Detached ADU Regulations by City

Restrictive Issues in Red		1	1	1	1		The by Oil)	1	I			
Restrictive Issues III Red													
	Where are ADIIs	Special Permit	Darking for	Owner	Water/			Min. ADU			Section		
													l
City	allowed?	Required?	ADU 2 oii-street ioi	Occupancy	Sewer	Min. Lot Size	Lot Coverage	Size	Max. ADU Size	Type Ordinance	Notes	Notes ADD OCCUPANCY UNITED	Links
			the ADU and 2						than 40% of the			to 3 people; must be two	
			off-street for the		Must connect to				main home's			bedrooms or more	
Apple Valley (Refer to Castle)	Conditional Use	Permit	main home	Yes	main house	40,000 SF	Cannot exceed 35%	300 SF	footprint	Attached, Internal	155 383	2 155.382	https://library.municode.com/ca/apple_valley/ordinances/code_of_ordinances?nodeId=2018
Apple valley (Neich to Gastle)	Conditional OSC	T CITIIC	mammonic	103	main nouse	40,000 31	Odililot exceed 5570	300 31	Тоосринс	Attached, internat	100.002	limited to up to two adul	
												individuals, whether	
									50% of the finished			related or unrelated, and	d
									square footage of			the parents and children	
									the primary			of each, if any, residing in	
									residence, 25% of			the same dwelling unit	
									the square footage			and maintaining a	
									of the rear yard, or	Attached,		common residence with	
	Conditional Use R-1,	Administrative			Must connect to				960 square feet,	Detached,		no more than one persor	
Blaine (ADU Builder Minneapolis)	R-1A, and R-1AA,	Permit	3 off street	Yes	main house				whichever is less	Internal	ORD 21-2489	per 150 square feet.	https://www.blainemn.gov/CivicAlerts.aspx?AID=2238&ARC=3706
Starre (120 Sarrasi i mireaperio)	11 27 () 4114 11 27 9 ()	T GITTING		100	Than nodes				Willemover to toos	meornac	01.5 22 2 100		Insperiment with a series of the series of t
			Primary home									limited to 2	
			must have						960 SF or 33% of			people; ADUs	
	In R-1 and RS-1		4 off-street						the 4 season living			must be two	
	zoning		parking		Must connect to				area of the main	Attached,		bedrooms or	
Bloomington (Refer to Castle)	districts		spaces	Yes	main house	11000 SF		300 SF	home	Internal	§ 21.302.03	fewer	https://letstalk.bloomingtonmn.gov/accessory-dwelling-unit-adu-code-amendments
					Must connect to								
			1 off-street for		main house. If							ADUs must be	
			the ADU		not on municipal	10,000 SF for			960 SF or 33% of			two bedrooms or	
	In R-1 and R-1A		and 2 off-street		lines, must meet	attached			the 4 season living	Attached,		fewer; require	
	zoning		for the		private well and	1 acre for			area of the main	Detached,		park dedication	
Burnsville (ADU Builder Minneapolis)	districts		main home	Yes	septic standards	detached		300 SF	home	Internal	10.7.52	and utility fees	https://burnsvillemn.gov/2190/Accessory-Dwelling-Units
,										Detactieu,			
										above garage			
	In Planned Unit									with alley			
Chaska (ADU Builder Minneapolis)	Developments			Yes					768 SF	access	Ord. #708		
					Can be				50% of		Chapter V,		
	In R-1 and R-2				connected to				the finished floor	Attached,	Subsection		https://cdnsm5-
	zoning		1 additional for		property or utility	,			area of	Detached,	515.23,		hosted.civiclive.com/UserFiles/Servers/Server 10879634/File/Resident/Community%20Development/Permits%20and%2
Crystal (ADU Builder Minneapolis)	districts		the ADU	No	main	6,000 SF			the primary home	Internal	Subdivision 3		Olnspections/Accesssory%20dwelling%20units.pdf
									960 SF or 33% of			limited to 2	
			2 off atract for						the 4				
			2 off-street for									people; ADUs	
	In Estate and D.4		the ADU and 2		Markananaka				season living area	Attack	0 1 11 - 70	must be two	
5	In Estate and R-1	Annual	off-street for the	u.	Must connect to			222.25	of the	Attached,		, bedrooms or	
Eagan (Refer to Castle)	zoning districts	Registration	main home	Yes	main house		Cannot exceed 20%	300 SF	main home	Internal	subdivision 32	2 fewer	https://cityofeagan.com/index.php/planning-zoning/city-code-enforcement/accessory-dwelling-unit-registration
			No additional										
			parking				Lots in the R-1 district						
			_							Attached			
	single-family home ir		required.				are limited to 50 percent			Attached,		2 stories or 25 feet,	
Edina (ADI Builder Minneanalia)	1 0 1	'	Parking on street				impervious surface lot		1,000 SF	Detached,			https://www.hottortogathorodina.org/public hogring.org/
Edina (ADU Builder Minneapolis)	the R-1 zoning One ADU may be	Such use may be	not allowed. One off-street	Yes		Subject to the	coverage. ADUs are subject to the		1,000 5F	Internal		whichever is less, ADUs shall be similar in	https://www.bettertogetheredina.org/public-hearing-adu
	allowed per single-	approved for a	parking space		ADUs and the	minimum lot	overall maximum 40					appearance and design	
		period of up to five			primary dwelling		percent (40%) lot					to the principal structure	
	RE-2, RA, RE-1, RE-	years and may be	for each ADU, in		may share or	existing zoning	coverage standard for			Attached,		with respect to roof	
Farmington (ADLI Puildor	20, SF-10, SF-7 and		addition to that			district.	residential zoning			Detached,	UDC Sec.	design and materials,	
Farmington (ADU Builder Minneapolis)	SF-5 districts.	administratively for		Yes	have separate utility meters.	SF-5: 5,000	districts.			Internal	2.5.4	_	http://www.fmtn.org/1211/Accessory-Dwelling-Unit-Information
типеаропо)	Only a detached	auministrativety for	Adequate off-	169	ADUs and the	31-3. 3,000	uistiicts.			miemai	2.5.4	siding materials, and The ADU should be	Inttp://www.intui.org/1211/Accessory-Dwetting-Onit-Information
	single family home		street hard		primary dwelling							architecturally	
	may have an ADU;		surface parking		may share or				50% of the finished			compatible with the	
	townhomes and		must be		have separate				square footage of			principal structure's	
	duplexes are not	Yes. First, apply for			utility meters. (If				the primary			siding, color schemes,	https://www.fridleymn.gov/Property-Business/Property-Maintenance-and-Code-Enforcement/Home-
Fridley (ADU Builder Minneapolis)	eligible. Property		main home and	Ves	lead or			250 SF	residence.			roofing materials, roof	Improvement/Accessory-Dwelling-Units-ADUs
Tridley (ADO Builder Piliffleapolis)	cugible. Flopelly	an ADO permit	main nome and	163	Utility	Detached ADUs		230 SF	Not exceed either			Tooming materials, 1001	เกษายน การ
			One additional		connections for				35 percent of the				
			off-street			permitted on lots			home's livable floor			Designed and use	
			parking space is		provided from	over 10,000			area or 950 square	Attached,		materials that	
			Ibarking shace is		Provided IIOIII	0761 10,000			area or 330 square	Attachieu,		materials triat	
Golden Valley (ADLI Builder	P-1 and P-2 raning	Voc First apply for	required for the		the evicting	equare fact and			foot whichoveric	Detached		complement and match	
Golden Valley (ADU Builder Minneapolis)	R-1 and R-2 zoning districts	Yes. First, apply for an ADU permit	required for the ADU	Yes	the existing principal	square feet, and are restricted to		250 square feet	feet, whichever is	Detached, Internal		complement and match the principal dwelling.	https://www.goldenvalleymn.gov/729/Accessory-Dwelling-Units

	T	1		I				1		1		The ADU should be	
												architecturally	
												compatible with the	
			No additional							Attached,		principal structure's	
	In residential		parking		Must share with				800 or 1,000 SF and			siding, color schemes,	https://www.hopkinsmn.com/DocumentCenter/View/4001/City-of-Hopkins-Land-Development-Code-PDF
Hopkins (ADU Builder Minneapolis)	districts	Yes.	required.	Yes	main house				1.5 stories	Internal		roofing materials, roof	https://www.hopkinsmn.com/DocumentCenter/View/1083/City-Code-53011-PDF?bidId=
	1A,		the ADU										
	R-1B, and R-1C		and 1 off-street		Must share with					Attached,			
Inver Grove Heights (ADU Builder	zoning		for the		main	1 acre for				Detached,		ADU occupancy	
Minneapolis)	districts		main home	Yes	house	detached		250 SF	1,000 SF	Internal	10.18.1	limited to 3 people	
rimoapouoj	2, 2, 3,		THE PROPERTY OF THE PROPERTY O	100	110000	uotaonoa		200 0.	2,000 01	meornac	1012012	annitou to o poopto	
	and RS-4 zoning districts		3 garage stalls								11.50.11.F,		
	and		for the		Must share with						11.50.11.F, 11.51.11.F,	Must be accessed	
	Planned Unit		ADU and main		main					Attached.	11.52.11.F,	from inside the	
Lakeville (Refer to Castle)	Developments		home		house					Internal	11.53.11.F	main home	https://www.co.dakota.mn.us/Government/publiccommittees/CFL/Documents/AccessoryDwellingUnitGuide.pdf
													, , , , , , , , , , , , , , , , , , , ,
	In the R-1, R-1A, R-2,					x2 the minimum						Commet he wented	
	3, and R-4 zoning	Conditional Use				lot size required by the zoning						Cannot be rented to non-family	
Long Lake	districts	Permit	2 for the ADU	Yes`		district			900 SF			members	https://www.longlakemn.gov/media/1751
Long Luke	uistriots	T GITTING	Z for the ABO	100		uistrict			00001			exceed the first floor of	Interest with the factor of th
												the main home.	
												Attached: 800 SF;	
												Detached: 1,300 SF (incl	
	As an accessory to a											parking areas) or 16% of	
	permitted or		0 for the ADU, 1									the lot area. Footprint	
	conditional		space		Connect to main							not to exceed 676 SF or	
Minneapolis (ADU Builder	single-family or two		each for other		home or the							10% of the lot area, not	https://www2.minneapolismn.gov/media/content-assets/www2-documents/business/Accessory-Dwelling-Unit-
Minneapolis)	family dwelling		units	No	street			300 SF				to exceed 1,000 SF	Application.pdf
									No more than 35%				
									of the				
									gross living area of				
									the				
	In R-1 and R-2		Determined on a						home, including the ADU				
	zoning	Conditional Use	case by		Must connect to				or 950 SF,	Attached.	Section		
Minnetonka (Refer to Castle)	districts	Permit	case basis	Yes	main home				whichever is	Internal	300.16.3.d		https://www.minnetonkamn.gov/government/departments/community-development/planning-zoning/planning-resources
Timiletorika (Herer to Gastie)	districts	T CITIIC	cuse busis	103	man nome				Willoneveris	memac	000.10.0.0		nices. The second and the second action of the seco
										Attached.			
Mounds View (Refer to Castle)										Internal			https://cms6.revize.com/revize/moundsview/2023-06-21%20PC%20Packet.pdf
ricando riem (rieres te cacae)					All buildings and					momor		Accessory buildings	The part of the state of the st
					structures must				2,000 or larger			must be consistent in	
					be at least 3 feet				based on lot size.			design and color with the	
					(including				imited to the height			principal building.	https://www.oronomn.gov/DocumentCenter/View/4408/Accessory-Dwelling-
					overhangs) from				of the house or 30	Attached,		Exception: Accessory	Units#:~:text=No%20more%20than%20one%20ADU,hundred%20(300)%20square%20feet.
0	Desidential Districts	Vaa				1 acre for	000/ if leas them 1 acres	200.05		Detached,			https://www.oronomn.gov/DocumentCenter/View/4082/Accessory-Buildings
Orono	Residential Districts Within residential	Yes			from the	detached	20% if less than 1 acre	300 SF	less.	Internal		than 120 square feet	https://www.oronomn.gov/DocumentCenter/View/4408/Accessory-Dwelling-Units
	subdivisions in RSF-												
	R,												
	RSF-1, RSF-2, and												
	PUD zoning districts,								Shall not exceed			Can only be	
	that have received								the			constructed at the	
	preliminary plat								gross floor area of			same time as the	
	approval on or after				Dotoobs d mars				the			primary home, as	
	June 1, 2001		2 off street for		Detached must				main home or 1,000			part of a	
Plymouth (ADU Builder Minneapolis)	and that include 10		2 off-street for the ADU	Yes	connect				SF,	Attached, Detached	21100.04	subdivision of 10	https://www.plymouthmn.gov/Home/Components/News/News/7970/542
Tymodili (ADO Bulluel Millileapolis)	or more single-ranilly		ale ADO	163	to utility main				whichever is less	Detacrieu	21190.04 514.05 Subu.	or more homes	Inceps/www.ptymouthinin.gov/nome/components/news/news/1970/042
			3 off-street		Internal				floor area of the	Attached,	8, 518.05	are only allowed	
	In R and R-1 zoning		spaces are		may connect to			1	principal dwelling,	Detached,	Subd. 8	as part of a	
Richfield (ADU Builder Minneapolis)	districts		required	Yes	home			300 SF	whichever is less	Internal		garage.	https://library.municode.com/mn/richfield/codes/code_of_ordinances?nodeld=APXBRIZOCO
					Attached and				the 4			limited to 2	
			1 additional off-		Internal				season living area	Attached,		people; ADUs	
	In the LDR-1 zoning		street space for		may connect to					Detached,		must be one	
Roseville (ADU Builder Minneapolis)	district		the ADU	Yes	home			300 SF	main home	Internal	11.011.12.B.1	bedroom or fewer	https://www.cityofroseville.com/622/Zoning-Code
									of the building's				
		Accessory	3 off-street		Must share with				total floor area			ADUs must be	
	In RE and R-1 zoning	Apartment	spaces are		main				nor greater than 800	Attached,		two bedrooms or	
Shoreview (Refer to Castle)	districts	Permit	required	Yes	house			500 SF	SF	Internal	207.01	fewer	https://www.shoreviewmn.gov/home/showdocument?id=14

				antablish an								
				establish an								
				ADU, the owner								
					whether							
				property, either in							be no more than 15 feet	
					main house or						tall, with a few	
				-	not, lines must						exceptions. Single	
				ADU. If the owner	be sized to						family lots may have one	
				sells the	adequately						family and up to two	
	single-family		An ADU does	property, the new	serve the						roomers living on the	
	residential lots in the		not require	owner is not	demand from all		The ADU must		Attached,		property. They may live in	
St. Louis Park (ADU Builder	R1, R2 and R3 zoning		additional off-	required to reside	features and		be at least 200		Detached,		the principal building or	https://www.stlouisparkmn.gov/government/departments-divisions/planning-zoning/planning-studies/accessory-dwelling-
Minneapolis)	districts.		street parking.	on the property.	units.		square feet.		Internal		the ADU.	units#:~:text=The%20ADU%20must%20be%2015,at%20least%20200%20square%20feet.
. ,												
				4							What's required to	
											submit a building	
											permit? Certified signed	
				4				800 SF; if interior to			survey, Civil plans with	
								the principal			utilities	
			No additional					structure, the			ADU floor plans and	
			spaces if					principal structure			elevations Floor plans of	
			principal home					must be at least			associated single-family	
			meets					1,000 SF and			dwelling to verify unit	
		Annual affadavit	minimum		Must connect directly to sewer				Attached,		size based on the	
	R1-R4, RT1, RT2,	of owner	parking		/ water at					Chapers 61,	definition of floor area	https://www.stpaul.gov/departments/safety-inspections/building-and-construction/construction-permits-and-
St.Paul (ADU Builder Minneapolis)	RM1, RM2	occupancy	requirement	No	street.	5,000 SF				63, 65, and 66		inspections/building-permits-inspections/accessory-dwelling-units
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									Attached,			
		l	4		Can be				Detached,		Please call the Planning	
		In CTR and RB:	4 off-street for			TR and RB:			Internal		Department at 651-430-	
		Special Use	the ADU		property or utility				RB: Detached,		8820 or email your	
Stillwater (ADU Builder Minneapolis)	zoning districts	Permit	and main house Single-ramily	No	main	CTR: 15,000 SF		RB: 800 SF	above garage	Sec. 31-501	inquiry.	https://www.stillwatermn.gov/city-government/departments/community-development/planning-zoning/property-uses
			homes require	4		(separate						
			two off-street	4		structures) are						
			parking spaces.	4		not allowed on						
				4								
			If you build an	4		properties that						
			ADU, your	4		are smaller than		ADILL limite da				
			property will	4		11,000 square		ADUs are limited to				
			need to have			feet. However,		33% of the primary			l <u>.</u>	
			three total off-			interior ADUs		_	Attached,		An ADU should maintain	
			street parking	A., 7		and additions		area, or 960 square		Chapter	visual consistency with	
Wayzata (ADU Builder Minneapolis)			spaces.	Yes		may still be	300 SF	feet	Internal	937.03.A	the main home.	https://wayzata.org/861/Accessory-Dwelling-Units-ADUs
		Permit		4			first occupant					
		Annual		4	0 1 -							
					Can be		plus 100 SF	880 SF or 40% of				
White Bear Lake (ADU Builder	1,400	Certificate of	Determined on a		connected to		plus 100 SF for each	880 SF or 40% of the habitable area				
Minneapolis)	Where single-family		Determined on a case by	n			for each	the habitable area	Attached,	Section	Maximum of 4	
i iiiiicapoas)	homes are permitted	Occupancy	case by	1	connected to		for each additional	the habitable area of the main				https://www.whitebearlake.org/communitydevelopment/page/accessory-dwelling-units
типсирова)		Occupancy	case by	1	connected to property or utility		for each additional	the habitable area of the main				https://www.whitebearlake.org/communitydevelopment/page/accessory-dwelling-units
типосирово)		Occupancy	case by	1	connected to property or utility		for each additional	the habitable area of the main				https://www.whitebearlake.org/communitydevelopment/page/accessory-dwelling-units
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		Occupancy	case by	1	connected to property or utility		for each additional	the habitable area of the main				https://www.whitebearlake.org/communitydevelopment/page/accessory-dwelling-units
· immupus)		Occupancy	case by	1	connected to property or utility		for each additional	the habitable area of the main				https://www.whitebearlake.org/communitydevelopment/page/accessory-dwelling-units
		Occupancy	case by	1	connected to property or utility		for each additional	the habitable area of the main				https://www.whitebearlake.org/communitydevelopment/page/accessory-dwelling-units
		Occupancy	case by	1	connected to property or utility		for each additional	the habitable area of the main				https://www.whitebearlake.org/communitydevelopment/page/accessory-dwelling-units
		Occupancy	case by	1	connected to property or utility		for each additional	the habitable area of the main				https://www.whitebearlake.org/communitydevelopment/page/accessory-dwelling-units
		Occupancy	case by	1	connected to property or utility		for each additional	the habitable area of the main				https://www.whitebearlake.org/communitydevelopment/page/accessory-dwelling-units