



Capitol Area Architectural and Planning Board



Freeman Building
625 Robert Street North
Saint Paul, MN 55155
651-757-1500
<https://mn.gov/caapb/>

Date: June 4, 2026
To: Members of the Capitol Area Architectural and Planning Board (CAAPB)
From: Peter Musty, Principal Planner and Administrator of the Rules for Zoning and Design

Conditional Use Permit: Residential Rooftop Solar



The board received an application for CAAPB permit from the owner of **194 Charles Street** to install rooftop solar technology on site. The property is located in the Moderate Density Residential (RM) zoning district of the Capitol Area.

Proposed Installation

The owner will display an array of flush-mounted solar panels on the existing 6:12 pitch western roof face (shown in picture above). The panels will not extend beyond or overhang the current metal roof surfaces of the primary house structure, and no panels will be installed elsewhere on site. Additional technical information provided in applicants' CAAPB application or other questions regarding the project is available on request from CAAPB staff (peter.musty@state.mn.us).

Conditional Use Permits (CUP) are required for solar installations in all districts.

The Rules Governing Zoning and Design in the Minnesota State Capitol Area (“Rules”) 2400.2205 indicate that residential solar installations require a Conditional Use Permit (CUP) in all districts of the Capitol Area (see <https://www.revisor.mn.gov/rules/2400.2205/>). The Rules provides criteria for approval of CUPs (see <https://www.revisor.mn.gov/rules/2400.3155/>):

2400.3155 CONDITIONAL USES.

*Subpart 1. **Conditional use application.** A conditional use application requires submittal to the board of a site plan and description of the proposed use. A conditional use is permitted upon a finding by the board that the use is specifically enumerated as a conditional use for the district and that, if established, the use:*

- A. will not materially adversely affect the general character of existing principal uses;*
- B. will not adversely affect the beauty, dignity, and architectural integrity of the Capitol area; and*
- C. will be established under the conditions and requirements for the uses enumerated in this chapter and additional conditions and requirements as the board may impose to ensure compliance with items A and B.*

The Rules also provides one design standard for solar (see <https://www.revisor.mn.gov/rules/2400.2740/>):

“C. Solar energy systems or devices may be placed within required rear or side yards or attached to the rear or side of a building. Attached equipment may not exceed building height limits.”

Staff Review and Recommendation

The rooftop location and configuration proposed by the applicant comply with the Rules design standard, and Staff has found that the proposed installation meets Conditional Use Permit requirements (see A, B and C above). More specifically, staff finds that the installation will not adversely affect the general character of existing principal uses, nor will the installation adversely affect the beauty, dignity, and architectural integrity of the Capitol Area. **Accordingly, staff recommends the Board approve the Conditional Use Permit with no added conditions.**

Suggested Language for Board Action

"The Capitol Area Architectural and Planning Board (CAAPB) has reviewed the information from CAAPB staff, provided in the board memo for June 4th meeting, that describes the proposed installation of residential scale rooftop solar at 194 Charles Street by the owner. The Board finds that the requirements for granting of the Conditional Use Permit required by Rules Governing Zoning and Design are met and provides no additional conditions."

No Attachments.