



# Accessory Dwelling Units



Answers to frequently asked questions (FAQs) and other information regarding accessory dwelling units (ADUs).

## What is an Accessory Dwelling Unit (ADU)?

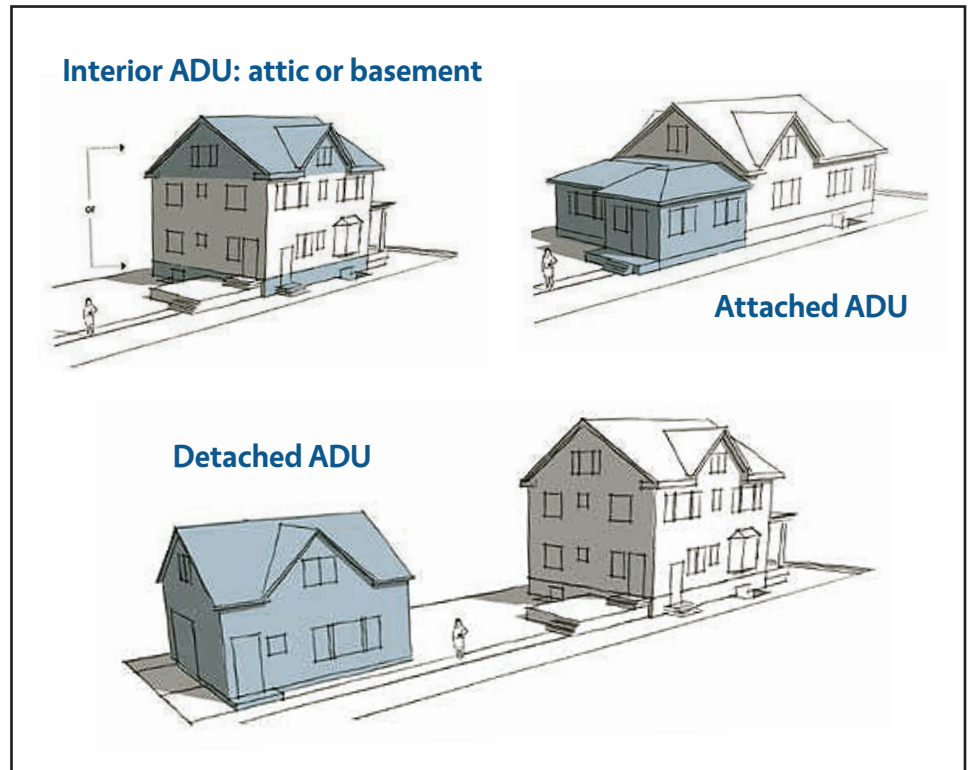
An ADU is a dwelling unit located on the same lot as a single-family dwelling, to which it is accessory and subordinate to in size.

The unit is designed as living quarters with its own cooking, sleeping, and sanitary facilities separate from those of the home.

## What are the three types of ADU's?

There are three types of ADUs: interior, attached and detached.

An interior ADU is located within the existing home, such as a basement apartment. An attached ADU is located in a proposed addition to the existing home. A detached ADU is located in a separate building on the same lot as the home.



## What applications are required for an ADU?

**Zoning certificates:** An applicant for an ADU must submit a development review application for approval of a zoning certificate. This application is found on the "Planning and Zoning" page of the city's website and is submitted with your building permit application. Unless a variance is requested, zoning certificate approval is approved by city staff.

**Building permits:** A building permit will be required for improvements that create the ADU. The permit cannot be issued until the zoning certificate is approved.

**Rental licenses:** If the ADU is to be rented out, a rental license may be required. The rental license cannot be approved until all building permits have their final inspection and are closed out. NOTE: Both the ADU and the primary unit can be rented out.

## Where else can I find more information about ADUs?

The Family Housing Fund has an "ADU Guidebook" which can be found at [fhfund.org/report/adu](http://fhfund.org/report/adu) or by calling 612-375-9644.

## What are the city's zoning requirements for an ADU?

Type of ADU	Interior or Attached ADU	Detached ADU
<b>Zoning districts where allowed</b>	R-1 or R-2	R-1 or R-2
<b>Number of ADUs allowed</b>	One ADU per single-family home.	One ADU per single-family home.
<b>Maximum size</b>	50% of the finished floor area of the home, but basement ADUs may occupy the entire basement.	1. 50% of the finished floor area of the home. 2. The cumulative area of all detached buildings on the property cannot exceed the finished floor area of the home. 3. ADU is subject to the minimum green space requirements for rear yards.
<b>Setbacks</b>	Same as home.	Front: 30', but cannot be closer to the street than the home. Side: 5' (eaves may be as close as 3'). Rear: 5' (eaves may be as close as 3'). Corner side: 10'.
<b>Height</b>	Same as home.	22'
<b>Separation from home</b>	Not applicable.	10'
<b>Special design requirements</b>	Not applicable.	Compatible with the exterior materials of the home.
<b>Foundation requirements</b>	Same as home.	Located on a frost-protected foundation.
<b>Parking</b>	One space in addition to the two required spaces for the home.	One space in addition to the two required spaces for the home.
<b>Water and sewer connection</b>	Same as home.	Must connect to the utility main or to the existing water and sewer connection at a point on the private property.
<b>Driveway</b>	An additional driveway curb cut for the ADU is not allowed.	An additional driveway curb cut for the ADU is not allowed.
<b>Address</b>	The ADU must be addressed as unit B. The applicant is responsible for notifying the Post Office of the ADU.	The ADU must be addressed as unit B. If the ADU faces the corner side, then it would be assigned an address on that street. The applicant is responsible for notifying the Post Office of the ADU.