

Agenda
Planning Commission Work Session
City of Edina, Minnesota
City Hall, Community Room

Wednesday, November 16, 2022
5:30 PM

- I. Call To Order
- II. Roll Call
- III. Development Review Process
- IV. Accessory Dwelling Units
- V. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 72 hours in advance of the meeting.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: November 16, 2022

Agenda Item #: III.

To: Planning Commission Work Session

Item Type:

Report and Recommendation

From: Addison Lewis, Community Development
Coordinator

Item Activity:

Subject: Development Review Process

Discussion

ACTION REQUESTED:

None

INTRODUCTION:

Initiative #3 on the Planning Commission's 2022 Work Plan is to "review and recommend possible changes to the development review process including sketch plans, public feedback, and public hearings". At the work session, Commissioner Lori Olson will give a presentation on this topic and lead a discussion on possible recommendations.

ATTACHMENTS:

Staff report

Presentation

Public Hearing Current Timeline Handout

Development Review - City Comparison Table



Date: November 16th, 2022

To: Chair and Commissioners of the Planning Commission

From: Addison Lewis, Community Development Coordinator

Subject: Development Review Process

Information / Background:

Initiative #3 on the Planning Commission's 2022 work plan is to "review and recommend possible changes to the development review process including sketch plans, public feedback, and public hearings".

Commissioner Lori Olson is the lead commissioner for this initiative. City staff compiled research on the development review process for Edina in comparison to several nearby communities, which is provided in the attached table. Staff met with Commissioner Olson to review this information and a few things stood out:

- The number of required public hearings for PUD approval varies from just one in St. Louis Park, Hopkins, Eagan, and Plymouth to four in Golden Valley and Wayzata.
- Concept/sketch plan review is a required review stage for PUDs in Hopkins and Wayzata though there are still just two review stages in those communities.
- Eden Prairie and Plymouth require just one review stage for PUDs.
- Edina is the only community to require 1,000-foot mailed notice. All other cities require 500 feet at most, except Plymouth, which requires 750 feet.

The following were identified as preliminary recommendations for the Commission to consider:

- Consider removing the public hearing for applications that are site plan review only. Offering a public hearing implies to the public that there is opportunity to influence the outcome. Since a site plan review is limited to confirming whether a development complies with the code, there is very little discretion involved.
- Consider removing one of the public hearings for PUDs, either at the Planning Commission or City Council.
 - Removal of the public hearing at the Planning Commission meeting would potentially minimize the political influence on the Planning Commission's recommendation and allow it to focus its recommendation on consistency with the Comprehensive Plan and zoning

ordinance. It would remove the burden on residents from feeling like they need to show up to both public hearings and it would decrease the length of Planning Commission meetings.

- Removal of the public hearing at the City Council meeting would allow the City Council to review all public hearing comments ahead of time so that it can take action on the same night a PUD is introduced. This would decrease the length of time from application to final approval, which is often cited as a cost by developers. It would decrease the length of City Council meetings, which are often longer than Planning Commission meetings, and remove the burden on residents from feeling like they need to attend both public hearings.

At the work session, Commissioner Olson will lead a discussion on the development review process and recommended changes to be considered by the Commission.



The CITY of
EDINA

Development Review Process

November 16th, 2022

Background



The CITY of
EDINA

PC Work Plan

- Initiative #3: Review and recommend possible changes to the development review process including sketch plans, public feedback, and public hearings



The CITY of
EDINA

People don't
know when or
how to participate

Communication
method for notices are
not clear

Process is complicated

The decision to be
made is unclear

People are unable
to participate

Time, location and
number of public
meetings

Frustrating and
difficult for residents
to attend multiple
meetings on same
topic

People don't trust
the process

Public hearings occur
at the end of the
process

Late meetings look and
feel less transparent

Individuals who
commented in the past
don't feel like their
participation mattered

What we
know about
barriers to
participation

*Source, International Association for Public Participation



The CITY of
EDINA

Opportunities to provide input

- **Public Hearing (required)**
 - Attend public hearings
 - Call in to public hearing
 - Better Together website
 - Leave a voicemail
- **Correspondence (optional)**
 - On-line correspondence form
 - Email city staff
- **Developer (optional)**
 - Neighborhood meeting hosted by developer



The CITY of
EDINA

Identify Goals

- Streamline process?
- Improve engagement?
- More predictability?
- Improve equity?
- Others?

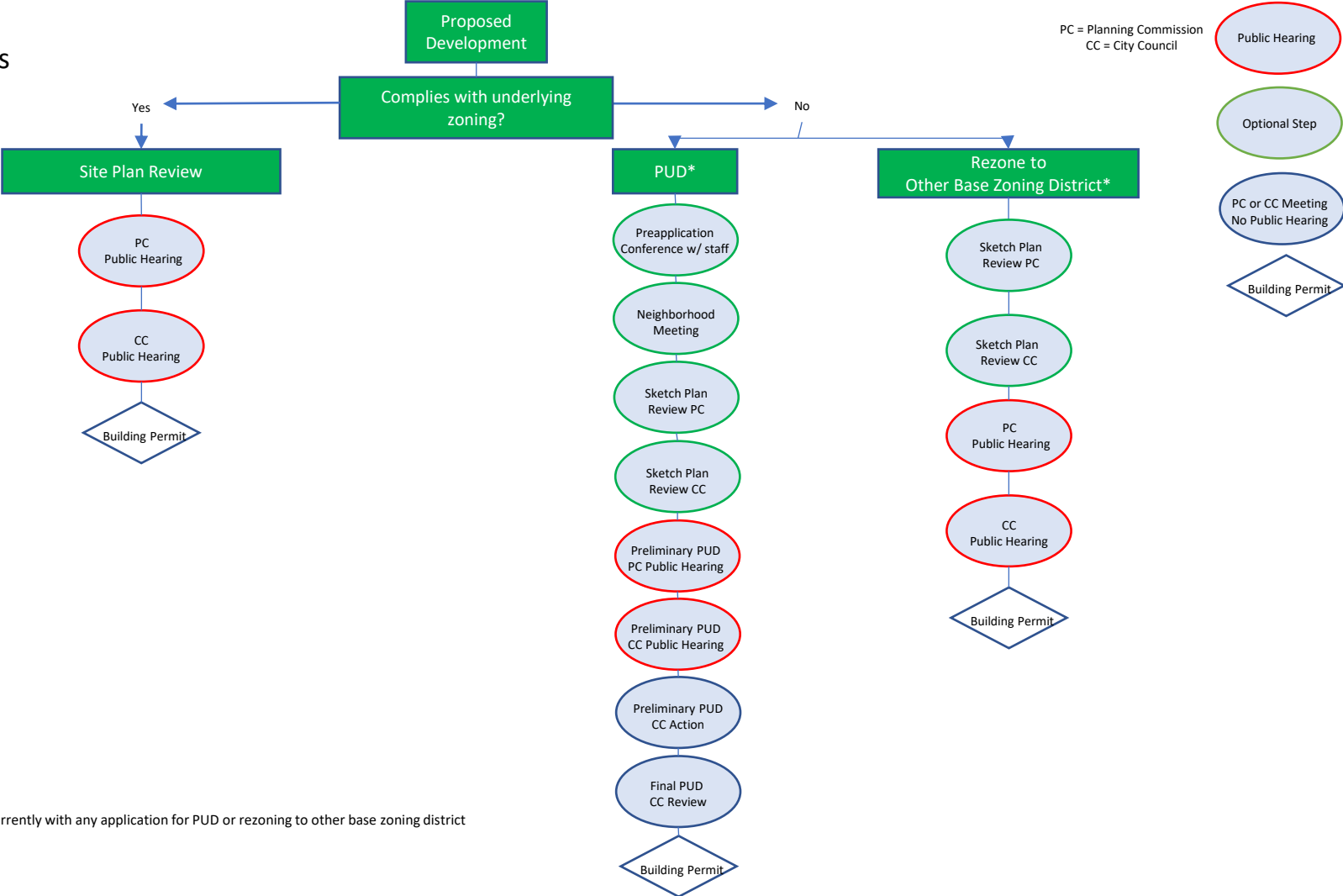
Possible Recommendations



The CITY of
EDINA

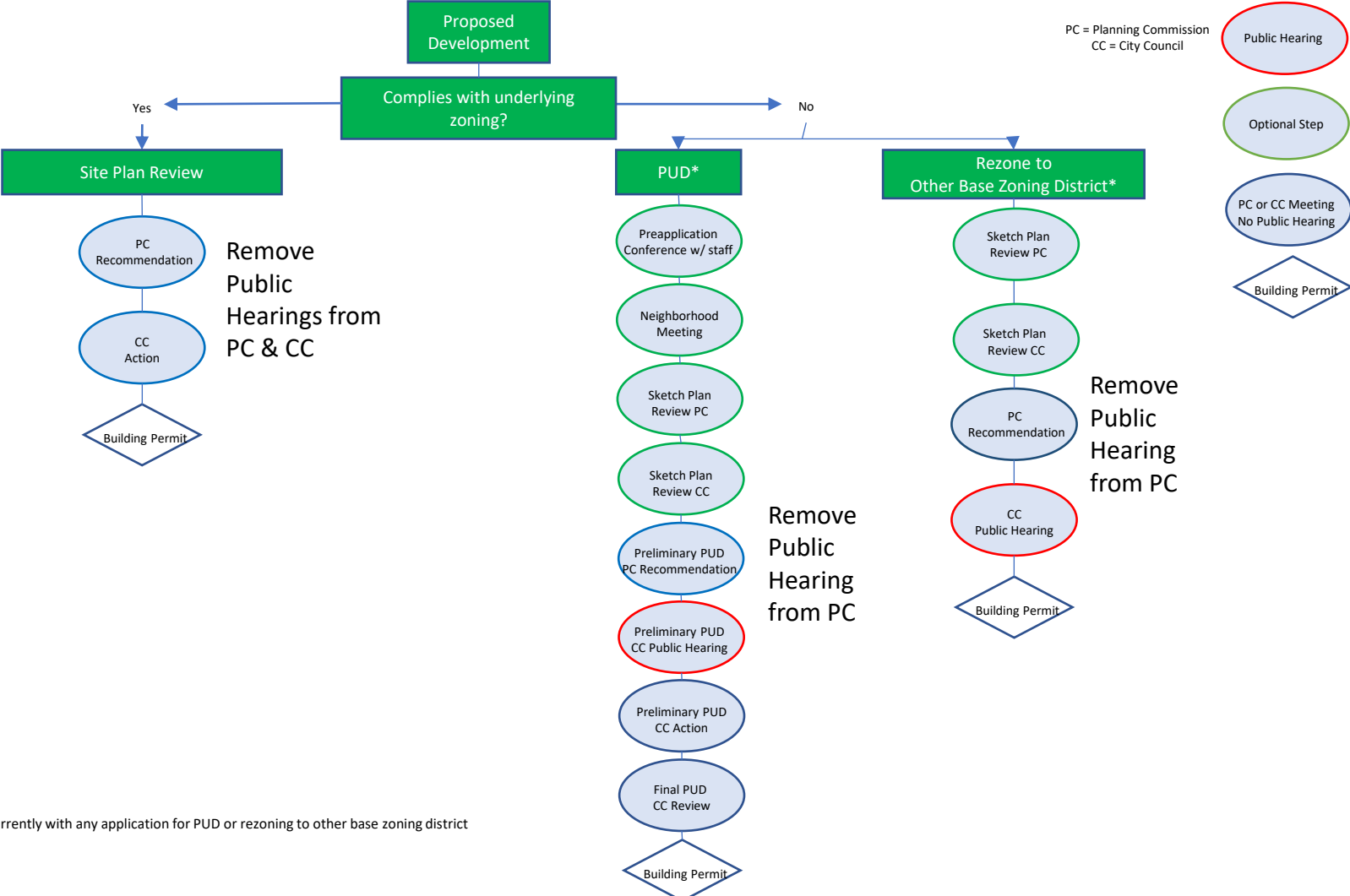
- Eliminate public hearings for projects that only require site plan review.
- Conduct one public hearing at either the Planning Commission or City Council for PUDs and rezonings.

Existing Process



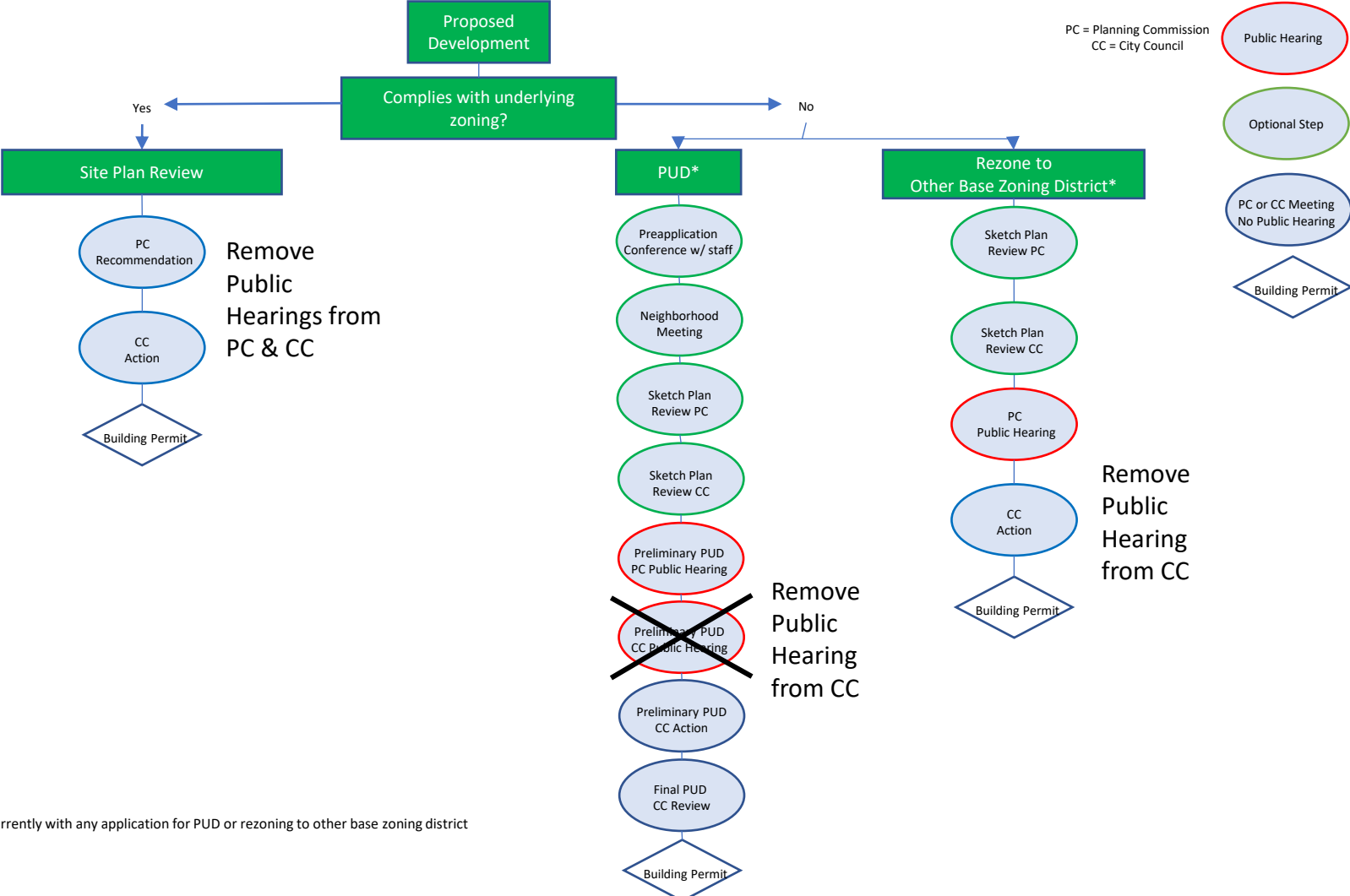
*Site Plan Review occurs concurrently with any application for PUD or rezoning to other base zoning district

Alternative 1



*Site Plan Review occurs concurrently with any application for PUD or rezoning to other base zoning district

Alternative 2







*Site Plan Review occurs concurrently with any application for PUD or rezoning to other base zoning district

Questions for City Council



The CITY of
EDINA

Public Hearing Current Process Timeline

Public Hearing Workflow						
Monday	Tuesday	Wednesday	Thursday	Friday	Sat	Sun
Key  = On-line public hearing  = Comment deadline  = In-person Public Hearing	 = Comment period closed; no more comments included in final record			Day 1 Public Hearing Notice Mailed Public Comment Period Opens	2	3
Day 4	Day 5	Day 6	Day 7 Public Comment Report completed for Planning Commission packet	Day 8 Planning Commission Packet Published	9	10
Day 11	Day 12	Day 13 Planning Commission in-person Public Hearing Public Comment to-date report emailed to commission	Day 14	Day 15	16	17
Day 18	Day 19	Day 20	Day 21	Day 22	23	24
Day 25 Public Comment Report Completed for City Council packet	Day 26	Day 27	Day 28	Day 29 City Council Meeting Packet Published	30	31

Day 32	Day 33 City Council in-person Public Hearing	Day 34	Day 35	Day 36	37	38
Day 39 Public Hearing Closes/Public Comment Period Closed Public Comment Report Completed for Meeting Packet	Day 40	Day 41	Day 42	Day 43 City Council Meeting Packet Published	44	45
Day 46	Day 47 City Council Meeting Final Decision					

**Public Hearing
Process Complete**

[illegible]



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: November 16, 2022

Agenda Item #: IV.

To: Planning Commission Work Session

Item Type:

Report and Recommendation

From: Addison Lewis, Community Development
Coordinator

Item Activity:

Subject: Accessory Dwelling Units

Discussion

ACTION REQUESTED:

None

INTRODUCTION:

Initiative #4 on the Planning Commission's 2022 Work Plan is to "Review and recommend ordinance for Accessory Dwelling Unit". Commissioner Quincy Smith will give a brief presentation on this topic and lead the Commission in discussion regarding a possible recommendation.

ATTACHMENTS:

ADU Presentation

ADU Regulations - City Comparison Table



The CITY of
EDINA

Accessory Dwelling Units City Adoption Recommendation

November 16, 2022

Work Plan Team: Quincy Smith, Jimmy Bennett, Lou
Miranda

Overview

- Why ADUs?
- Project Goal and Timeline
- What is an ADU
- Points of Discussion
- Recommendation
- Appendix
SWOT Analysis



The CITY of
EDINA

Why ADUs



The CITY of
EDINA

ADUs have been identified in several policy documents, including the Comprehensive Plan, Affordable Housing Strategy Task Force Report, and the Climate Action Plan as a potential tool to primarily address the need for increased housing options for Edina residents while addressing other city and sustainability goals.



Work Plan Goal and Timeline

Goal: Review and recommend ordinance for Accessory Dwelling Unit

Deliverable: Recommendation to the City Council

Target Completion: End of 2022



What is an ADU?



The CITY of
EDINA

Accessory dwelling units (ADUs) are *independent permanent independent housing units*, typically (but not always) created on single-family lots through remodeling or expanding the existing home or constructed as a detached dwelling.

An ADU is not a rented out bedroom, nor a temporary structure such as an RV or camper nor structure without a permanent foundation.

What is an ADU? (Con't)



The CITY of
EDINA



What is an ADU? (detached)



The CITY of
EDINA



Source: City of Portland, OR



Source: Zillow



Source: City of Oakland, CA

What is an ADU? (above garage)



The CITY of
EDINA



Source: Fernandina Observer



Source: Ben Quie & Sons



Source: MinnPost



Source: White Crane Construction

What is an ADU? (attached)



The CITY of
EDINA



Source: CTA Design Builders, Inc. •



Source: Streets MN

Benefits of ADUs



The CITY of
EDINA

1. Increase supply of a more affordable housing type. ADUs are more cost effective to build than multi-family on a per unit basis.
2. Help older homeowners, single parents, young home buyers, and renters seeking a wider range of homes, prices, rents, and locations.
3. Increase housing diversity and supply, providing opportunities to reduce the segregation of people by race, ethnicity and income that resulted from decades of exclusionary zoning.
4. Provide homeowners with extra income to meet rising costs.



Benefits of ADUs (con't)

5. Create convenient living arrangement allowing family members to provide care and support in a semi-independent living situation.
6. Provide opportunity for increased security, home care, and companionship for older and other homeowners.
7. Reduce burdens on taxpayers while enhancing local property tax base by providing cost-effective means of accommodating development without the cost of building, operating, and maintaining new infrastructure.
8. Promote more compact growth to reduce sprawl
9. Enhance job opportunities by providing housing nearer to employment centers.



The CITY of
EDINA

Points of discussion

Key topics identified by the workgroup

Points of discussion



The CITY of
EDINA

Criteria	Discussion
Owner Occupied	Some neighboring cities have the requirement of the owner be an occupier of either the primary dwelling or the ADU to alleviate any concerns around poor property maintenance.
Sewer capacity	There is sewer capacity concern in the southwest region of the city. As a result, Engineering staff have concerns about growth in this area until sewer capacity is increased. See "Fig A - Sewer Capacity" slide.
Max Allowed	One ADU per single family residence would be in line with the max allowed with neighboring cities.
ADU Type	Allowing all ADU types (attached, detached, internal) would provide options to residents and can increase the potential for more ADU construction in the city. Internal and attached ADUs are least costly whereas detached ADUs would be most expensive.
Size	This size of the ADUs in neighboring cities is between 300-1000 sq. ft. It would be wise for Edina to establish a minimum ADU size standard that would ensure comfortable living space.
Affordability	While ADUs are not commonly income restricted, and thus would not count towards Edina's affordable housing goal, they are intended to provide a new housing option that is relatively more affordable than a single-family home.

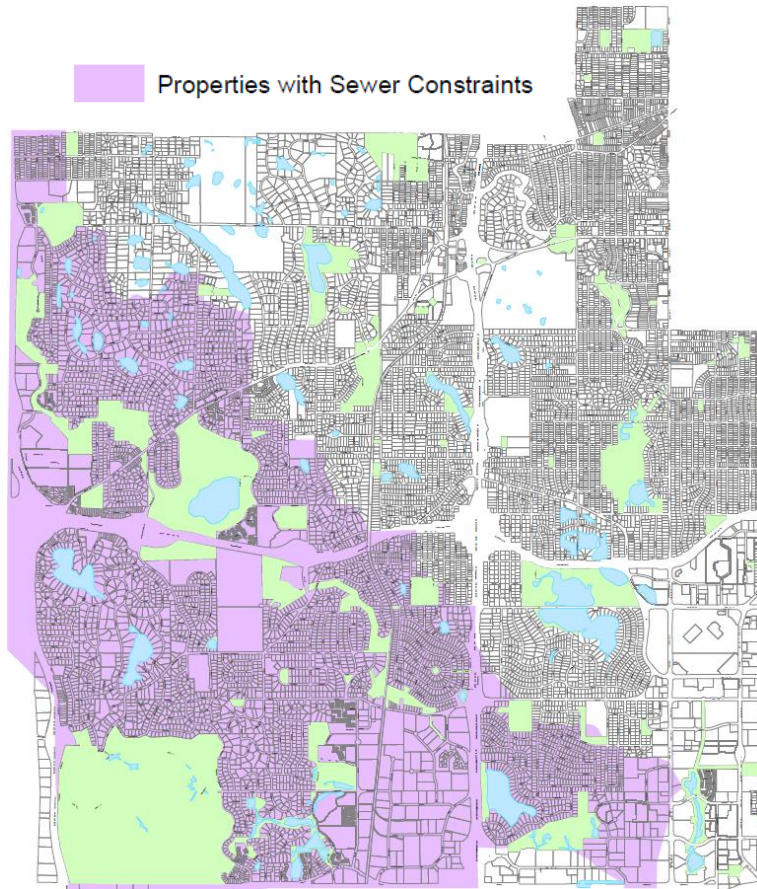
Points of discussion con't



The CITY of
EDINA

Criteria	Reason
Permitting by Right	Many cities allow ADUs by right while others may require a <i>CUP</i> (Conditional Use Permit) or other means. As a city we need to consider the pros / cons of either approach and determine the best path forward. Architecture, Lawsuits, Historical Preservation Rules etc.
Parking	Parking requirements are considered a barrier to ADU development; however, the City does not allow on street parking for more than six hours or between the hours of 1am - 6am Nov. 1 to Mar. 31. If the City moves forward with an ordinance, it would need to be decided if additional parking should be required that would meet current setback, hardcover or other city ordinances requirements.
WAC and SAC	For internal and attached units, water and sewer are typically provided from existing service lines for the primary dwelling. For detached units, existing service lines may be extended from the primary dwelling or separate services may be provided.
Sale and Subdivisions	While allowed by some cities around the country, most ordinances prohibit the sale of an ADU separate from the primary dwelling.
Building Code	All ADUs would be required to comply with Minnesota State Building Code. Internal and attached ADUs would need to meet a 1-hour fire separation rating for walls between units.

Fig: A - Sewer Capacity



The CITY of
EDINA

The southwest half of Edina has sewer capacity concerns that would adversely impact services with any additional increase in flow volume. Potential impacted neighborhoods are:

Presidents
Parkwood Knolls
Bresden
Countryside
Indian Hills
Indian Trails
Normandale Park

Creek Valley
Braemar Hills
The Heights
Prospect Knolls
Dewey Hill
Cahill
Lake Edina
Pentagon Park

Recommendation to City Council



The CITY of
EDINA

In summary, construction costs appear to be the biggest barrier to ADU development. As a neighboring city, Edina may also experience moderate development demand with the issuance of a new ADU ordinance. As an incentive, the city may want to consider incorporating various expense reduction policies as outlined above to increase demand. The planning commission also recognizes the complex code challenges that would need to be addressed within the ordinance to ensure safety while meeting appropriate utility service levels. Communicating the value of ADUs as both an income generator for residents and a vehicle to address an ongoing housing affordability shortage would be necessary. Guided by our Comprehensive, Climate and Housing Plans and through a deliberate, moderate and collaborative approach, an ordinance can be developed that would satisfy residents, developers and the city. *The Planning Commission recommends moving forward with the development of an ADU ordinance* as the net benefits and opportunities to be gained would outweigh any potential drawbacks.



The CITY of
EDINA

Appendix

SWOT Analysis Framework



The CITY of
EDINA

SWOT is an acronym for Strengths, Weaknesses, Opportunities, and Threats and is a simple but powerful structured planning tool to evaluate a set of competing forces when making a decision.

Strength

- *What are the benefits of ADUs?*
- Strengths need to be maintained, built upon or leveraged.

Weakness

- *What are the limitations of ADUs?*
- Weaknesses need to be remedied or stopped.

Opportunities

- *How can we apply these strengths for maximum benefit?*
- Opportunities need to be prioritized and optimized.

Threats

- *What can impede or derail the development of ADUs?*
- Threats need to be countered or minimized.

SWOT Analysis



The CITY of
EDINA

Strength

- Increase affordable housing supply
- Provides homeowners with extra income
- Allows the provision of supportive care
- Provides alternative housing option
- Increases the city property tax base
- [Aligns with Comprehensive, Climate Action, and Housing Strategy Plans](#)

Weakness

- Construction costs
- City infrastructure limitations
- Not feasible for all dwellings
- Impacts many current city code
- Administrative learning curve
- Community not familiar with ADUs

Opportunities

- Regional ADU development leadership
- City tax revenue increase
- Increases collaboration amongst city departments and commissions

Threats

- City aesthetic character change
- Residential congestion (traffic, density)
- Susceptible to legislative changes

Strength mitigation



The CITY of
EDINA

Strength	Enhancement
Increase affordable housing supply	Promote through public forums the benefits of ADU development.
Provides homeowners with extra income	Provide resources to make it easier for homeowners to generate additional rental income from their ADU homes.
Allows the provision of supportive care	Partner with local care facilities to provide support for ADU residents in need of supportive care. I.e home care nurses.
Provides alternative housing option	Coordinate with other neighboring cities to align on their ADU ordinances to attract residents needing this alternative housing option.
Increases the city property tax base	Fairly assess dwellings with ADUs for property tax assessments.
Aligns with Comprehensive, Climate Action, and Housing Strategy Plans	Promote ADU development as supportive of other city strategies including the comprehensive plan, climate action plan and housing plans.

Weakness mitigation



The CITY of
EDINA

Weakness	Mitigation
Planning, Construction and City costs / fees	<p>Waive some or all permitting fees.</p> <p>Provide free architectural plans and consultative services to interested builders.</p> <p>Leverage state / city funds or grants to promote the development of ADUs.</p>
City infrastructure limitations	<p>There may be concerns with the sewer capacity in south west half of the city (see Fig A). This can be mitigated with city investments in newer sewer line capacity. There is little concerns with other city infrastructure services such as water line capacity, or electricity.</p>
Not feasible for all dwellings	<p>Although rare, the topography and size of some lots may prohibit building an ADU (attached or detached).</p>

Weakness mitigation con't



The CITY of
EDINA

Weakness	Mitigation
Impacts many current city codes	Leverage the existing building codes and those used for sheds and other property structures to model the ADU setback and height requirements.
Delayed permitting timelines	Develop standard ADU plans that could speed up the permitting and approval process.
Administrative learning curve	This program is new for the city however they can leverage existing processes for permitting ADU development.
Community not familiar with ADUs	Schedule community communication events via multiple channels including public meetings, city sites, social media, city mailings and/or newspapers to share vision, future ordinance and plan for ADU development. Develop an ADU handbook and website so residents can review for more construction information.

Opportunity



The CITY of
EDINA

Opportunity	Enhancement
Regional ADU development leadership	Edina's unique demographics can position the city to lead on the architectural design, build process and ongoing administration of ADUs.
City tax revenue increase	ADU development can increase the tax assessed values of homes and increase city tax revenue.
Increases collaboration amongst city departments and commissions	This new housing type option creates opportunity to collaborate more closely with many city departments.

Threats



The CITY of
EDINA

Threats	Mitigation
City aesthetic character change	As part of the building code ensure setback requirements, building materials, height and other ordinances are maintained for ADU development.
Residential congestion (traffic, density)	Monitor and report the traffic changes due to ADU development. Establish a traffic density alert that would initiate a review of ADU density in the city. Proactively collect and respond feedback from residents on the impact of the ADU development to their neighborhoods
Adverse legislative changes	Monitor and advocate for ADU development for the city and at state level. Share ADU ordinances with other Commissions and civic groups such as Edina for Affordable Housing for awareness, exposure and notification of impacts. Partner with other neighboring cities to advocate for ADU development

Neighboring City ADU Comparisons



The CITY of
EDINA

Criteria	St. Louis Park	Minneapolis	Richfield	Bloomington	Minnetonka
Zoning / Max Allowed	R-1, R-2, R-3. Single family lots / 1	Single family and 2 family zones / 1	R-1 / 1	R-1, RS-1 / 1	R-1, R-1A, R-2 / 1
No. / Issue	0 since Oct 2020	137 May 2015 - 2019	< 5 since 2015	1 since 2009	61 since 1986
Detached	Attached, Detached, Internal	Attached, Detached, Internal	Must be attached to principal structure or above a detached garage	Yes (newly proposed ordinance)	Attached, Detached, Internal
Min / Max Size	200 sq. ft. / Attached units: <= 40% gross floor area of the single family home Detached: 800 sq. ft. or 25% of rear yard, whichever is less	300 sq. ft. / 1300 sq. ft. or 16% of lot size area	300 sq. ft. / 800 sq. ft.	300 sq. ft. / No max	None / 1,000 sq. ft. or 35% of the floor area of the principal dwelling, whichever is less.
Height	15 ft.	21 ft.	Height of principal residence (or 18 ft if lot is less than 75 ft wide)	Same as principal structure	Up to the roof height of the principal dwelling.

Neighboring City ADU Comparisons con't



The CITY of
EDINA

Criteria	St. Louis Park	Minneapolis	Richfield	Bloomington	Minnetonka
Setbacks	Rear: 15 ft. Interior side: 5 ft.	Interior side: 3 ft. Rear: 3 ft.	Same as principal structure if attached. Same as detached garage if above garage	Same as principal structure	Rear and side: ADU height but not less than 15'
Parking	No additional parking required.	Minneapolis has no parking minimums	A minimum of three off-street spaces on the property	No additional parking requirement for ADUs; however, no more than 4 vehicles may be parked outside at any single or two family dwelling unit.	No number of spaces specified but no more than four vehicles may be parked outside on the property.
Ownership	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.	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.	A separate tax parcel may not be created. An owner of the property must live on the lot. Proof of homesteading is required.	May not be subdivided or separated in ownership from the associated single family home. Owner must reside at the property.	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.

Neighboring City Demographics



The CITY of
EDINA

Criteria	Edina	St. LP	Minneapolis	Richfield	Bloomington	Minnetonka
Population	53,494	50,010	429,954	36,994	89,987	53,781
Households	22,269	23,774	178,886	15,322	35,064	23,293
Households with one or more people 65 years and over	36.9%	24.4%	17.4%	28.3%	33.4%	35.5%
Disability	9%	10%	10.9%	13.8%	12.4%	9.2%
Median income	\$ 108,576	\$ 84,694	\$ 66,068	\$ 70,091	\$ 78,224	\$ 100,363
Income below poverty	4.7%	5.9%	18.3%	7.8%	7.5%	3.5%
Median rent	\$ 1,442	\$ 1,267	\$ 1,078	\$ 1,150	\$ 1,220	\$ 1,467
Cost burdened households	29.3%	25.0%	33.2%	28.1%	26.6%	26.3%

Source: [MNCompass](#)

ADU Build Cost Factors & Est.



The CITY of
EDINA

Planning Costs	City Costs	Construction Costs	Finishing Costs
<ul style="list-style-type: none"> ❖ Architectural drawings ❖ Engineer calculations ❖ Energy calculations ❖ Land surveys 	<ul style="list-style-type: none"> ❖ Plan check ❖ Utility connection fees ❖ Building permit 	<ul style="list-style-type: none"> ❖ Design and plans ❖ Structure type ❖ Size ❖ Conditions of property ❖ Conditions of the existing structure ❖ Distance and location of utility connections ❖ Cost of materials 	<ul style="list-style-type: none"> ❖ Flooring ❖ Doors ❖ Windows ❖ Cabinetry ❖ Tile ❖ Stone
Est. \$6,000 – \$14,000	Est. \$3,000 – \$11,000	Est. \$229 – \$376 / Sq. ft	Est. \$50 – \$75/Sq. ft.

- ❖ 500 Sq. ft can cost between **\$123,500 - \$213,000**
- ❖ 1200 Sq. ft can cost between **\$283,800 - \$476,200**



Resources / Links

1. [AARP Model State Act and Local Ordinances](#)
2. [The ABCs of ADUs \(AARP\)](#)
3. [Home + home: Twin Cities ADU Guidebook - Family Housing Fund](#)
4. [MNCompass](#)
5. [Maxfield Housing Study](#)
6. [ADU Matrix](#)
7. Various neighboring city ADU ordinances

	Allow ADUs	Allow by right	Zones	Parking	Allow detached	Max ADUs allowed	Min Size	Max Size	Max Height	Setbacks	Ownership	Owner must reside at property?	Max Bedrooms	Allowed to be rented?	Max Occupancy	Appearance	Utilities	ADU Definition	Other Comments
Bloomington	Yes	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 two family dwelling unit.	Yes	1	300 sq. ft.	960 sq. ft.	May not exceed height of principal structure.	Same as principal structure	May not be subdivided or separated in ownership from the associated single family home. Owner must reside at the property.	Yes	2	Yes (a rental license is required)	Not specified	Must be designed to maintain the outward appearance of one single-family dwelling; the appearance of a two family dwelling must be avoided.		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, or detached from the single-family dwelling unit.	
Crystal	Yes	Yes	R-1, R-2	One space in addition to the two required spaces for the home	Yes	1	None	50% of the finished floor area of the home	22 ft.	Rear: 5 ft. Side: 5 ft. Corner side: 10 ft.	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	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.	A dwelling unit that is located on the same lot as a one family dwelling to which it is accessory and subordinate in size. An accessory dwelling unit may be within or attached to the one family dwelling, or in a detached accessory building on the same lot.	Must be at least ten feet from principal structure if detached
Eden Prairie	No																		
Golden Valley	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 or 950 square feet, whichever is less. In the case of internal ADUs, 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 parcel.	Yes	Not specified	Yes (a rental license is required)	Not specified	For attached & internal: 1. Exterior changes to the home shall not substantially alter the single-family character of the structure. 2. Entrance to the ADU shall face either the side or rear yard. For detached: 1. Shall be designed and use materials which complement and match the existing principal dwelling. 2. Rooftop decks are not permitted in conjunction with a detached ADU. 3. Windowed dormers 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 exists or can be provided.	A smaller, independent residential dwelling unit located on the same lot as a stand-alone single family home.	A CUP is required for a detached ADU if the ADU does not meet the same setbacks as required for the principal dwelling. Detached ADUs shall be located completely to the rear of the principal structure, unless it is built with front footings. In that case, an ADU may be built no closer to the front setback than the principal structure. A minimum lot size of 10,000 sq. ft. is required to establish a detached ADU. Detached ADUs must be located at least 10 feet from the principal structure. The floor area of a detached ADU shall not count towards the maximum area limitation for accessory structures in the R-1 or R-2 zoning districts.
Hopkins	No																		
Minneapolis	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: 1,300 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	Yes (a rental license is required)	Not specified	The primary exterior materials shall be durable, including, but not limited to masonry, brick, stone, wood, cement-based siding, or glass. Not less than 5% of the total area of the facade of a detached unit facing an alley or public street shall be windows. Exterior stairways are allowed provided that the finish of the railing matches the finish or trim of the detached accessory dwelling unit. Raw or unfinished lumber shall not be permitted on an exterior stairway. Balconies and decks shall not face an interior side-yard. Rooftop decks not allowed. No additional entrances facing the public street.	Water and sewer are typically served through extensions from the primary residence. Dedicated water and/or sewer services to a detached ADU may be allowed in special circumstances.	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 structure 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	Must be designed to maintain the single-family appearance of the principal dwelling from off-site views. Must be located behind the rear building line of the principal dwelling unit. Must be 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 being independent of the principal dwelling, such as areas for sleeping, cooking, and sanitation, as determined by the city planner. This definition includes secondary dwelling units attached to or detached from the principal dwelling unit.	
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 is allowed in both the principal unit and the accessory unit together. A household is six (6) or fewer adults, together with the minor's their care. (For example, if four adults occupy the principal dwelling unit, only two adults may occupy the ADU.)		Not defined	
Boulder, CO	Yes	Yes	RR, RE, RL, RM, A, F	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 parcel. The property owner must reside in the principal dwelling or ADU	Yes	Not specified	Yes (a rental license is required)		One family plus two additional persons can reside between the primary dwelling and ADU	Must be architecturally consistent with existing residence and neighboring properties. Additional entrances facing the street must be screened.	A separate and complete single housekeeping unit within a detached dwelling unit or within an accessory structure to the principal dwelling unit of the lot or parcel upon which the unit is located, permitted under the provisions of Subsection 9-6-4(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. 800 ft.) The incentives for no parking required and additional size of the ADU are offered if the ADU rents 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.	"Backyard Cottages" are defined as being on the same lot as a principal building type so a separate parcel cannot be created. Ordinance does not prohibit sale of 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 vehicular parking on the same lot as a principal building type.	Utility services for the Backyard Cottage must be buried underground If occupied for residential use, must have an automatic sprinkler system unless on a corner lot, a lot with a driveway leading to the Backyard Cottage, or a lot abutting an alley.	A three foot wide paved walkway capable of allowing an ambulance cot to be wheeled to and from the Backyard Cottage is required.
Seattle, WA	Yes	Yes	SP5000, SP7200, SP5000, RS, 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.	For lots at least 50 feet wide: 25 ft. for pitched roof. 22 ft. for shed/butterfly roof. Less for lots less than 50 ft. wide	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 than 8 unrelated people. For lots with 2 ADUs: no more than 12 unrelated people.	If the entrance is located on a facade facing a side lot line or rear lot line, the entrance may not be within 10 feet of that lot line unless that lot line abuts an alley or other public right-of-way.		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).
Pasadena, CA	Yes	Yes	RS (2), RM-12, REM-16, RM-32, RM-48	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, whichever is greater.	12 ft to top plate and 17 ft to highest ridge line	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 Impact Fee in an amount proportional to the square footage of 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 persons on the same parcel 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.	The city offers an incentive (Second Unit ADU Program) to create affordable ADUs by offering comprehensive assistance for financing, designing, permitting, and constructing a new ADU. The unit must be rent to a Section 8 voucher holder for continuous years Any "mature tree" as defined by Section 8.52.030 in a protected zone shall be replaced at a one-for-one ratio if it is proposed to be removed to construct a new ADU If impervious surface limits area a barrier, a property owner can exceed the limit to build a maximum 650 sq. ft. ADU as long as stormwater management is addressed. This is intended to relieve the barrier faced by smaller lots that are already legally at or over their lot coverage limit. Requires approval by Development Review Board (See Section 5.2.3 (b) 10. of Zoning Ordinance)
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.	Side: 5 ft. if under 15 ft. in height. Otherwise 50% of lot width or average of 2 adjacent lots on either side. Rear: 5 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 children	The property must have sufficient wastewater capacity as certified by the Department of Public Works.		A dwelling unit that is clearly subordinate to a single family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation.	Requires a deed restriction be recorded prior to occupancy relieving the conditions of the ADU permit, including that the owner reside on the property.
Highland Park, IL	No																		
Evanson, IL	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 primary dwelling	28 ft for sloped roofs and 20 feet for flat and mansard roof	Side: 5 ft. Rear: 3 ft	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)	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 property.	Water service/sewer must be connected to the main residence and cannot be connected to the street. An upgrade may be required if the main residence does not have sufficient capacity for the new ADU.	A smaller, secondary independent housekeeping establishment located on the same zoning lot as a residential building. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking, and sanitation, and may be internal, attached or detached.	
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)	None	75% of living area of primary structure or 800 sq. ft., whichever is less.	20 feet if principal structure setbacks are met. 15 feet if principal structure setbacks not met.	Side & Rear: 0 ft. if certain criteria met, including overall structure height less than 15 ft and walls of the structure less than 10 ft high. Otherwise, principal structure setbacks apply	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	Additional design standards required if ADU is over 15 ft in height: Exterior finish materials, roof pitch, trim, eaves, window orientation, and dimension must be the same or visually match those of the primary dwelling in type, size and placement.	Applicants have the option of connecting the ADU to existing sewer/water connections through the primary structure or having a separate connection.	An additional dwelling unit created on a lot with a primary dwelling unit. The additional unit is smaller than the primary dwelling unit except when the accessory dwelling unit is in an existing basement. The accessory dwelling unit includes its own independent living facilities including provision for sleeping, cooking, and sanitation, and is designed for residential occupancy by one or more people independent of the primary dwelling unit. Kitchen facilities for cooking in the unit are described in Section 28.30.160 of Title 25, Property and Maintenance Regulations. The unit may have a separate exterior entrance or an entrance to an internal common area accessible to the outside.	When more than one ADU is proposed, at least one unit must meet certain "habitability" standards for entrances, bathrooms, living areas, and doors. This is to ensure that units can accommodate a range of individuals living in or visiting the residence regardless of age or ability.
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, but only at the time of the ADUs construction	Not specified	Yes (a rental license is required)	Not specified	When and ADU is significantly visible from public ways, the building design shall 1) be clearly subordinate to the principal structure(s) in scale and position in relationship with the street and principal structure(s); b) Not include outside stairways or fire escapes above the ground floor.		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.	
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 segregated in ownership from the primary dwelling segregated in ownership from the primary dwelling	Yes	Not specified	Yes (rentals of four units or less do not require a rental license).	Not specified	Only 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. Addition to an existing structure or the development of a newly constructed detached 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, cooking, and sanitation. An ADU is accessory to the primary unit on a lot and may be added to, created within, or detached from the primary single-family dwelling unit.	
Lake Forest, IL	No, only ADUs existing prior to November 17, 2014 may continue to be used																		

Chapel Hill, NC	Yes	Yes	Single family lots	1 per ADU bedroom	Yes	1	None	750 sq ft or 75% of floor area of primary dwelling, whichever is less.	29 ft	Varies by district (generally 6-11 ft for rear and side)	Must remain under same ownership as primary dwelling.	No	Not specified	Yes (no rental license required)	Not specified			<div>Dwelling units, single family with accessory apartment: A dwelling or combination of dwellings on a single zoning lot consisting of two (2) dwelling units, for which: 1. Accessory (attached or not attached) apartments have a floor area limit of no more than seven hundred fifty (750) square feet or seventy-five (75) percent of the floor area of the principal dwelling unit (whichever is smaller), except as provided in the next sentence. 2. The floor area of an attached accessory apartment may exceed the aforementioned floor area limit of seven hundred fifty (750) square feet and be up to one thousand (1,000) square feet of floor area only if both of the following conditions are met: a). an attached accessory apartment does not increase the existing footprint of the structure (principal dwelling unit, garage or other existing, standalone structure on the property) to which it would be attached; and b) the attached accessory apartment does not exceed seventy-five (75) percent of the floor area of the principal dwelling unit. 3. Together, the principal dwelling unit and the accessory apartment that are part of a two-family dwelling shall be classified as a rooming house (a different use type and group) if occupied by more than four (4) persons who are not related by blood, adoption, marriage, or domestic partnership.</div>	
-----------------	-----	-----	--------------------	-------------------	-----	---	------	--	-------	--	---	----	---------------	----------------------------------	---------------	--	--	--	--