

## Detached ADU Regulations by City

Restrictive Issues in Red

City	Where are ADUs allowed?	Special Permit Required?	Parking for ADU	Owner Occupancy	Water/ Sewer	Min. Lot Size	Lot Coverage	Min. ADU Size	Max. ADU Size	Type Ordinance	Section Notes	Notes	Links
Apple Valley (Refer to Castle)	Conditional Use	Permit	2 off-street for the ADU and 2 off-street for the main home	Yes	Must connect to main house	40,000 SF	Cannot exceed 35%	300 SF	Shall be no larger than 40% of the main home's footprint	Attached, Internal	155.382	ADU occupancy limited to 3 people; must be two bedrooms or more	<a href="https://library.municode.com/ca/apple_valley/ordinances/code_of_ordinances?nodeId=2018">https://library.municode.com/ca/apple_valley/ordinances/code_of_ordinances?nodeId=2018</a>
Blaine (ADU Builder Minneapolis)	Conditional Use R-1, R-1A, and R-1AA,	Administrative Permit	3 off street	Yes	Must connect to main house				50% of the finished square footage of the primary residence, 25% of the square footage of the rear yard, or 960 square feet, whichever is less	Attached, Detached, Internal	ORD 21-2489	limited to up to two adult individuals, whether related or unrelated, and the parents and children of each, if any, residing in the same dwelling unit and maintaining a common residence with no more than one person per 150 square feet.	<a href="https://www.blainemn.gov/CivicAlerts.aspx?AID=2238&amp;ARC=3706">https://www.blainemn.gov/CivicAlerts.aspx?AID=2238&amp;ARC=3706</a>
Bloomington (Refer to Castle)	In R-1 and RS-1 zoning districts		Primary home must have 4 off-street parking spaces	Yes	Must connect to main house	11000 SF		300 SF	960 SF or 33% of the 4 season living area of the main home	Attached, Internal	§ 21.302.03	limited to 2 people; ADUs must be two bedrooms or fewer	<a href="https://letstalk.bloomingtonmn.gov/accessory-dwelling-unit-adu-code-amendments">https://letstalk.bloomingtonmn.gov/accessory-dwelling-unit-adu-code-amendments</a>
Burnsville (ADU Builder Minneapolis)	In R-1 and R-1A zoning districts		1 off-street for the ADU and 2 off-street for the main home	Yes	Must connect to main house. If not on municipal lines, must meet private well and septic standards	10,000 SF for attached 1 acre for detached		300 SF	960 SF or 33% of the 4 season living area of the main home	Attached, Detached, Internal	10.7.52	ADUs must be two bedrooms or fewer; require park dedication and utility fees	<a href="https://burnsvillemn.gov/2190/Accessory-Dwelling-Units">https://burnsvillemn.gov/2190/Accessory-Dwelling-Units</a>
Chaska (ADU Builder Minneapolis)	In Planned Unit Developments			Yes					768 SF	Detached, above garage with alley access	Ord. #708		
Crystal (ADU Builder Minneapolis)	In R-1 and R-2 zoning districts		1 additional for the ADU	No	Can be connected to property or utility main	6,000 SF			50% of the finished floor area of the primary home	Attached, Detached, Internal	Chapter V, Subsection 515.23, Subdivision 3		<a href="https://cdnsnm5-hosted.civiclive.com/UserFiles/Servers/Server_10879634/File/Resident/Community%20Development/Permits%20and%20Inspections/Accessory%20dwelling%20units.pdf">https://cdnsnm5-hosted.civiclive.com/UserFiles/Servers/Server_10879634/File/Resident/Community%20Development/Permits%20and%20Inspections/Accessory%20dwelling%20units.pdf</a>
Eagan (Refer to Castle)	In Estate and R-1 zoning districts	Annual Registration	2 off-street for the ADU and 2 off-street for the main home	Yes	Must connect to main house		Cannot exceed 20%	300 SF	960 SF or 33% of the 4 season living area of the main home	Attached, Internal	Section 11.70, subdivision 32	limited to 2 people; ADUs must be two bedrooms or fewer	<a href="https://cityofeagan.com/index.php/planning-zoning/city-code-enforcement/accessory-dwelling-unit-registration">https://cityofeagan.com/index.php/planning-zoning/city-code-enforcement/accessory-dwelling-unit-registration</a>
Edina (ADU Builder Minneapolis)	single-family home in the R-1 zoning		No additional parking required. Parking on street not allowed.	Yes			Lots in the R-1 district are limited to 50 percent impervious surface lot coverage.		1,000 SF	Attached, Detached, Internal		2 stories or 25 feet, whichever is less,	<a href="https://www.bettertogetheredina.org/public-hearing-adu">https://www.bettertogetheredina.org/public-hearing-adu</a>
Farmington (ADU Builder Minneapolis)	One ADU may be allowed per single-family dwelling in the RE-2, RA, RE-1, RE-20, SF-10, SF-7 and SF-5 districts.	Such use may be approved for a period of up to five years and may be renewed administratively for	One off-street parking space shall be required for each ADU, in addition to that required for the	Yes	ADUs and the primary dwelling may share or have separate utility meters.	Subject to the minimum lot area based on existing zoning district. SF-5: 5,000	ADUs are subject to the overall maximum 40 percent (40%) lot coverage standard for residential zoning districts.			Attached, Detached, Internal	UDC Sec. 2.5.4	ADUs shall be similar in appearance and design to the principal structure with respect to roof design and materials, siding materials, and	<a href="http://www.fmrn.org/1211/Accessory-Dwelling-Unit-Information">http://www.fmrn.org/1211/Accessory-Dwelling-Unit-Information</a>
Fridley (ADU Builder Minneapolis)	Only a detached single family home may have an ADU; townhomes and duplexes are not eligible. Property	Yes. First, apply for an ADU permit	Adequate off-street hard surface parking must be provided for the main home and	Yes	ADUs and the primary dwelling may share or have separate utility meters. (If lead or			250 SF	50% of the finished square footage of the primary residence.			The ADU should be architecturally compatible with the principal structure's siding, color schemes, roofing materials, roof	<a href="https://www.fridleymn.gov/Property-Business/Property-Maintenance-and-Code-Enforcement/Home-Improvement/Accessory-Dwelling-Units-ADUs">https://www.fridleymn.gov/Property-Business/Property-Maintenance-and-Code-Enforcement/Home-Improvement/Accessory-Dwelling-Units-ADUs</a>
Golden Valley (ADU Builder Minneapolis)	R-1 and R-2 zoning districts	Yes. First, apply for an ADU permit	One additional off-street parking space is required for the ADU	Yes	Utility connections for the ADU shall be provided from the existing principal	Detached ADUs are only permitted on lots over 10,000 square feet, and are restricted to		250 square feet	Not exceed either 35 percent of the home's livable floor area or 950 square feet, whichever is less.	Attached, Detached, Internal		Designed and use materials that complement and match the principal dwelling.	<a href="https://www.goldenvalleymn.gov/729/Accessory-Dwelling-Units">https://www.goldenvalleymn.gov/729/Accessory-Dwelling-Units</a>

Hopkins (ADU Builder Minneapolis)	In residential districts	Yes.	No additional parking required.	Yes	Must share with main house				800 or 1,000 SF and 1.5 stories	Attached, Detached, Internal		The ADU should be architecturally compatible with the principal structure's siding, color schemes, roofing materials, roof	<a href="https://www.hopkinsmn.com/DocumentCenter/View/4001/City-of-Hopkins-Land-Development-Code-PDF">https://www.hopkinsmn.com/DocumentCenter/View/4001/City-of-Hopkins-Land-Development-Code-PDF</a> <a href="https://www.hopkinsmn.com/DocumentCenter/View/1083/City-Code-53011-PDF?bidId=">https://www.hopkinsmn.com/DocumentCenter/View/1083/City-Code-53011-PDF?bidId=</a>
Inver Grove Heights (ADU Builder Minneapolis)	In the RS-1, R-1A, R-1B, and R-1C zoning districts		2 on street for the ADU and 1 off-street for the main home	Yes	Must share with main house	1 acre for detached		250 SF	1,000 SF	Attached, Detached, Internal	10.18.1	ADU occupancy limited to 3 people	
Lakeville (Refer to Castle)	and RS-4 zoning districts and Planned Unit Developments		3 garage stalls for the ADU and main home		Must share with main house					Attached, Internal	11.50.11.F, 11.51.11.F, 11.52.11.F, 11.53.11.F	Must be accessed from inside the main home	<a href="https://www.co.dakota.mn.us/Government/publiccommittees/CFL/Documents/AccessoryDwellingUnitGuide.pdf">https://www.co.dakota.mn.us/Government/publiccommittees/CFL/Documents/AccessoryDwellingUnitGuide.pdf</a>
Long Lake	In the R-1, R-1A, R-2, R-3, and R-4 zoning districts	Conditional Use Permit	2 for the ADU	Yes`		x2 the minimum lot size required by the zoning district			900 SF			Cannot be rented to non-family members	<a href="https://www.longlakemn.gov/media/1751">https://www.longlakemn.gov/media/1751</a>
Minneapolis (ADU Builder Minneapolis)	As an accessory to a permitted or conditional single-family or two family dwelling		0 for the ADU, 1 space each for other units	No	Connect to main home or the street			300 SF				exceed the first floor of the main home. Attached: 800 SF; Detached: 1,300 SF (incl. parking areas) or 16% of the lot area. Footprint not to exceed 676 SF or 10% of the lot area, not to exceed 1,000 SF	<a href="https://www2.minneapolismn.gov/media/content-assets/www2-documents/business/Accessory-Dwelling-Unit-Application.pdf">https://www2.minneapolismn.gov/media/content-assets/www2-documents/business/Accessory-Dwelling-Unit-Application.pdf</a>
Minnetonka (Refer to Castle)	In R-1 and R-2 zoning districts	Conditional Use Permit	Determined on a case by case basis	Yes	Must connect to main home				No more than 35% of the gross living area of the home, including the ADU or 950 SF, whichever is	Attached, Internal	Section 300.16.3.d		<a href="https://www.minnetonkamn.gov/government/departments/community-development/planning-zoning/planning-resources">https://www.minnetonkamn.gov/government/departments/community-development/planning-zoning/planning-resources</a>
Mounds View (Refer to Castle)										Attached, Internal			<a href="https://cms6.revize.com/revize/moundsview/2023-06-21%20PC%20Packet.pdf">https://cms6.revize.com/revize/moundsview/2023-06-21%20PC%20Packet.pdf</a>
Orono	Residential Districts	Yes			All buildings and structures must be at least 3 feet (including overhangs) from a well; 20 feet from the	1 acre for detached	20% if less than 1 acre	300 SF	2,000 or larger based on lot size. imited to the height of the house or 30 feet, whichever is less.	Attached, Detached, Internal		Accessory buildings must be consistent in design and color with the principal building. Exception: Accessory buildings that are less than 120 square feet	<a href="https://www.oronomn.gov/DocumentCenter/View/4408/Accessory-Dwelling-Units#:~:text=No%20more%20than%20one%20ADU,hundred%20(300)%20square%20feet.">https://www.oronomn.gov/DocumentCenter/View/4408/Accessory-Dwelling-Units#:~:text=No%20more%20than%20one%20ADU,hundred%20(300)%20square%20feet.</a> <a href="https://www.oronomn.gov/DocumentCenter/View/4082/Accessory-Buildings">https://www.oronomn.gov/DocumentCenter/View/4082/Accessory-Buildings</a> <a href="https://www.oronomn.gov/DocumentCenter/View/4408/Accessory-Dwelling-Units">https://www.oronomn.gov/DocumentCenter/View/4408/Accessory-Dwelling-Units</a>
Plymouth (ADU Builder Minneapolis)	Within residential subdivisions in RSF-R, RSF-1, RSF-2, and PUD zoning districts, that have received preliminary plat approval on or after June 1, 2001 and that include 10 or more single-family		2 off-street for the ADU	Yes	Detached must connect to utility main				Shall not exceed the gross floor area of the main home or 1,000 SF, whichever is less	Attached, Detached	21190.04	Can only be constructed at the same time as the primary home, as part of a subdivision of 10 or more homes	<a href="https://www.plymouthmn.gov/Home/Components/News/News/7970/542">https://www.plymouthmn.gov/Home/Components/News/News/7970/542</a>
Richfield (ADU Builder Minneapolis)	In R and R-1 zoning districts		3 off-street spaces are required	Yes	Attached and Internal may connect to home			300 SF	800 SF or the gross floor area of the principal dwelling, whichever is less	Attached, Detached, Internal	514.05 Subd. 8, 518.05 Subd. 8	Detached units are only allowed as part of a garage.	<a href="https://library.municode.com/mn/richfield/codes/code_of_ordinances?nodeId=APXBRIZOCO">https://library.municode.com/mn/richfield/codes/code_of_ordinances?nodeId=APXBRIZOCO</a>
Roseville (ADU Builder Minneapolis)	In the LDR-1 zoning district		1 additional off-street space for the ADU	Yes	Attached and Internal may connect to home			300 SF	the 4 season living area of the main home	Attached, Detached, Internal	11.011.12.B.1	ADU occupancy limited to 2 people; ADUs must be one bedroom or fewer	<a href="https://www.cityofroseville.com/622/Zoning-Code">https://www.cityofroseville.com/622/Zoning-Code</a>
Shoreview (Refer to Castle)	In RE and R-1 zoning districts	Accessory Apartment Permit	3 off-street spaces are required	Yes	Must share with main house			500 SF	No more than 30% of the building's total floor area nor greater than 800 SF	Attached, Internal	207.01	ADUs must be two bedrooms or fewer	<a href="https://www.shoreviewmn.gov/home/showdocument?id=14">https://www.shoreviewmn.gov/home/showdocument?id=14</a>

