

ADUs: Frequently Asked Questions

What is an accessory dwelling unit (ADU)?

An accessory dwelling unit (ADU) – also referred to as a granny flat, mother-in-law apartment, or alley flat – is a self-contained living unit that can be located within the walls of an existing or newly constructed home, or that can be an addition to an existing home. It can also be a freestanding structure on the same lot as the principal dwelling unit or a conversion of a garage or carriage house. The City of Minneapolis is currently considering all three types of ADUs: **interior**, **attached**, and **detached**. Examples of each type are shown on the following pages on a typical 5,000 square foot lot.

Why is the City of Minneapolis considering allowing ADUs?

Like other communities around the country, Minneapolis is looking to allow more flexibility in housing types to help reach a variety of City goals, such as allowing seniors to age in place, improving affordability in a tight rental market, diversifying the housing stock, and accommodating the demand for growth within a built community while having minimal impacts on existing neighborhood character.

How would ADUs be regulated?

City staff has started to develop ideas for regulations based on best practices research and will continue to adapt these regulations based on input from a variety of stakeholders, including community members, the design community, senior citizens, and other City departments. ADUs will comply with new and existing building and zoning code regulations that apply to residential structures. The City will also require that property owners obtain a license in order to legally establish an ADU on their property.

How is an ADU different from a duplex?

An ADU would be regulated and constructed in a way that would retain the character of the block and neighborhood. The City is considering the requirement that the ADU would need to be smaller than the primary structure in height and floor area. Based on the way that ADUs are currently regulated in other cities, City staff anticipates that the property would also need to be “homesteaded”; in other words, the property-owner would be required to live in either the principal or accessory unit as their primary residence. However, the two units could not have separate property owners, as this would be considered a duplex and would require a subdivision and potentially a new zoning classification.

I am not interested in having an ADU on my property. Why should I care?

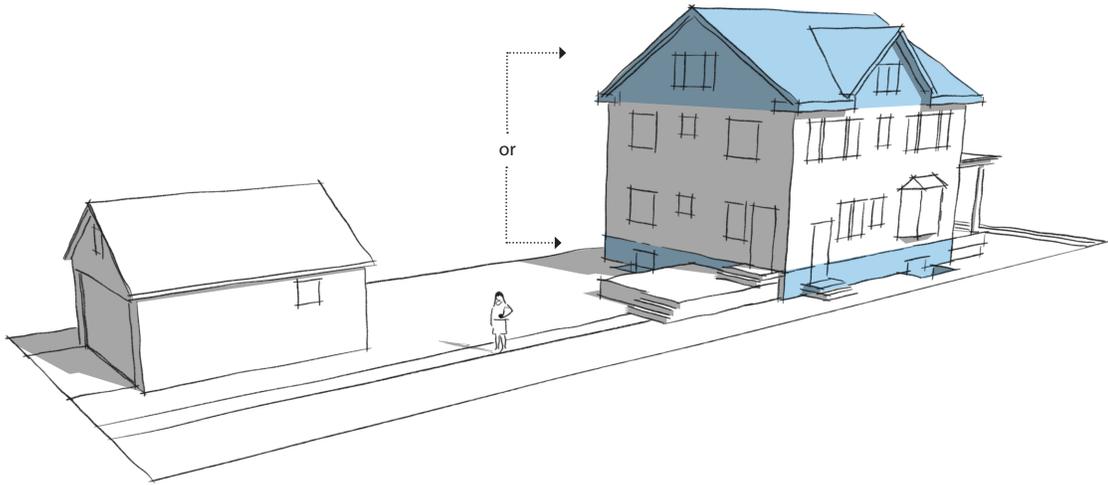
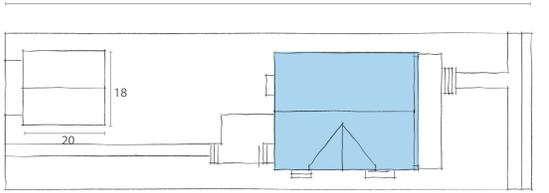
Establishing regulations for ADUs would allow the City to legally inspect these types of rental properties and require them to adhere to life safety building and zoning codes. In addition, we would like to hear what building design features would be important to potential neighbors of ADUs as we develop regulations for these types of residential structures.

How can I get involved, learn more, and be kept up to date?

There will be four open houses to learn more about ADUs and to provide feedback. To follow the progress of the project or provide comments, please visit the Accessory Dwelling Unit Text Amendment webpage: <http://www.minneapolismn.gov/cped/projects/ADU>

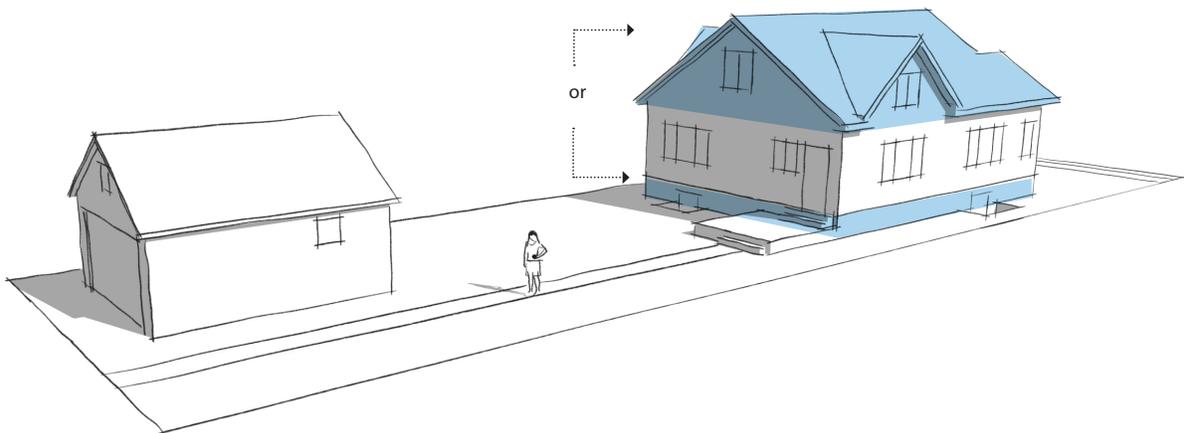
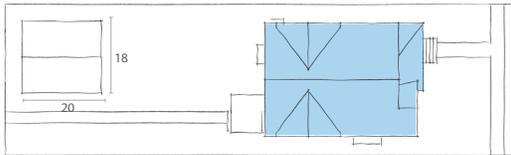
*Interior Accessory Dwelling Unit
w/ separate parking structure*

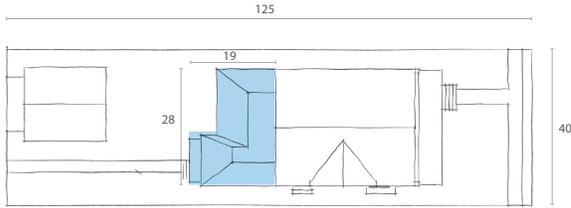
variable sqft



*Interior Accessory Dwelling Unit
separate parking structure*

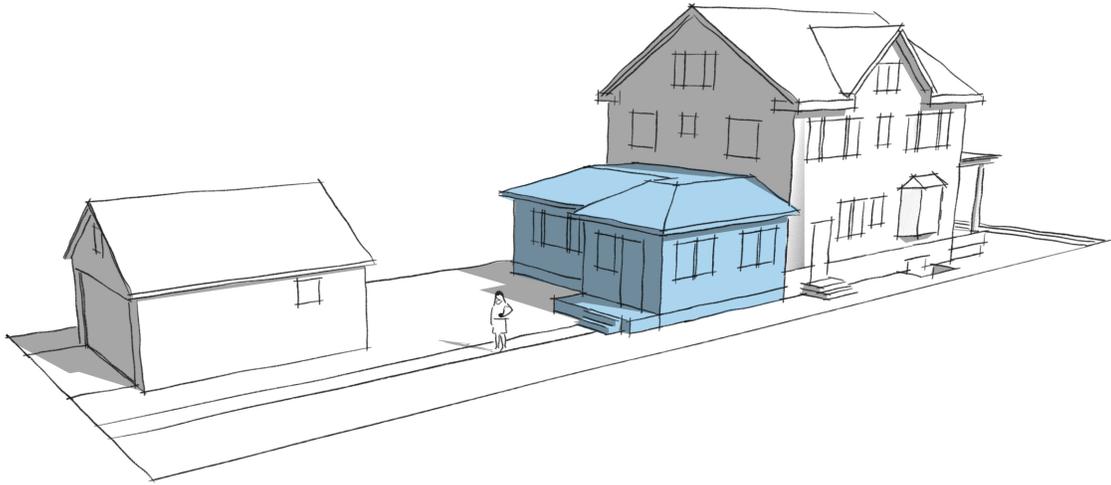
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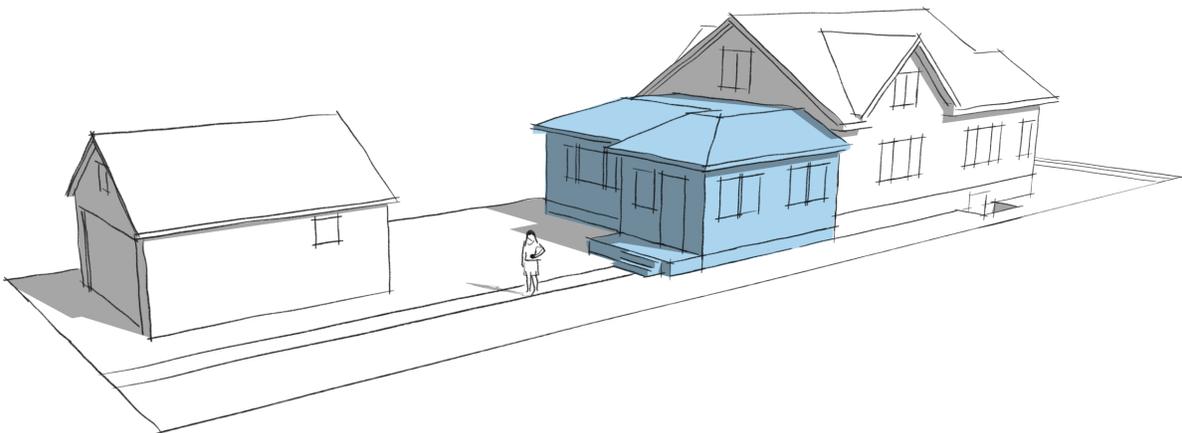
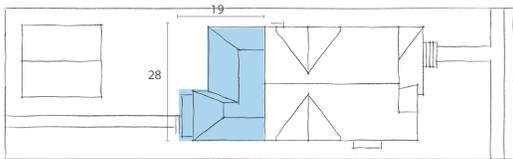
*Attached Accessory Dwelling Unit
w/ separate parking structure*

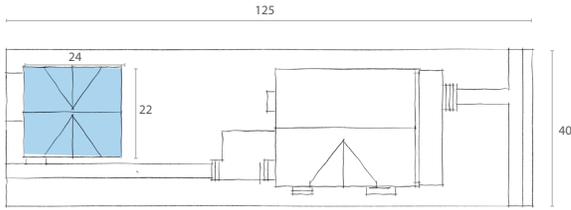
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*Attached Accessory Dwelling Unit
separate parking structure*

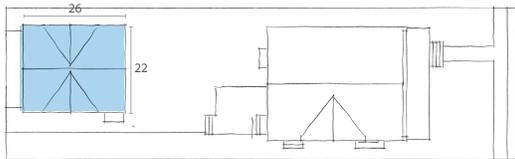
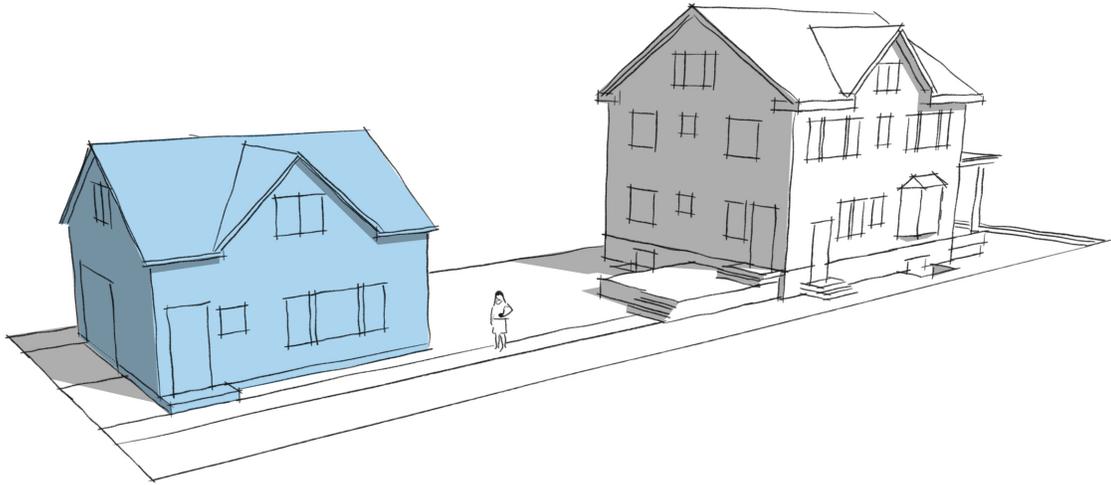
500 sqft





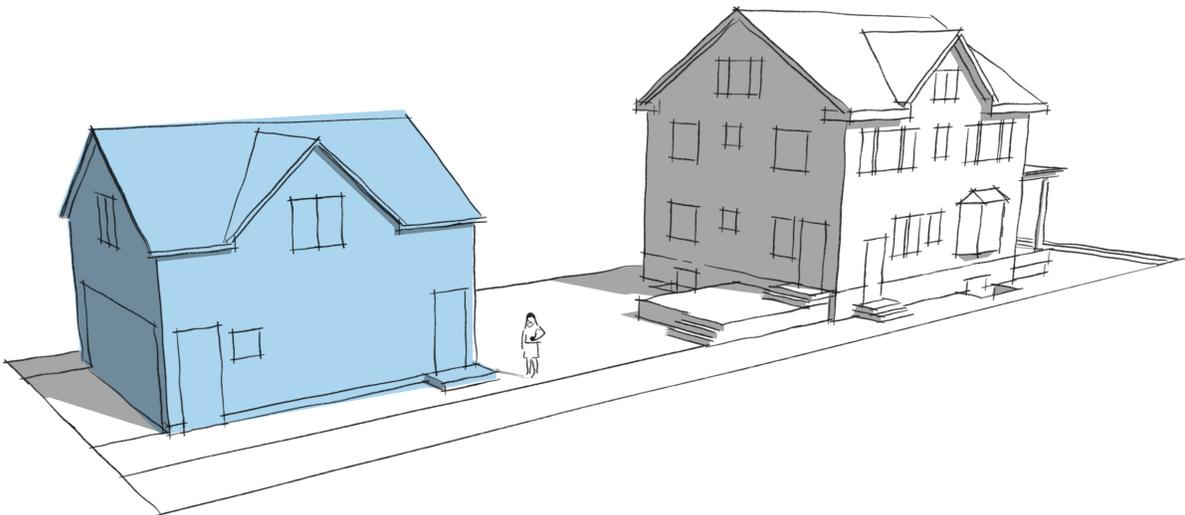
*Detached Accessory Dwelling Unit
w/ 1 enclosed parking space*

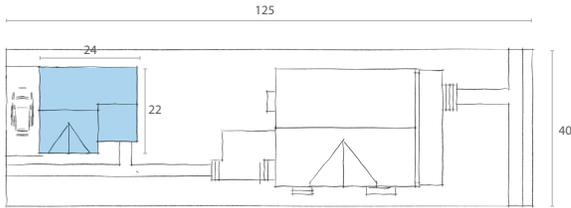
500 sqft



*Detached Accessory Dwelling Unit
w/ 2 enclosed parking spaces*

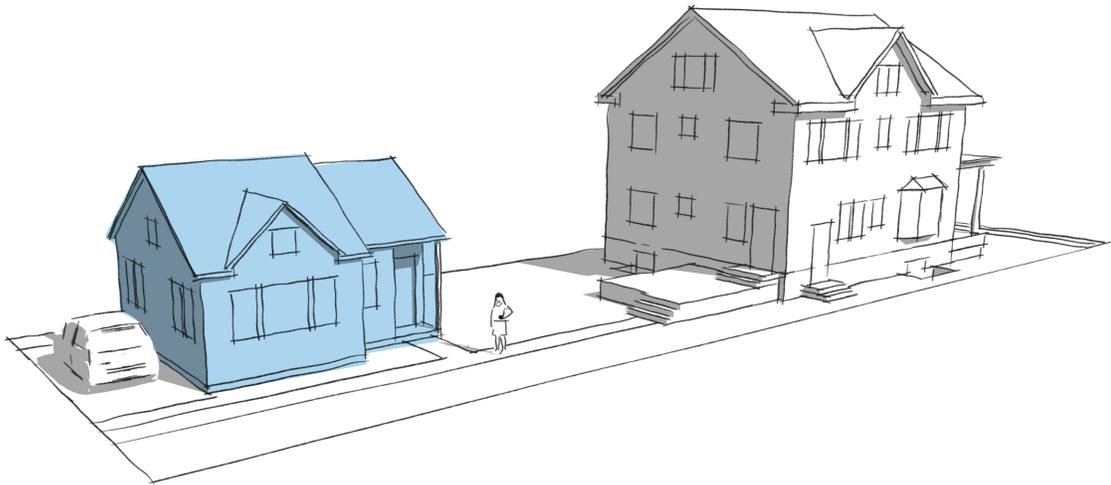
500 sqft





Detached Accessory Dwelling Unit
no enclosed parking

500 sqft



Detached Accessory Dwelling Unit
no enclosed parking

500 sqft

