												Owner must reside							
Bloomington	Allow ADUs Yes	Allow by right Yes	R-1. RS-1	No additional parking requirement for ADUs; however, no more than 4 vehicles may be parked outside at any single or	Allow detached Yes	Max ADUs allowed	Min Size		Max Height May not exceed height	Same as principal structure	May not be subdivided or separated in ownership from the associated single family home. Owner must	at property?	Max Bedrooms	Allowed to be rented? Yes (a rental license is required)	Max Occupancy Not specified	Must be designed to maintain the outward appearance of one single-family dwelling; the appearance of a two family dwelling	Otheries	ADU Definition A secondary dwelling unit, but not a manufactured home built on a permanent chassis, located on the same lot as a single-family dwelling unit, either physically attached to, within,	Other Comments
Crystal	Yes	Yes	R-1, R-2	The control of the co	Yes	1	None	50% of the finished floor area of the home	of principal structure. 22 ft.	Rear: 5 ft. Side: 5 ft. Corner side: 10 ft.	reside at the property. The ADU may not have a separate PID with the county. Both the ADU and principal dwelling can be rented out.	No	Not specified	Yes (a rental license is required)	Not specified	must be avoided. Compatible with the exterior materials of the home. Must be constructed on a frost protected foundation.	Must connect to the utility main or to the existing water and sewer connections at a point on the private property.	or detached from the single-family dwelling unit.	Y Must be at least ten feet from principal structure if detached
Eden Prairie Golden Valley	No Yes	Yes	R-1, R-2	One additional off-street parking space for the ADU is required.	Yes	1	250 sq. ft.	35% of the home's gross floor living area of 550 square face, whichever the area being converted shall be included in this calculation of gross living area.	12 ft. for detached	Rear: 10 ft. Side: 10 ft.	The ADU shall not be sold independently of the principal residential dwelling and may not be a separate tax parcet.	Yes	Not specified	Yes (a rental license is required)	Not specified	for attached & internal 1. Exterior changes to the home shall not substantially after the single-family character of the structure. 2. Entrance to the ADU shall face either the side or reary and for deached. 1. Shall be designed and use materials which complement and match the existing principal develling. 2. Hothotopy and the complement and match the existing principal develling. 2. Hothotopy and the complement and match the existing principal develling. 2. Worldword domen shall not face towards adjacent properties to the side or rear.	Utility connections for the ADU shall be provided from the existing principal structure so long as adequate capacity exist or can be provided.	A smaller, independent residential dwelling unit located on the same lot as a stand-alone single family frome.	A CLIP is required for a detached ADU if the ADU does not meet the same setbacks as required for the principal dwelling. Detached ADU, and be beared originary to the rare of the same of
Minneapolis	No Yes	Yes	Allowed on single and two family properties	Minneapolis has no parking minimums	Yes	1	300 sq. ft.	internal/attached: 800 sq. ft. Detached: 3,300 sq. ft. or 16% of lot area, whichever is greater.	21 ft.	Interior side: 3 ft. Rear: 3 ft.	Shall not create a separate tax parcel ID. Does not require the owner to reside at the property. Both the ADU and the principal dwelling can be rented out.	No	Not specified	Ves (a rental license is required)	Not specified	The privary exterior materials shall be disposed, producing, but not illimited to assure, pricks, state, word, correct beard using, or glass. Not less than 5% of the total area of the facale of a distanced until Ecologie and layer position for extended our facioning and layer position for the challed produced that the finish of the railing matches the finish or trin of the desched accessory develop usin. Raw or unfinished number shall not be permitted on a netterior statinary, Bactonies and decks also fac face an interior statinary all societies and exist all not face an interior statinary.		A dwelling unit that is located on the same lot as a principal residential structure to which it is accessory, and that is subordinate in area to the principal dwelling.	Must be at least twenty feet from the principal sturcture if detached
Minnetonka	Yes	No, CUP is required	R-1, R-1A, R-2	No number of spaces specified but no more than four vehicles may be parked outside on the property.	Yes	1	None	1,000 sq. ft. or 35% of the floor area of the principal dwelling, whichever is less.	The highest point may not extend above the highest point of the roof of the principal dwelling.	Rear and side: ADU height but not less than 15'	The owner of the property must reside at the principal structure or ADU as a primary residence at least 185 days per year. ADUs may not be subdivided or otherwise separated in ownership from the principal dwelling unit.	Yes	2	Yes (the city of Minnetonka does not require rental properties to be licensed)	Not specified	constructed on permanent foundation with no wheels.	Must be served by municipal water, municipal sewer, and gas and electric utilities via service lines shared with the principal dwelling.	A secondary dwelling unit located on the same property as a principal dwelling unit, which includes provisions for living independent of the principal dwelling, such as areas for steeping, cooking, and scattafficial, an	,
Richfield	Yes	Yes	R-1	A minimum of three off-street spaces on the property	Must be attached to principal structure or above a detached garage	1	300 sq. ft.	800 sq. ft.	Height of principal residence (or 18 ft if lot is less than 75 ft wide)	Same as principal structure if attached. Same as detached garage if above garage	A separate tax parcel may not be created. An owner of the property must live on the lot. Proof of homesteading is required.	Yes	Not specified	Yes (a rental license is required)	Not specified	Exterior materials must match the structure to which the ADU is attached. No additional entrances facing the public street may be added. No exterior stairways constructed of raw or unfinished lumber.		A dwelling unit that is located on the same lot as a principal residential structure to which it is accessory, and that is subordinate in area to the principal dwelling.	The lot must meet current width and depth requirements
St. Louis Park	Yes	Yes	R-1, R-2, R-3. ADUs allowed only on single family lots	No additional parking required.	Yes	1	200 sq. ft.	Attached units: not more than 40% gross floor area of the single family home Detached: 800 sq. ft. or 25% of rear yard, whichever is less	15 ft.	Rear: 15 ft. (5 ft if adjacent to alley) Interior side: 5 ft.	Property must be occupied by the owner as their primary residence. The ADU may not be sold independently of the principal dwelling or be made into a separate tax parcel.	Yes	Not specified	Yes (a rental license is required)	2	Shall be compatible in design and materials to the principal building. Must be located in rear or side yard. Decks and balconies above the ground floor shall not face an interior side yard or rear yard not abutting an alley. Rooftop decks are not allowed.		Not defined	
St. Paul	Yes	Yes	RL-RM2	No additional parking required	Yes	1	None	75% floor area of the primary dwelling	25 ft. or the height of the principal structure, whichever is less	Interior side: 3 ft. Rear: 3 ft.	The ADU shall not be sold separately from the principal dwelling and may not create a separate tax parcel. Both the ADU and the principal dwelling can be rented out.	No	Not specified	Yes (rental properties must be registered)	No more than one household allowed in both the principal un and the accessory unit together household is six (6) or fewer adults, together with the minor their care. (For example, if fou adults occupy the principal dwelling unit, only two adults or occupy the ADU.)	A Exterior stairs are not allowed on the front of the building. Exterior stairways shall be built of durable materials that match the finish of the structure to which they are attached. Raw or unfinished lumber shall not be permitted.		Not defined	
Boulder, CO	Yes	Yes	RR, RE, RL, RMX, A, P	One additional space is required for an ADU. An additional space is not required for affordable units.	Yes	1	None	Attached units: 1/3 floor area (1/2 for affordable units) of primary dwelling or 1,000 sq. ft., whichever is less. Detached: 550 sq. ft. (800 sq. ft. for affordable units)	20 ft. (up to 25 ft. if roof pitch greater than 8:12)	Same as for other accessory structures. Depends on zoning district.	No person shall convey an accessory unit independently of the principal dwelling unit on the lot or parzet. The proporty owner must reside in the principal dwelling or ADU	Yes	Not specified	Yes (a rental license is required)	One family plus two additions	Must be architecturally consistent with existing residence and neighboring properties. Additional entrances facing the street must be screened.		A separate and complete single house/sepring unit within a detached dwelling unit or within an accessory structure to the principal dwelling unit of the let or parcel upon which the unit is located, permitted under the provisions of Subsection 9.4-4(a).	In some zoning districts, the number of ADUs is restricted to a percentage (e.g. 20%) of the properties within a distance (e.g. 300 ft.) ADUs require at least 60 sq. ft. of private open space eduzively for the use of the ADU accepants. The incenties for op parking required and additional size of the ADU are offered if the ADU rens at 75% AMI or lower.
Somerville, MA	Yes	No, requires site plan review, which includes two neighborhood meetings, a meeting before the Urban Design Commission, and a public hearing before the Zoning Board of Appeals	NR	1.space per dwelling unit. No parking required if within a transit area.	Yes	1	None	576 sq. ft.	12 ft.	Rear: 3 ft. Interior side: 3 ft.	"Backpard Cottages" are defined as being on the same lost at a principal building type so a separate parter cannot be created. Ordinance does not prohibit sale of the the Backyard Cottage separate from the primary dwelling. Both the Backyard Cottage and the principal dwelling can be rented out.	No	Not specified	Yes (no rental license required)	Not specified		The ADU can have its own utility hookups or be serviced through the primary dwelling.	Backyard Cottage: A small floor plate, detached, accessory building type typically providing space for one (1) small dwelling unit, a home occupation, a playhouse for children, or vehicula parking on the same lot as a principal building type.	underground If occupied for residential use, must have an automatic sprinkler system unless on a corner lot, a lot with a driveway
Seattle, WA	Yes	Yes	SFS000, SF7200, SF9600, RSL, and Lowrise	No additional parking is required for an ADU.	Yes	2 but no more than 1 can be detached	None	1,000 sq. ft. excluding garage areas, storage areas accessed from the exterior, porches and covered decks less than 25 sq. ft., and gross floor area below grade. Up to 35 sq. ft. can be exempt if designed for bicycle parking.	roof. 22 ft. for	Rear: 5 ft. Side: 5 ft.	The ADU may not be conveyed separately from the primary dwelling. Both the ADU and primary dwelling can be rented. Owner not required to reside on site.	No	Not specified	Yes (a rental license is required)	For lots with 1 ADU: no more th 8 unrelated people. For lots with 2 ADUs: no more th 12 unrelated people.	in if the entrance is located on a façade facing a side lot line or rear lot line, the entrance may not be within 10 feet of that bot line an unless that lot line abuts an alley or other public right-of-way.		One or more coors that: a a relocated within a particulal weeling unit or within an accessory structure on the same lot as a principal dwelling unit; b. meet the standards of Section 23.45.461, Section 23.45.545, or Chapter 23.47A, as applicable. c are designed, arranged, and intended to be occupied by not more than one household as living accommodations independent from any other household; and d. we so occupied not vacent.	leading to the Backyard Cottage, or a lot autting an alley. A second ADU is allowed if the unit either meets a green building standard or meets affordability criteria (80%AMI for at least 50 years).
Pasedena, CA	Yes	Yes		One additional space is required for an ADU. The requirement is waived if within 1/2 mile of a transit stop	Yes	1	150 sq. ft.	For detached: 1,000 sq. ft. for parcels under 10,000 sq. ft.;1,200 sq. ft. for parcels 10,000 sq. ft. or more For attached: 800 sq. ft. or 50% of the floor area of primary dwelling, whicever is greater.	12 ft to top plate and 17 ft to highest ridgeline	Side: 4 ft if ADU is 800 sq. ft. or less; 5-10 ft. if over 800 sq. ft. and depends on lot width Rear 4 ft if ADU is 800 sq. ft. or less; 10 ft. if over 800 sq. ft.	A separate parcel cannot be created and the ADU may not be conveyed independently of the primary dwelling. Both the ADU and primary dwelling can be rented. Owner not required to reside on site, unless it is a junior ADU.	No, unless junior ADU	Not specified	Yes (no rental license required)	Not specified		An ADU 750 sq. ft. or greater shall be charged a Residential inspact fee in an amount proportional to the square footage the primary dwelling. The impact fee may be reduced if affordability criteria are met.	A residential dwelling unit that provides complete independent living facilities for one or more present on the same parted as a proposed or existing legal single family residence. An accessory dwelling unit shall include permanent provisions that include, but are not limited to, living, sleeping, eating, cooking, and sanitation.	continuous years Any "mature tree" as defined by Section 8.52.020 in a protected zone shall be replaced at a one-for-one ratio it is
Burlington, VT	Yes	Yes	All single family lots	No additional parking required.	Yes	1	None	900 sq. ft. or 30% of gross floor area of primary dwelling, whichever is greater.	35 ft.	Side: S.ft. if under 15 ft. in height. Otherwise 10% of lot width or average of 2 adjecent lots on either side. Rear: S.ft. if under 15 ft. in height. Otherwise 25% of lot depth, no less than 20 feet.	The owner must live on the property and may occupy either the principal or accessory dwelling unit.	Yes	1 bedroom	Yes (a rental license is required)	2 adults and their minor childre	n	The property must have sufficient wastewater capacity as certified by the Department of Public Works.	A dwelling unit that is clearly subtordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation.	proposed to be removed to construct a new ADU. If improvious street less than a bearing a property owner can exceed the limit to build a maximum 600 s.g. ft. ADU as long as relieve the barrier foxed by smaller but har are already legally all or over their fox coverage limit. Requires approval by Development Review be barrier foxed by andler but har are already legally all or over their fox coverage limit. Requires approval by Development Review about 56 set Section 5.2.3 (b) 3.0.0 f2 origing Ordanaros). Requires a deed restriction be recorded prior to occupancy referencing the conditions of the ADU permit, including that the owner reside on the property.
Highland Park, IL Evanston, IL	No Yes	Yes	R1, R2, R3, R4, R5. R6	No additional parking is required for an ADU.	Yes	1	None	1,000 and not larger than the	28 ft for sloped roofs and 20 feet for flat and	Side: 5 ft.	Owner does not need to live on the property. Both the	No	Not specified	Yes (a rental license is required)	No more than 1 family	There can only be one entrance on the front facing side of the property and there must be a separate entrance for the ADU. Any exterior stairs to an attached unit must be on the rear side of the	and cannot be connected to the street. An upgrade may be	A smaller, secondary independent housekeeping establishement located on the same zoning lot as a residential building. ADUs are independently habitable and provide the basic.	
Portland, OR	Yes	Yes	Almost all zones, when accessory to a detached single family dwelling, an attached house, or manufactured home. ADUs may also be allowed with duplexes	No additional parking is required for an ADU.	Yes	2 (only 1 on a lot with a duplex)		primary dwelling 75% of living area of primary structure or 800 sq. ft., whichever is less.	mansard roofs 20 feet if principal structure setbacks are met. 15 feet if principal	Side & Rear: 0 ft. if certain criteria met, including overall structure height less than 15 ft	ADU and primary dwelling can be rented. Owner does not need to live on the property, Both the ADU and primary dwelling can be rented.	No	Not specified	Yes (a rental license is required)	Not specified		capacity for the new ADU. Applicants have the option of connecting the ADU to existing	requirements of helter, heating, cooking, and sanitation, and may be internal, attached or destatched. An additional deadling unit created on a lot with a primary deadling unit. The additional unit smaller than the primary deadling unit except when the accessory deadling unit is in an existing basement. The accessory develling unit in cardiaction store independent hings facilities including provision for sleeping, cooking, and sanitation, and is designed for residential occupancy by one or more peopic, independent of the primary design unit. Earthe public for cooking in the unit are described in Section 23.30.10.0 of this 2.9. Property and an internal common area accessible to the outside.	
Portland, ME	Yes	Yes	All lots with residential uses	No additional parking is required for an ADU.	Yes	2	None	2/3 the gross floor area of the primary dwelling	18 ft. (Shall not exceed the height of the primary structure)	Rear: 5-25 ft (varies by district and size of structure) Side: 5-16 ft (varies by district and height of structure)	A deed restriction must be recorded that the ADU must remain in common ownership with the primary dwelling.			Yes (a rental license is required)	Not specified	When and ADU is significantly visible from public ways, the building design shall a.) be cearly subordinate to the principal structure(s) in scale and position in relationship with the street and principal structure(s); b.) Not include outside staliways or fire scale with the most of the scale staliways or fire scale with the most of the scale staliways.		A dwelling unit subordinate in size to the principal residential structure(s) on a lot and located either within the principal residential structure(s) or in an accessory structure.	1
Redmond, WA	Yes	Yes	All single family lots	One off-street parking space is required for an ADU. No parking required if within 1/3 mile of transit stop.	Yes	1	None	For detached: 40% of the total square footage of the primary dwelling and the accessory dwelling unit combined, excluding any garage area, and in no case shall it exceed 1,000 sq. ft. Attached: 1,500 sq. ft.	25 ft	Side: 5 ft Rear: 10 ft	An ADU shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit. Either the primary dwelling or ADU must be occupied by an owner of the property.	Yes	Not specified	Yes (rentals of four units or less do not require a rental license).	Not specified	escapes above the ground floor. Ohly one entrance on the front of the primary dwelling is permitted (some exceptions allowed). Additional entrances are permitted on the side and rear of the primary structure. Additions to an existing structure or the development of a newly constructed exheched ADU shall be designed consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit.		A habitable living unit that provides basic requirements for living, sleeping, eating, cooling, and sanitation. An ADUI accessory to the primary unit on a lot and may be added to, create within, or detached from the primary single-family dwelling unit.	d
Lake Forest, IL	No, only ADUs existing prior to November 17, 2014 may continue to be used.																		

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