

Religious Accessory Uses Zoning Study

CNPC
December 1, 2021



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Religious Accessory Uses Zoning Study

- Testimony
- What has changed in the proposal?
- What would it mean for religious institutions?
 - Generally
 - St. Peter Claver
- City recreation centers
- What is the timeline?



Testimony

- Structure
- Conditional use permits
- Limitations and standards for uses
- Expanded “religious institution” definition



What has changed?

- Structure
- Conditional use permits
- Limitations and standards for uses
- Expanded “religious institution” definition
- Expanded “community center” definition



What has changed?

- Structure

Before

- Most of the desired uses fell under new “religious accessory uses” definition

Now

- Most of the desired uses fall under revised “religious institution” principal use or “community center” principal use definitions
- Day care/preschool handled in its own definition
- Overnight shelter (for 25 adults), homeless services are still acc. uses



What has changed?

- Need for conditional use permits

Before

- Required for “social and community services” over 1,000 square feet in residential districts

Now

- Not needed for any allowable use at religious institutions in any district, except certain homeless services facilities



What has changed?

- Limitations and standards for uses

Before

- Overnight shelter limited to 10 adults plus children in their care
- Homeless services over 1,000 s.f. required a CUP
- Day care/preschools in residential districts had to be in *former* religious institutions
- ~~No new construction for an accessory use~~

Now

- Overnight shelter limited to 25 adults
- Homeless services subject to same standards as elsewhere:
 - CUP if over 7,000 s.f.
 - Litter plan
 - Commitment to engage with district council and law enforcement
 - Point of contact provided
- Day care/preschools also allowed in *current* religious institutions



What has changed?

- Expanded “religious institution” definition

Before

- Focus was only on worship and clergy housing

Now

- Includes gathering space, religious education facilities, and other spaces for religious exercise



What has changed?

- Expanded “community center” definition

Before

- “Noncommercial recreation” was mainly for rec. centers, had to have direct access to arterial street, needed CUP in residential districts

Now

- “Community center” includes rec. center use and much of what happens at religious campuses; no need to be on arterial; no CUP



What would it mean for religious institutions?

- Examples, as applied in all districts that allow religious institutions:
 - Preschools: Allowed by zoning
 - Food shelf: Allowed by zoning
 - Receptions: Allowed by zoning
 - Music performances: Allowed by zoning
 - Blood drives: Allowed by zoning
 - Community meetings: Allowed by zoning
 - Voting: Allowed by zoning (no change needed –already allowed everywhere)
 - Homeless services facilities: CUP if over 7,000 s.f. in most districts, no CUP if less
 - Overnight shelter: Allowed by zoning for up to 25 adults plus children in their care
 - Accounting or travel agency office: Needs zoning letter from City (same as now)



St. Peter Claver

PED Staff Map (Internal) Permit/Property Info BEACON Parcel Info eCRVs Sec'y of State Business Search

375 oxford X Q

Show search results for 375 oxf...

(1 of 2)

PARCELS: Parcel Boundaries

369 OXFORD ST N

Taxpayer:
CHURCH OF ST PETER CLAVER
MINNESOTA
375 OXFORD ST N
ST PAUL MN 55104-4734

Land Area: 1.93 acres | 84,070.80 sq. ft.
Living Units: 0 units
EMV Land: \$756,600.00
EMV Building: \$1,344,400.00
EMV Total: \$2,101,000.00
Parcel ID: 352923320152

[Permits](#) | [Profile](#) | [Tax](#) | [Google](#) | [Bing](#)

[Zoom to](#) ...



City recreation centers

Name	Zoning	Direct arterial access?
Rice	RT1	No
Martin Luther King	RT2	No
Dayton's Bluff	RT1	No
Duluth & Case	R4	No
Hazel Park	R4	No
Linwood	R4	No
Groveland	R3	No
El Rio Vista	RM1	No



What is the timeline?

- December 17: likely Planning Commission recommendation
- January 5: City Council presentation/1st reading
- January 12: City Council holds public hearing
- January 19 or 26: City Council adopts ordinance changes