



STAFF REPORT

TO: Mayor Keis and Members of City Council

FROM: Corrin Wendell, Community Development Director
Michelle Lincoln, Community Development Intern

DATE: July 14, 2021

RE: Community Comparison – ADUs and Duplex Data

ACTION TO BE CONSIDERED:

Zoning Code Update informational item.

BACKGROUND:

At the June 9th City Council workshop, the Zoning Code update was discussed including the potential addition of Accessory Dwelling Units (ADUs) and Duplexes in the R-1 District. Based on discussions, city staff was asked to provide data from surrounding cities to compare ordinances, uses, and whether the cities have experienced any issues with these two types of uses. The data from this research resulted in the following:

Accessory Dwelling Units

- Of the 10 ring-one cities reviewed, four cities allow ADUs. All four have provisions to allow for the structures in R-1 Districts as well as other residential or mixed-use districts. One city (Oakdale) only allows interior accessory apartments/dwelling units.
- In cities that allow ADUs, at least one parking space is required for the ADU.
- Six of the cities do not have provisions for ADUs, with one city (Vadnais Heights) incorporating a dwelling restriction that prohibits residential uses for accessory structures. The remaining five cities do not mention residential accessory uses in their ordinances.

Duplexes

- Of the 10 ring-one cities reviewed, two cities have provisions to allow Duplexes in the R-1 District. The provisions for Duplexes are conditional.
- All 10 cities allow Duplexes in other residential districts.
- Nine of the cities require two off-street parking spaces per dwelling for Duplexes. One city (Woodbury) requires three off-street parking spaces per dwelling unit, and four require that at least one of the off-street parking spaces be enclosed.

A ring-one city is determined by its comparative density and relational proximity to a large, central city. Cities for the analysis are similar in size to Little Canada and/or proximity to St. Paul, MN and provide additional context on the current landscape of duplexes and ADUs in the area.

STAFF RECOMMENDATION:

Zoning Code Update informational item.

	Maplewood Ordinance	Roseville Ordinance	Vadnais Heights Ordinance	Arden Hills Ordinance	Shoreview Ordinance	New Brighton Ordinance	Woodbury Ordinance	Oakdale Ordinance	North St. Paul Ordinance	Mendota Heights Ordinance
R-1 Attached ADUs	No	Yes	No	No	Yes	No	No	Yes	Yes	No
Permitted/Conditional		Permitted			Permitted			Special Use	Conditional	
Other Districts	No	CMU-1CMU-2	No	No	RE	No	No	R-2 (Special Use) R-3 (Special Use) R-4 (Special Use)	R-2 (Conditional) R-3 (Conditional)	No
Ordinance		Sec 1011.12(B)(1)	Dwelling RestrictionSec. 38-60	No mention of ADUs in Zoning Code	Sec 207.010 Sec 205.082(B)(2)	No mention of ADUs in Zoning Code	No mention of ADUs in Zoning Code	Sec 25-23(c)(3)	Sec 154.006(C)(2) Table 3 Sec 154.010(D)(2)	No mention of ADUs in Zoning Code
Parking		1 off-street space/ADU (minimum)			3 off-street spaces (2 enclosed)/lot			At least 3 off-street spaces/lot	1 off-street space/ADU	
R-1 Detached ADUs	No	Yes	No	No	Yes	No	No	No	Yes	No
Permitted/Conditional		Permitted			Permitted				Conditional	
Other Districts	No	CMU-1 CMU-2	No	No	RE	No	No	No	R-2 (Conditional) R-3 (Conditional)	No
Ordinance		Sec 1011.12(B)(1)	Dwelling Restriction Sec. 38-604	No mention of ADUs in Zoning Code	Sec 207.010 Sec 205.082(B)(2)	No mention of ADUs in Zoning Code	No mention of ADUs in Zoning Code	Only accessory apartments "within" dwellings are allowed	Sec 154.006(C)(2) Table 3 Sec 154.010(D)(2)	No mention of ADUs in Zoning Code
Parking		1 off-street space/ADU (minimum)			3 off-street spaces (2 enclosed)				1 off-street spaces/ADU	
R-1 Duplexes	No	No	Yes	Yes	No	No	No	No	No	No
Permitted/Conditional	Permitted	Permitted	Conditional	Conditional						
Other Districts	R-2R-3	LDR-2MDR	R-2R-3	R-2 (Conditional) R-3 R-4 NB (Conditional)	R-2	R-2 R-3A R-3B R-3BI Sec 4-210 Sec 4-310 Sec 4-410 Sec 4-451	(Conditional)MX (Condition	R-3 R-4 R-5	R-2 R-3	R-2R-3
Ordinance	R-2 Sec 44-241	Sec 1004.07 (Table 1004-02)	Sec 38-129R-3 Sec	Sec 1320.05	Sec 205.083(B)	Sec 24-309 Sec 24-139(d)	Sec 25-36(a)(2) Sec 25-42(a)(1) Sec 25-50(a)(2)	Sec 154.005 (Table 3) Sec 154.006(C) (Fig. 19)	12-1E-712-1E-8	
Parking	spaces/DU(1 enclosed)Sec 4	spaces/DU(1 enclosed)Sec 4	mined by floor areaSec. 38-	2 spaces/DU Sec. 1325.06	2 off-street spaces/DU (1 enclosed) Sec 206.020(B)(1)(f)	2 off-street spaces/DU (1 enclosed) Sec 11-030(3)	3 off-street spaces/DU	2 off-street spaces/DU Sec 25-161(e)(1)	2 off-street spaces/DU	off-street spaces/DU12-1D-16(F)

NB - Neighborhood Business District