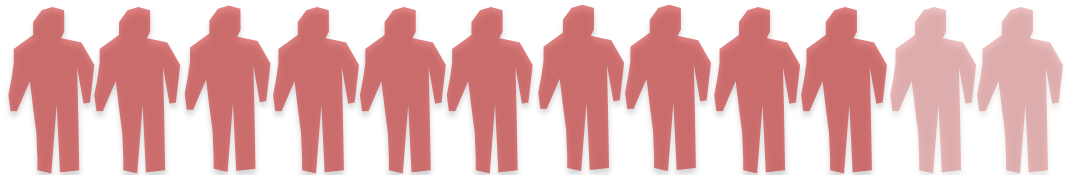
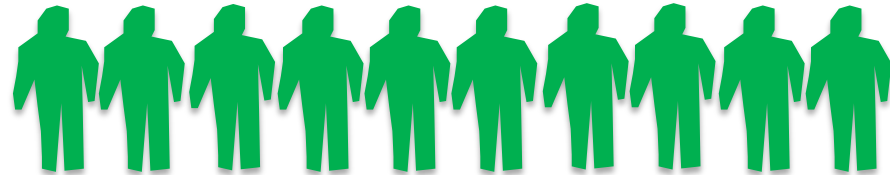
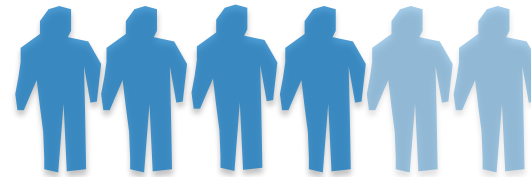
5) **Occupancy limit would be the same** as for a single family home, not increased for an ADU. St. Paul code defines a family as any number of people related by blood or marriage, plus two unrelated individuals.



• “Single Family”–What does this mean?

- St. Paul Definition of “Family”:

Any number of people related by blood or marriage, plus no more than two unrelated individuals.

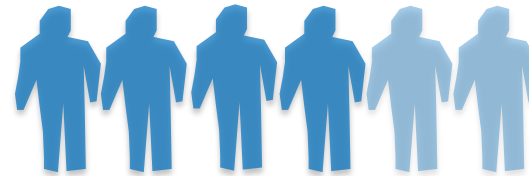


Family. One (1) or two (2) persons or parents, with their direct lineal descendants and adopted or legally cared for children (and including the domestic employees thereof) together with not more than two (2) persons not so related, living together in the whole or part of a dwelling comprising a single housekeeping unit. Every additional group of four (4) or fewer persons living in such housekeeping unit shall be considered a separate family for the purpose of this code.

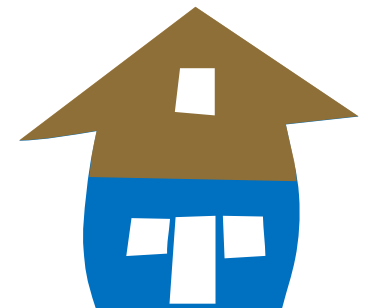
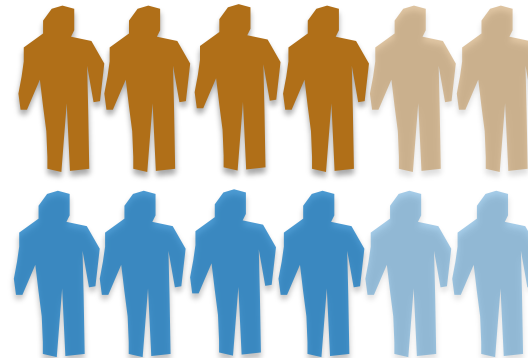


• Dwelling Comparisons

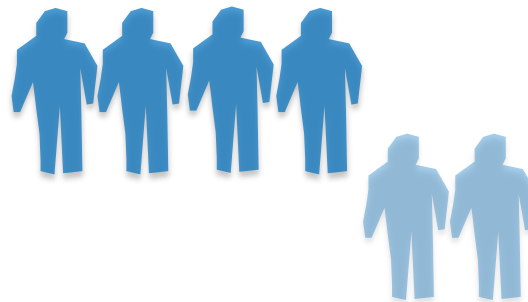
- Single Family Dwelling
- **One family, one unit**



- Two Family Dwelling (Duplex)
- **Two families, two units**

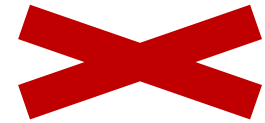
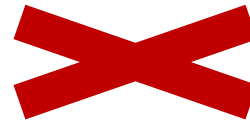


- Accessory Dwelling Unit
- **One "family", two units**



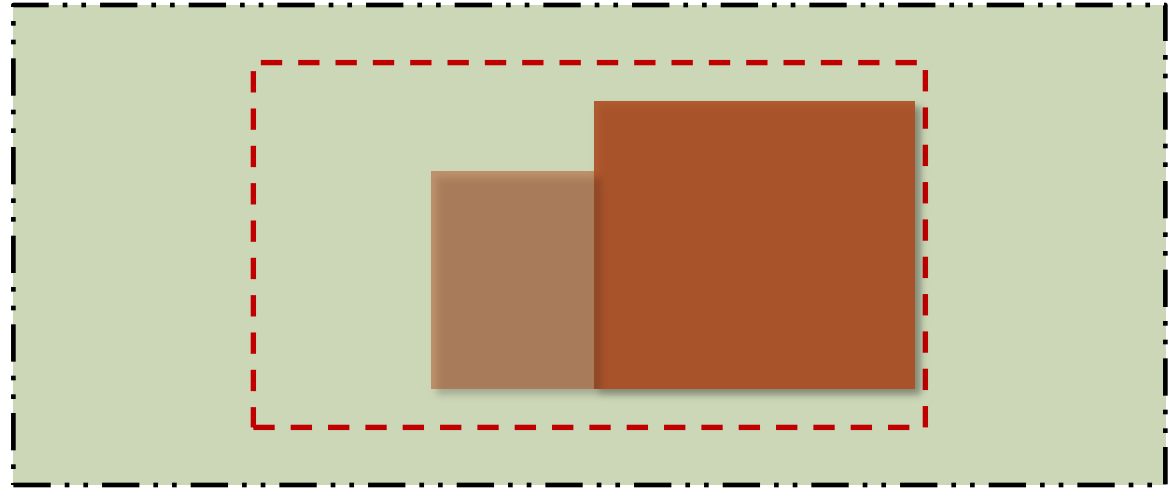
• Task Force Draft Recommendation

6) **Enclosed stairways** required.



- Task Force Draft Recommendation

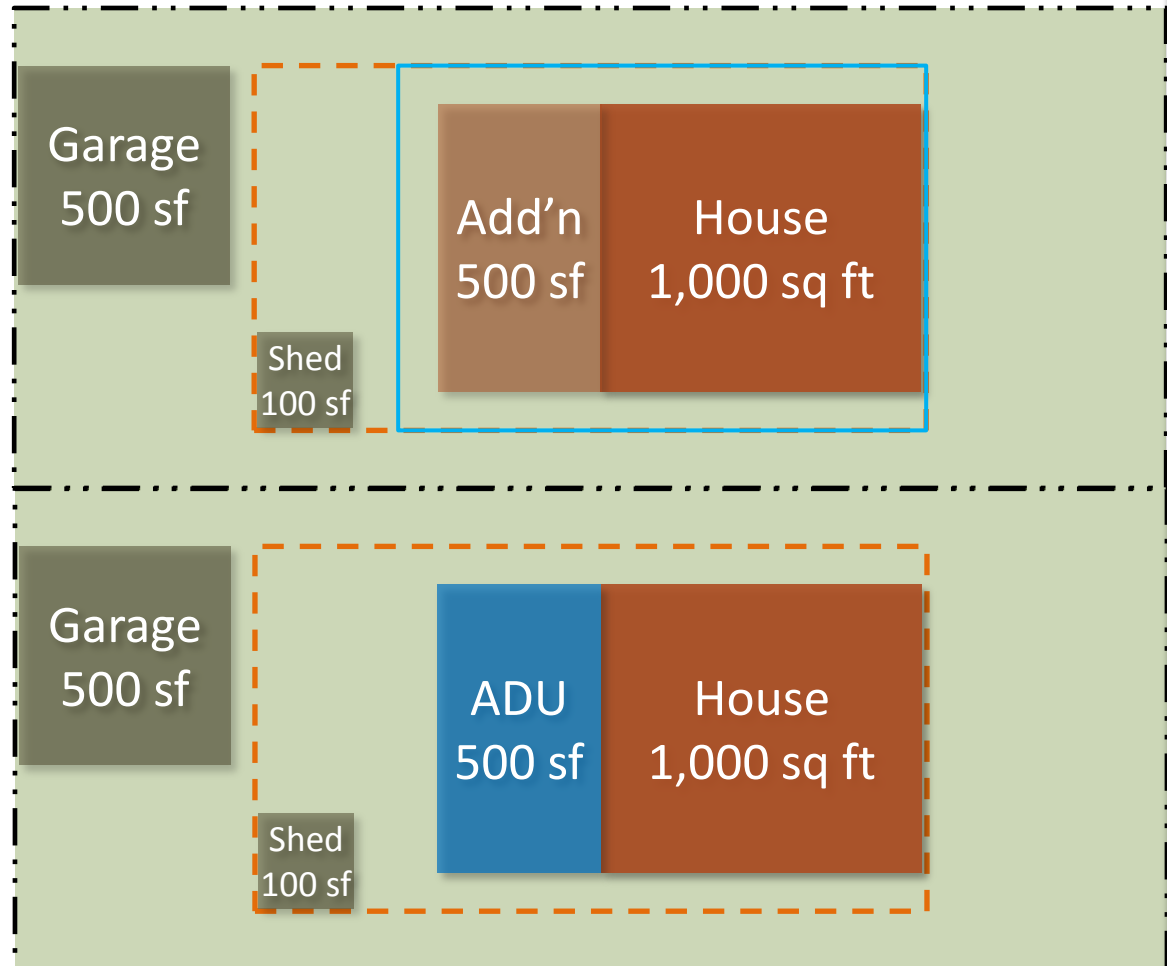
7) **Plan review** by city staff required for verification and enforcement. All other code provisions would apply relating to setbacks, height, lot coverage, design standards, etc.



• Code Provisions for Residential Lots

Lot standards in code:

- Assume 50' x 120' lot = 6,000 sq ft
- Setbacks:
 - 25' front
 - 25' rear
 - 6' side
- 35% lot coverage = 2,100 sq ft
- Example:
 - House 1,000 sq ft
 - Garage 500 sq ft
 - Shed 100 sq ft
 - Addition 500 sq ft
 - 2,100 sq ft Total = 35%
- ADU – same lot coverage



- Task Force Draft Recommendation

8) **No additional on-street parking permits given** in areas where parking is restricted.



9) **No additional off-street parking space** required.



• Task Force Draft Recommendation

- 10) 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 has not reached consensus on the size limits.



Discussion/ Comment



St. Anthony Park Accessory Dwelling Unit (ADU) Informational Meeting



Thank You!

