



The CITY of
EDINA

Accessory Dwelling Units

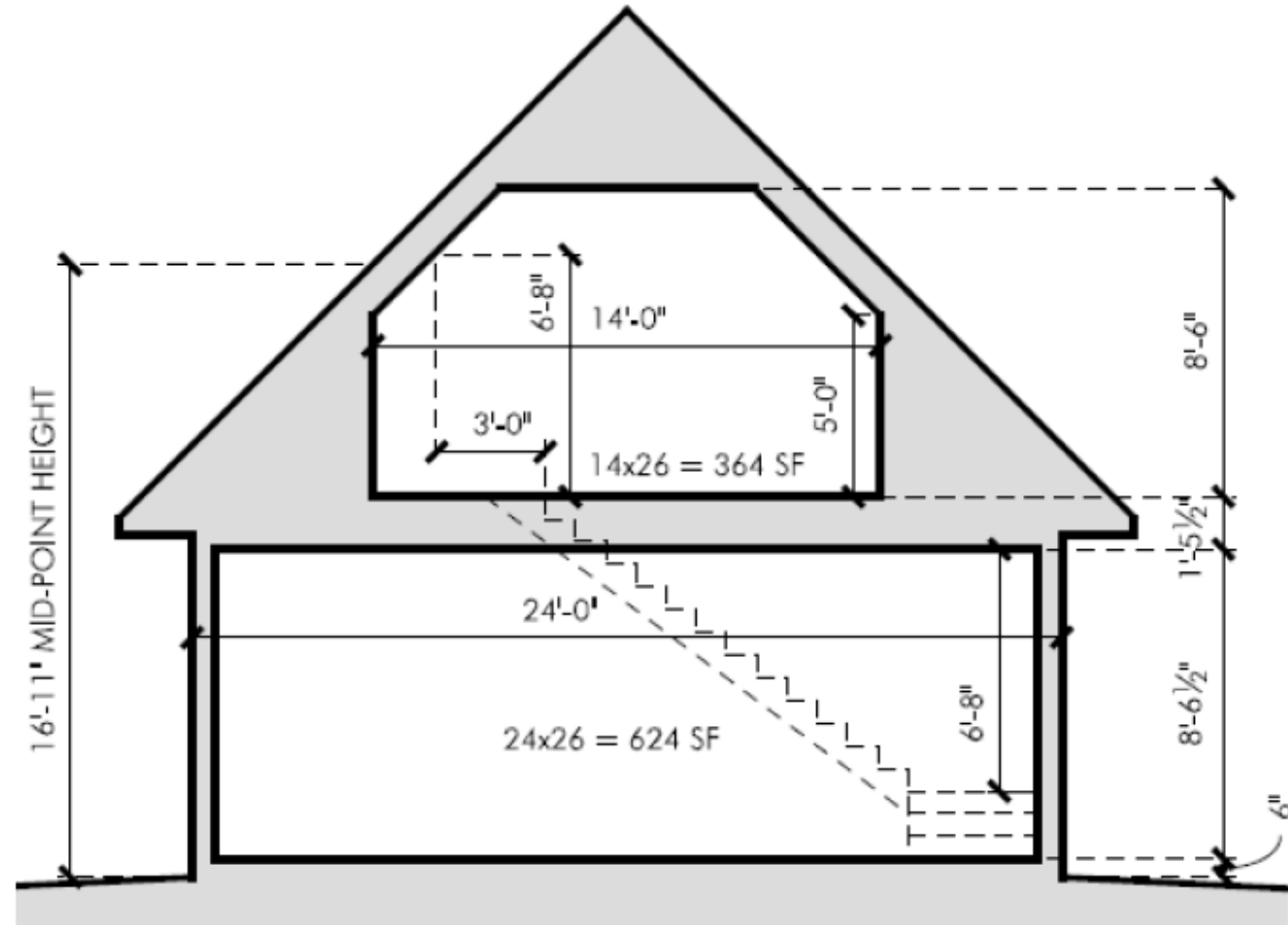
Draft Ordinance Discussion - Work Session 3
12/13/2023

Draft Ordinance Discussion

- Recap from 11-15-23
 - Owner occupancy requirement
 - Eliminate minimum size requirement
 - Maximum size requirement of 1,000 sq. ft.
 - Split on basement exemption to max size
- Topics for Today
 - Setbacks
 - Height
 - Design requirements
 - Parking



ADU Height



This diagram shows a structure that is approximately 17 feet in height to the midpoint of a gable style roof, which is how Crystal, Minneapolis, Minnetonka, Richfield, St. Louis Park, and St. Paul measure building height. This structure is 24 feet to the peak, which is how Edina measures building height.



Height/Setback Requirements for Detached ADUs

	Height	Setbacks
Edina (proposed)	18 ft (25 ft if principal structure setbacks are met except only a 5 ft setback is required from alley ROW)	Rear: 5 ft Side: 5 ft
Bloomington	May not exceed height of principal structure	Must meet principal structure setbacks
Crystal	22 ft.*	Rear: 5 ft Side: 5 ft
Golden Valley	12 ft. for detached (to the top horizontal component of a frame building to which the rafters are fastened (known as the "top plate"))	Rear: 10 ft Side: 10 ft
Hopkins	1.5 stories**	Rear: 3 ft Side: 3 ft
Minneapolis	21 ft.*	Rear: 3 ft Side: 3 ft
Minnetonka	The highest point may not extend above the highest point of the roof of the principal dwelling.	Rear & side: height of ADU but not less than 15 ft
Richfield	Height of principal residence (or 18 ft* if lot is less than 75 ft wide)	Rear: 5 ft Side: 5 ft
St. Louis Park	15 ft*	Rear: 15 ft (5 ft if adjacent to alley) Side: 5 ft
St. Paul	25 ft* or the height of the principal structure, whichever is less	Rear: 3 ft Side: 3 ft
	* measured to midpoint of gable roof (Edina measures to highest point of a roof regardless of roof type)	
	**Hopkins has minimum and maximum story heights that vary by zoning district	



ADU Height – Above Garage



24 feet



24 feet



ADU Height – Above Garage



25 feet



26.5 feet



ADU Height

- Ordinance proposes to allow ADUs up to 25 feet in height if principal structure setbacks are met, except that only a 5-foot setback would be required from an alley. A typical alley is approximately 14 feet in width so an ADU would be 19 feet from the property to the rear.



ADU Height

- Does the Planning Commission want to allow 2-story ADUs if not above a detached garage?



ADU Height



Nothing currently prohibiting a detached structure from being taller than the principal building.



Design Requirements

ADU ordinances typically require that the appearance of a single-family neighborhood be maintained. This is a distinction from other missing middle housing types like duplexes and triplexes.

Single-family Home with attached ADU



Duplex



Design Requirements

Attached/Internal

- Only one exterior entrance shall be allowed on any side facing a public street.
- Exterior stairs are not allowed on the front of the building.

Detached

- Shall be located behind the rear building line of the principal structure.
- Rooftop decks are not permitted.

Staff generally recommend against provisions that require the ADU to “match” or “complement” the principal structure as this can be subjective.



Minimum Parking Required

Proposed: One space in addition to the number of spaces required for the principal building on the property. Parking for an accessory dwelling unit is not required to be enclosed and shall be provided on a paved surface.

- Edina requires one fully enclosed parking space for a single-family home.
- Parking must be at least 5 feet from a side or rear lot line.
- Parking on the street for more than six hours is prohibited year-round.
- Parking on the street from 1am-6am is prohibited November 1 to March 31

Any property with a two-car garage or one-car garage with a paved area large enough for a vehicle would meet this requirement.

