

Major Patterns of ADU Requirements in four other MN cities¹

- 1) Type of ADU: None of the four cities allow a stand-alone detached ADU. (Northfield proposal includes stand-alone detached ADUs).
- 2) Permit type/process: Three of the four cities require some type of administrative approval and/or conditional use permit. A hearing is required in two of the four which would involve neighbor notification and input.
- 3) Occupant(s): All four cities specify a maximum occupancy of 2, 3, or 4. One city set a limit of no more than 3 ADUs within ½ mile. (Northfield's proposed ADU model exempts ADUs from the 20% cap/block on rental density; rentals allow a maximum of 5 unrelated adults.)
- 4) Owner occupancy: All four cities require that the owner live on site, i.e., either the principal dwelling or in the ADU. (One Northfield option does not; i.e., both dwellings may be rented).
- 5) Maximum Unit Size: Three of four cities have a maximum footprint that considers the size of the principal building (33%, 33%, 40%); two include a maximum and require the use of whichever is less. (Northfield proposal specifies a 1,000 square ft. with no percentage of principal building)
- 6) Parking: All four cities require off-street parking. (Northfield ADU model exempts ADUs from the parking requirement).
- 7) Compatibility: All four cities have some regulations regarding materials, scale and design compatibility/consistency with principal dwelling unit. (Northfield's proposed ADU has no compatibility standards).

¹ The proposed Northfield regulations in the matrix reflect those submitted by the Planning Commission to the City Council. Alternative options have subsequently been proposed by staff and a council member that contain a modification of a component of the Planning Commission proposal.

I have made every attempt to accurately reflect the information I found on the web and in some cases called that city to verify; I would appreciate any corrections that need to be made.

Alice Thomas, March 18, 2019

**Comparison with Northfield’s Proposed “stand alone” ADUs Ordinance
with ADU regulations of other towns in Minnesota (“attached or within” ADUs)**

	Northfield 20,000	Bloomington¹ 86,000	Eagan² 67,000	Apple Valley³ 52,000	White Bear Lake⁴ 26,000
ADUs/lot	One ADU/lot	One ADU/lot	One ADU/lot	One ADU/lot.	One ADU/lot
ADU type	Interior, attached and stand alone.	No “stand alone”	No “stand alone” ADUs; only attached or within primary building	No “stand alone” ADUs; only attached or within primary building	No “stand alone”. Attached to or 2 nd story of a garage. Home accessory apartment or permitted temporary health care dwelling units.
Minimum lot size	No minimum	11,000 sq. ft.	In R-1 or Estate Zoning	In R-1 only; Minimum: 40,000 sq. ft	
Maximum height	24 ft. high (enough for two story option)	Attached has same max. as single family regulations..	Attached shall not extend beyond the height of the primary residence.		Attached residential garage: one story or height of principal building; Detached residential garage, 15ft max.
Maximum sq. ft footprint	1,000 square ft.	Min.: 300 sq. ft. Max.: Lesser of 960 sq. ft. or 33% of 4 season principal structure.*	No less than 300 square feet and no more than 960 square feet, or 33% of the primary residence’s footprint, whichever is less	Minimum of 300 sq. ft. No more than 40% of primary residence’s footprint.	Attached residential garage: lesser of 100% of first floor area or 1,000 sq. ft. Detached residential garage: lesser of 100% of principal structure first floor area or 1,000 sq. ft.
Lot coverage max.	Exempt from being counted in lot coverage calculation		Total building coverage on the lot cannot exceed 20%.	Primary residence, ADU and other impervious surface not to exceed 35% of lot.	If less than 10,000 sq. ft. lot, total bldg. coverage no more than 35% of rear yard. No more than 25% for lot of 10,000 sq. ft. or more.
Location on lot	Minimum of 10 ft. from primary dwelling.		.		Min. of 15 ft. from side lot line; if higher than 15 ft., 1 additional ft. for every foot higher than 15.
Compatibility standards.	No compatibility standards	Materials, scale and design match principal dwelling unit.	Shall be designed and maintained as to be consistent with the architectural design, style, appearance and character of primary residence	Consistent with the architectural design, style, appearance and character of the primary residence	The exterior color, design and/or material of the garage shall be compatible with the principal structure.
Parking	No requirement for ADU unit; additional parking area can be added.	3- 4 total spaces depending on site.*	2 off-street parking spaces required, in addition to 2 for primary residence.	2 off-street parking spaces required; no more than 4 motor vehicles parked outside of primary residence.	Off street hard surface required. Number of spaces determined in CUP process. No separate driveway cut.
Included in rental density max.	Not subject to 20% cap on rental density.	Maximum of 2 occupants	Maximum of 2 occupants	Maximum of 3 occupants	Maximum of 4 occupants
Owner occupied	Owner does not have to live in primary dwelling nor ADU.	Owner must live on site.	Owner must live in ADU or main house (absent no more than 180 consecutive days)	Owner must live in ADU or primary house (absent no more than 180 consecutive days)	Currently, owner must live in main house; hope to revise to add option of living in ADU.
Other:		Administrative approval; no hearing		Conditional use permit required with hearing. No more than 3 ADUs within ½ mile.	ADU requires conditional use permit with hearing. Temporary health care accessory dwelling units allowed by zoning permit

Note: Address of chief website used is provided below; others were also used.

A. Thomas, March 18 2019

¹ Bloomington: Currently revising/rewording three regulations expected to be approved this month; revisions reflected above by * https://www.bloomingtonmn.gov/sites/default/files/ADU_Draft_Ordinance%20011719.pdf

² Eagan: <https://www.cityofeagan.com/accessory-dwelling-unit-registration> and http://eagan.granicus.com/MetaViewer.php?view_id=8&clip_id=1376&meta_id=50903

³ Apple Valley: [http://library.amlegal.com/nxt/gateway.dll/Minnesota/applevalley/cityofapplevalleyminnesotacodeofordinanc?f=templates\\$fn=default.htm\\$3.0\\$vid=amleg:applevalley_mn](http://library.amlegal.com/nxt/gateway.dll/Minnesota/applevalley/cityofapplevalleyminnesotacodeofordinanc?f=templates$fn=default.htm$3.0$vid=amleg:applevalley_mn)

⁴ White Bear Lake: https://www.whitebearlake.org/sites/default/files/fileattachments/building/page/6389/chapter_1302_final.pdf