

A. What are ADUs? (proposed definition from Supplemental Agenda Background Memo” for Feb. 12, 2019 Northfield City Council meeting)

An accessory dwelling unit (ADU) is a habitable living unit added to, created within, or detached from a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation.

B. Policy Considerations to be answered by Council (from 2-12-19 City Council Packet):

- **Parking**: Should there be a parking requirement on ADUs?
- **Design**: Should the design of the ADUs be compatible with the primary dwelling?
- **Size**: How should the size of ADUs be limited? Should they be limited by footprint and also consider limitations in comparison to the primary unit in height or size?
- **Rental – Owner-occupied**: Should rental ADUs only be allowed on properties where the primary residence is owner-occupied?
- **Rental – 20% Rule**: Should rental ADUs be subject to the existing 20% rule?

C. Current Planning Commission Recommendations to Council regarding above regulations

Parking: No off-street parking required

Design: No compatibility standards

Size: Maximum height of 24 ft. (enough for two stories); Maximum foot print of 1,000 sq. ft.; no consideration of primary unit.

Rental: Neither the primary residence nor the ADU must be occupied by the owner.

ADUs are exempt from 20% cap on rental density.

This information can be found on the city website, <https://www.ci.northfield.mn.us/118/City-Council>, click on active button "View Agenda and Watch Meetings", scroll down to the Feb. 12th date, click on the active link, "Meeting Details", click on "Ord. 1000", and click on document #7 Planning Commission Explainer.

D. Background on ADU consideration: (see attached report from City Planner)