

Accessory Dwelling Unit Ordinance (21-18) Research  
Research for Introductions of ADU's in the City of Ramsey  
By: Brian McCann

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The purpose of this research is analysis of peer community codes regarding standards for accessory dwelling units (commonly known as ADU's). Researched cities that do not have ADU ordinances include Anoka, Blaine, Coon Rapids, Ham Lake, Maple Grove, Nowthen, Oak Grove, Otsego, and Rogers. Additional links for information on ADU's can be found at the end of the document. Nearby metropolitan communities that regulated ADU's had the following ordinances:

[Andover](#) (pg. 65 – 12-8-5: Accessory Dwelling Unit (ADU))

- Conditional Use Permit required
- Single-family lots in the R-1 District only
- One (1) ADU per single-family lot
- ADU or principal structure must be owner-occupied, and ADU must be on the same parcel as the principal structure. The parcel cannot be split to separate the ADU.
- 400 – 900 sf allowed for total size of ADU
- 20 foot separation from the principal structure
- Must meet the setback requirements for an accessory structure
- Must meet architectural requirements of a single-family residence
- Two (2) off-street parking spaces required in addition to the home's parking spaces
- ADU must have a permanent foundation
- Must adhere to all state laws, state building, plumbing, electrical, mechanical, and fire code regulations, property maintenance regulations, and City Code requirements.
- Rental license required for rental
- Unlawful to construct or allow occupancy of an ADU that does not meet the above-listed requirements

[Dayton](#) (Section 1001.36. Accessory Dwelling Units):

- Attached or internal are permitted
  - o One (1) ADU permitted per residential lot
  - o Principal structure must be owner-occupied
  - o Cannot be utilized as a home occupation or rental (short or long-term)
  - o 2 occupants/bedroom maximum
  - o Size range of 300 – 960 square feet, or 35% maximum of principal structure livable square footage – whichever is less.
  - o Inspections and building permit required
  - o Match the primary residence
- Detached with Interim Use Permit
  - o IUP expires when property transfers ownership, or use ceases for one (1) year
  - o One (1) ADU per residential property
  - o Cannot have wheels/chassis/axels, and must be placed on concrete foundation
  - o Familial-relation occupation only
  - o Minimum lot size of two (2) acres

- Ceiling height of at least seven (7) feet, cannot exceed height of principal structure
- Cannot be utilized as a home occupation or rental (short or long-term)
- Must have a building permit, inspections, utility connections, necessary equipment (toilet, bath, shower, light, ventilation, heating, carbon monoxide alarm, smoke alarm, radon control system, emergency escape and rescue openings).
- Meet setback requirements
- May require landscaping/screening as required by the City Council

Elk River (Sec. 30-1. – Definitions)

- R-1 districts only
- One (1) ADU per single-family lot
- Building permit required, must be after or during construction of principal structure
- Counts toward accessory structure total allowable square footage
- If being utilized as a rental, must meet appropriate rental requirements including a license
- 250 – 1,000 sf size range, cannot be utilized as the principal structure
- 2 bedroom maximum
- Entrance cannot be located in the front yard of the principal structure
- Must meet the appropriate siding regulations, dependent on lot size
- Must conform to all City Code requirements for single-family dwellings
- One (1) off-street parking space must accompany the parking standards for the principal structure
- ADU or principal structure must be owner-occupied, and ADU must be on the same parcel as the principal structure. The parcel cannot be split to separate the ADU. Must also share the same address.
- ADU must have cooking, sleeping, and sanitary facilities; and be serviced with appropriate utilities
- Must meet all current state building, plumbing, electrical, mechanical, and fire codes

Minneapolis (537.110. – Allowed uses and structures.):

- General requirements
  - One (1) ADU per lot, cannot create a new parcel
  - Residential properties only
  - Balconies/decks cannot face an interior side yard, rooftop decks not allowed
- Additional requirements for internal ADU's
  - 800 square feet maximum size, cannot exceed first floor of structure
  - Additional entrances cannot face the street
  - If applicable, stairways leading to the above-ground ADU must be enclosed or entirely in the rear yard.
  - Must be owner-occupied. If not, the ADU is in violation and components must be removed to convert to a non-livable space.
    - Covenant with the County recorder must be provided to alert future owner of restrictions. Covenant will run with the land and is binding to any future owner. Evidence of recording must be provided before building permit is issued.

- Removal of the accessory structure will result in an inspection and release of covenant.
- Additional requirements for attached ADU's
  - 800 square feet maximum size
  - Additional entrances cannot face the street
  - If applicable, stairways leading to the above-ground ADU must be enclosed or entirely in the rear yard.
  - Must match the principal structure
  - Subsequent covenant and recording of covenant required.
- Additional requirements for detached ADU's
  - 21-foot height maximum, unless granted by variance
  - Gross floor area cannot exceed 1,300 square feet, or 16% of lot area, whichever is greater. In cases of larger lot areas, absolute maximum gross floor area of 1,600 square feet, or the gross floor area of the principal structure, whichever is less.
  - Parking area footprint cannot exceed 676 square feet or 10% of the lot area, whichever is greater. Absolute maximum of 1,000 square feet.
  - Minimum side yard requirement of three (3) feet. Rear yard requirement may be reduced to three (3) feet, unless vehicle access doors face the rear lot line, in which case no reduction of the required yard is permitted.
  - Detached ADU's on corner lots cannot be closer to side property lines than two-thirds (2/3) of the depth of the required front yard specified in the yard requirements table of the district of the adjacent property to the rear. Cannot be located within five (5) feet of a rear lot line of a property or office residence district.
  - 20-foot distance requirement from principal structure.
  - Primary exterior materials of the ADU must be durable.
  - More than 5% of the façade facing the street must consist of windows.
  - Exterior stairways are allowed if the railings match the trim or finish of the detached ADU.
  - Subsequent covenant and recording of covenant required.

Minnetrista (Page 129 – 505.07, Subd. 9 (g-h) - “Guest Home” and “Guest Apartment”):

- Guest homes.
  - Accessory to principal structure
  - Detached only
  - Conform to setbacks, lot coverage, and other City Code requirements
  - Height cannot exceed 25 feet
  - Roof pitch, architectural design, and exterior materials/colors must match principal structure
  - Same driveway access for the home must be used for the guest home
  - Allowed an attached garage, square footage counts towards allowed space
  - Separate address required
  - Same utilities as the primary residence (electric/gas/water). Separate ISTS is permitted if required
  - Riparian rights belong to the primary residence
  - Cannot be sold separate from the primary residence

- CUP required for homes over 1,000 square feet, or 30% or more of the principal structure's footprint – whichever is less.
- Guest apartments.
  - One (1) primary apartment access door required
  - Same driveway as principal structure
  - Riparian rights belong to the principal structure
  - Rental is prohibited
  - Same address required

Roseville (Page 148 – 1011.12 (B)):

- One (1) ADU per single-family lot
- Owner-occupied principal or accessory dwelling
- Maximum occupancy of two (2) individuals
- Separate address in some form, i.e. “Unit A” following primary address
- Detached ADU may be located above a garage or in a separate accessory building that meets accessory building section of City Code, including setbacks.
- One (1) additional off-street parking space required.
- Home occupations are not permitted in ADU's
- Maximum height, including above-garage, cannot exceed principal structure or accessory structure standards, as applicable.
- 300-650 square feet of livable space allowed, ADU cannot exceed 75% square footage of principal dwelling's livable area. “Living area” includes kitchen, bathroom, living room, bedroom, other rooms excluding utility rooms, hallways, entryways, storage areas, and garages.
- One (1) bedroom maximum
- Entryway to a detached ADU must be connected to a street frontage with a paved walkway
- Appearance of the attached ADU cannot alter the appearance of the principal dwelling
- Appearance of the detached ADU:
  - Match finish material of principal structure in relation to size, type, placement. Trim, windows (proportion-wise and orientation-wise), and projecting eave included.
  - Roof pitch shall match the predominant roof pitch of the principal dwelling.
- ADU Occupancy Permit required that is non-transferrable, for rental.

St. Paul (Section 65.913. – Dwelling unit, accessory):

- Internal, attached, and detached allowed
  - Minimum lot size of 5,000 square feet
  - One (1) ADU per lot
  - Compliant with all other city, local, regional, state, and federal regulations.
  - Occupancy:
    - Occupancy of principal dwelling and ADU cannot exceed the definition of household in section [60.209](#) – six (6) adults and children or fewer.

- Land use restrictive covenant required for use, and recording with the County.
  - Annual affidavit verifying continued owner-occupancy, with a fee.
- Maximum unit size of 800 square feet. Internal ADU cannot exceed one-third (1/3) of the principal structure floor space.
- Access and entrances
  - Walkway required from abutting public street to the primary entrance of the ADU
  - Internal stairways are permitted for access to upper floor ADU's, but external stairways must be placed on the side or rear of the structure for exterior access points.
  - Exterior stairways must be constructed with durable materials and match the finish of the structure they are attached to.
- Additional parking is not required if off-street parking requirements for the principal structure are met.
- Shall not be sold separately or made a separate tax parcel.

| <b>City</b> | <b>Type of ADU (Internal, attached, detached)</b> | <b>Minimum Lot Size for ADU's</b>          |
|-------------|---|--|
| Andover     | All types   | R-1 min. lot size – 2.5 acres              |
| Dayton      | Internal, attached                                | R-1 min. lot size - 10,890 sf (0.25 acres) |
|             | Detached  | Two (2) acres with IUP                     |
| Elk River   | All types   | R-1 min. lot size – 6,000 sf (0.13 acres)  |
| Minneapolis | All types   | No requirement                             |
| Minnetrista | All types   | No requirement                             |
| Roseville   | All types   | No requirement                             |
| St. Paul    | All types   | 5,000 sf (0.11 acres)                      |

### **ADU Resources and Information**

- [AARP](#): partner of ADU's as it relates to senior living
- [American Planning Association](#)
- [City of St. Paul's Case Study on ADU's](#)
- [ADU by City Research](#)
- [Family Housing Fund](#)
  - [Handout](#)