



SAINT PAUL PLANNING COMMISSION NOTICE OF PUBLIC HEARING

Religious Accessory Uses Zoning Study

The Saint Paul Planning Commission's public hearing on draft Zoning Code amendments pertaining to the Religious Accessory Uses Zoning Study will be held on:

Friday, October 29, 2021
8:30 a.m.

A summary of the draft amendments starts on the second page of this notice.

Oral testimony can be given during the meeting via telephone or Microsoft Teams meeting listed here: www.stpaul.gov/planning-commission (Requires Microsoft Teams phone application, or Web browsers Google Chrome or Microsoft Edge. Note that Internet Explorer or Firefox will not work.)

Members of the public may also monitor this meeting remotely by phone: (612) 315-7905 code: 724 356 504#

Comments may be submitted in writing by 5 p.m. on November 1, 2021 to the Planning Commission c/o Bill Dermody at bill.dermody@ci.stpaul.mn.us. Any comments and materials submitted will be attached to the public record and available for review by the Planning Commission. (Note: You must include your Name and Address for the public record).

The chair of the Planning Commission has determined that it is not practical nor prudent for the Planning Commission to meet in-person or pursuant to Minnesota Statutes, Section 13D.02. In light of the COVID-19 health pandemic, it is not feasible for any member of Planning Commission to be present at the regular location, and all members of the Planning Commission will attend this meeting by telephone or other electronic means. It is also not feasible for members of the public to attend the meeting at its regular location due to the health pandemic and emergency. Accordingly, no meeting will be held in City Hall at 15 W. Kellogg Boulevard in the City of Saint Paul.

Additional information can be viewed at <https://www.stpaul.gov/departments/planning-economic-development/planning/current-activities>. Questions can be directed to Bill Dermody at 651-266-6617 or bill.dermody@ci.stpaul.mn.us.

Proposed Religious Institution Accessory Uses Code Amendments

Existing language to be deleted shown by ~~strikeout~~. New language to be added shown by underlining.

Chapter 65. Zoning Code—Land Use Definitions and Development Standards

ARTICLE VII. 65.900. ACCESSORY USES

Secs. 65.916-~~65.918~~~~65.919~~. Reserved.

Sec. 65.919. Religious institution accessory use.

Religious institution accessory uses include the following:

- (1) Child and adult day care; art, music, dance, adult and general education classes; after-school programs; religious education classes.
- (2) Community center, community meeting and performance space, receptions.
- (3) Counseling, social and community services.
- (4) Emergency housing and overnight shelter for up to ten (10) adults, along with any minor children in their care.
- (5) Food shelf.

Standards and conditions:

- (a) No building additions or new buildings may be constructed for the primary purpose of conducting a religious institution accessory use.
- (b) In residential districts, a conditional use permit is required for social and community services with more than one thousand (1,000) square feet of floor area dedicated to those uses.
- (c) These standards and conditions shall not be applied in a manner that restricts rights to religious exercise as granted under the Religious Land Use and Institutionalized Persons Act or other laws.

Chapter 66. - Zoning Code—Zoning District Uses, Density and Dimensional Standards

ARTICLE II. - 66.200. RESIDENTIAL DISTRICTS

Sec. 66.221. Principal uses.

Table 66.221, principal uses in residential districts, lists all permitted and conditional uses in the RL—RM3 residential districts, and notes applicable development standards and conditions.

Table 66.221. Principal Uses in Residential Districts

Use	RL	R1 — R4	RT 1	RT 2	RM 1	RM 2	RM 3	Definitio n (d) Standard s (s)
Accessory Uses								
Accessory use	P	P	P	P	P	P	P	(d), (s)
Dwelling unit, accessory	P	P	P	P	P	P		(d), (s)
<u>Religious institution accessory use</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>
Accessory retail service and office						C	C	(s)

Support services in housing for the elderly						P	P	(d), (s)
---	--	--	--	--	--	---	---	----------

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.221, principal uses in residential districts:

- (d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.
- (s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

ARTICLE III. - 66.300. TRADITIONAL NEIGHBORHOOD DISTRICTS

Sec. 66.321. Principal uses.

Table 66.321, principal uses in traditional neighborhood districts, lists all permitted and conditional uses in the T1—T4 traditional neighborhood districts, and notes applicable development standards and conditions.

Table 66.321. Principal Uses in Traditional Neighborhood Districts

Use	T1	T2	T3	T4	Development (d) Standards (s)
Accessory Uses					
Accessory use	P	P	P	P	(d), (s)
Dwelling unit, accessory	P	P	P		(d), (s)
<u>Religious institution accessory use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>(d), (s)</u>

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.321, principal uses in traditional neighborhood districts:

- (d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.
- (s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

ARTICLE IV. - 66.400. BUSINESS DISTRICTS

Sec. 66.421. Principal uses.

Table 66.421, principal uses in business districts, lists all permitted and conditional uses in the OS—B5 business districts, and notes applicable development standards and conditions.

Table 66.421. Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
Accessory Uses								
Accessory use	P	P	P	P	P	P	P	(d), (s)
<u>Religious institution accessory use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>(d), (s)</u>

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.421, principal uses in business districts:

- (d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.
- (s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

ARTICLE V. - 66.500. INDUSTRIAL DISTRICTS

Sec. 66.521. Principal uses.

Table 66.521, principal uses in industrial districts, lists all permitted and conditional uses in the IT—I3 industrial districts, and notes applicable development standards and conditions.

Table 66.521. Principal Uses in Industrial Districts

Use	IT	I1	I2	I3	Definition (d) Standards (s)
Accessory Uses					
Accessory use	P	P	P	P	(d), (s)
<u>Religious institution accessory use</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>(d), (s)</u>

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.521, principal uses in industrial districts:

- (d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.
- (s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

ARTICLE IX. - 66.900. FORD DISTRICTS

Sec. 66.921. Ford district use table.

Table 66.921, Ford district uses, lists all permitted and conditional uses in the F1-F6 Ford districts, and notes applicable development standards and conditions.

Table 66.921. Ford District Uses

Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
Accessory Uses							
Accessory use	P	P	P	P	P	P	(d), (s)
Dwelling unit, accessory	P						(d), (s)
<u>Religious institution accessory use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>(d), (s)</u>

P—Permitted use C—Conditional use requiring a conditional use permit

Notes to table 66.921, Ford district uses:

- (d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.
- (s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.