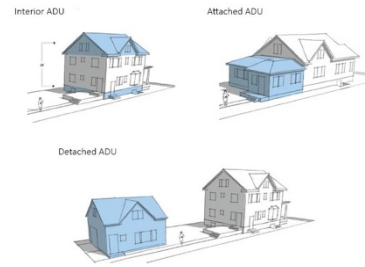


ADUs in Northfield

What are ADUs? ADU means “accessory dwelling unit.” It’s a separate smaller living space on the same property as another home such as:

- apartments in a home (such an attic or basement),
- additions to homes, or
- separate from the main home (either freestanding or part of a detached garage)



Why encourage ADUs?

- **More housing** to ease Northfield’s very low vacancy rate
- Smaller size appropriate for changing demographics with smaller household size and aging population
- **More affordable** because units are smaller, use less energy, have no land costs, etc. If ADUs are in well-connected neighborhoods (such as near downtown or job centers) they can reduce driving, make transit more efficient, and enable walking and biking.
- **Low impact:** Incremental and dispersed small-scale infill housing adds housing and diversity in established, connected, high-amenity single-family neighborhoods.
- **Good for homeowners** to earn rental income, add space for family members or caregivers, downsize by moving into the ADU and improve their property to meet changing needs.
- **Boosts local economy** when property owners hire local construction companies and ADU residents are more customers for nearby retail and service businesses.

How can Northfield encourage ADUs? Regulations which are flexible, reduce costs and make ADUs easier to build usually include:

- Allowing different types of ADUs
- Permitting ADUs “by right” rather than conditionally
- Removing parking minimums
- Removing owner-occupancy restrictions
- Eliminating design standards or making them flexible

Northfield regulations - timeline

- **November 15, 2018:** PC held the required public hearing and unanimously recommended approval of a draft ordinance; 3 comments in favor were received
- **February 5, 2019:** City Council approved first reading
- **March 20, 2019:** Open House
- **April 9, 2019:** City Council worksession

	Current ordinance	Proposed (passed 1 st reading)
How many?	1 in most residential districts	1 plus <i>churches may build 1</i>
How big?		
Minimum lot size	8000 sf minimum lot size	<i>None</i>
Maximum ADU size	864 sf, 24' high	<i>50% of the primary dwelling or 1,000 sf (whichever is greater), 24' high</i> <i>Churches limited to 1000 sf</i>
Location on lot?		
Setbacks	Must meet all setbacks	No change
From main dwelling	10'	No change
Lot coverage	Primary dwelling and ADU can cover maximum of 30% of the lot	<i>Exempt from lot coverage maximum</i>
Where?	As part of a detached garage; 10 ft from main dwelling	<i>On garage, in or on house, free-standing</i>
Design, etc.	Compatible with main dwelling and neighborhood	<i>No requirement</i>
Parking?	One space plus parking for main dwelling	<i>None required in addition to main dwelling</i>
Can unit be rented?	Yes, but subject to the 20% cap on rentals per block in R1 and R2 zoning districts	<i>Yes, and exempt from the 20% cap (requires additional action by Council)</i>
Owner occupied?	Yes	<i>No</i>

Additional resources

- <https://accessorydwellings.org/> - one stop shopping for definitions, policy considerations, comparisons of regulations, examples of real ADUs, information on building ADUs, and more
- <http://www.buildinganadu.com/> - information about designing and building an ADU
- <http://www.fhfund.org/adu/> - Family Housing Fund in Minneapolis has developed short, easy to understand guides to ADUs, one for policymakers and one for homeowners