

Accessory Dwelling Units: Zoning Code Amendment

<http://www.ci.minneapolis.mn.us/cped/projects/ADU>

General

- Three types of ADUs are allowed: attached, internal, and detached.
- The ADU must be smaller in area than the principal residential structure.
- Either the ADU or the main unit must be owner-occupied for the entire calendar year. This restriction must be recorded on the deed.
- No more than one (1) ADU is allowed per lot.
- ADU applications will be reviewed for zoning code compliance for a non-refundable fee of \$260. The board of adjustment will review variances and appeals related to these standards.

Size

- Minimum floor area (all types) = 300 square feet.
- Maximum floor area (internal) = 800 square feet, cannot exceed size of ground floor and must be located entirely on one level. Area may exceed 800 square feet if building existed before January 1, 2015.
- Maximum floor area (attached) = 800 square feet.
- Maximum floor area (detached) = 1,000 square feet, including parking areas and any half-story floor area. The combined footprint area of a detached ADU, and all other accessory structures and uses designed or intended to be used for the parking of vehicles, shall not exceed six hundred 676 square feet or 10% of the lot area, whichever is greater, not to exceed one-thousand 1,000 square feet.
- Maximum height (detached) = 20 feet (see definition of height of a structure or building in section 520.160**). In no case shall the highest point of the ADU exceed the highest point of the principal residential structure.

Setbacks

- Internal/attached: zoning district setback requirements apply.
- As with principal residential structures, when the ADU's principal entrance faces an interior side lot line, the building must be set back 15 feet from the interior side lot line in question (22 feet if there is also a driveway between the entrance and side lot line).
- Detached only
 - Interior side yard = 3 feet
 - Rear yard = 3 feet if garage doors face the side or front; 5 feet if garage doors face the rear lot line; 5 feet if the rear lot line coincides with the side lot line of a property in a residence or office residence district.
 - Reverse corner side yard = two-thirds (2/3) of the depth of the required front yard of the adjacent property to the rear based on the yard requirements table of its zoning district.
 - Distance to house = 20 feet between the detached ADU and the habitable portion of the house.

Parking

- While properties must continue to contain a minimum of one (1) off-street parking space per dwelling unit, they are not required to provide an additional space for the ADU.
- There shall not be more than two unenclosed vehicles per dwelling unit on a zoning lot. For the purposes of this section, an ADU shall not be considered a dwelling.
- Contrary to existing standards, detached ADUs may be located within six (6) feet of an open parking space.

Design

- The primary exterior materials of an attached ADU must match those of the principal structure; the primary exterior materials of a detached ADU must be durable (including but not limited to masonry, brick, stone, wood, cement-based siding, or glass).
- Rooftop decks are prohibited.
- Balconies shall not face an interior side lot line.
- The creation of an attached or internal ADU shall not result in the creation of additional entrances facing the public street on the primary structure.
- Exterior stairways leading to an upper story of an attached ADU shall be enclosed. Exterior stairways leading to a detached ADU shall be allowed as long as the railing finish matches the trim of the detached ADU and is not raw or unfinished lumber.
- No less than 10 percent of the entire elevation facing an alley or public street shall be windows.

**This supplemental sheet is not an official interpretation of the zoning code and shall be used for educational purposes only.*

***Chapter 520.160 of the zoning code provides the following explanation for how the height of a structure or building is measured:*

