



MEMORANDUM

TO: City Planning Commission and Heritage Preservation Commission - Committee of the Whole (Joint Meeting)

FROM: [Aaron Hanauer](#), [Mei-Ling Anderson](#), and [Shanna Sether](#) – CPED Land Use, Design, and Preservation

DATE: September 18, 2014

SUBJECT: Zoning code text amendment – accessory dwelling units

An ordinance was introduced by Council Member Bender to the City Council on June 13, 2014, that would amend Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code (amending provisions to allow accessory dwelling units in additional zoning districts), as follows:

- a) Chapter 520 relating to Introductory Provisions;
- b) Chapter 521 relating to Zoning Districts and Maps;
- c) Chapter 525 relating to Administration and Enforcement;
- d) Chapter 530 relating to Site Plan Review;
- e) Chapter 535 relating to Regulations of General Applicability;
- f) Chapter 536 relating to Specific Development Standards;
- g) Chapter 537 relating to Accessory Uses and Structures;
- h) Chapter 541 relating to Off-Street Parking and Loading;
- i) Chapter 546 relating to Residence Districts;
- j) Chapter 547 relating to Office Residence Districts;
- k) Chapter 548 relating to Commercial Districts;
- l) Chapter 549 relating to Downtown Districts; and
- m) Chapter 551 relating to Overlay Districts.

The zoning ordinance does not generally allow accessory dwelling units (ADUs). In 2001, the City adopted the NP North Phillips Overlay District to allow for the construction of accessory dwellings in a portion of the Phillips neighborhood. ADUs – also known as “granny flats”, “mother-in-law apartments” or “alley flats” – have received significant attention nationwide in recent years as a way to provide more flexible housing options in built-out urban neighborhoods. The proposed text amendment would allow residential structures in additional zoning districts to have accessory dwelling units on the same zoning lot.

CPED staff is currently exploring how the three types of ADU structures could be regulated citywide: interior, attached, and detached. Staff has started to develop ideas for regulations based on best practices research, and will continue to adapt these regulations based on input a variety of stakeholders, including community members, design professionals, senior citizens, and other City departments.

Staff recently completed four open houses across the city to collect input on the proposed ordinance amendment. The public may also provide comments through the project website: <http://www.ci.minneapolis.mn.us/cped/projects/ADU>.

To assist staff in preparing the draft ordinance language, staff would like to present some of the research that has been done up to this point for discussion and feedback.

Attachments:

1. FAQ
2. Open house boards
3. Open house presentation

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?

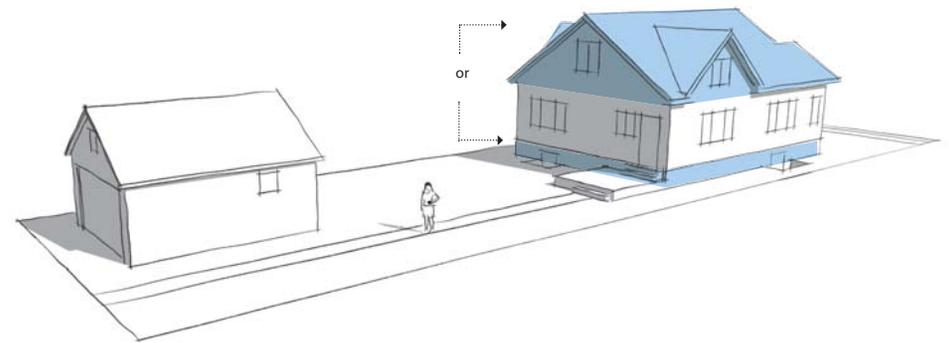
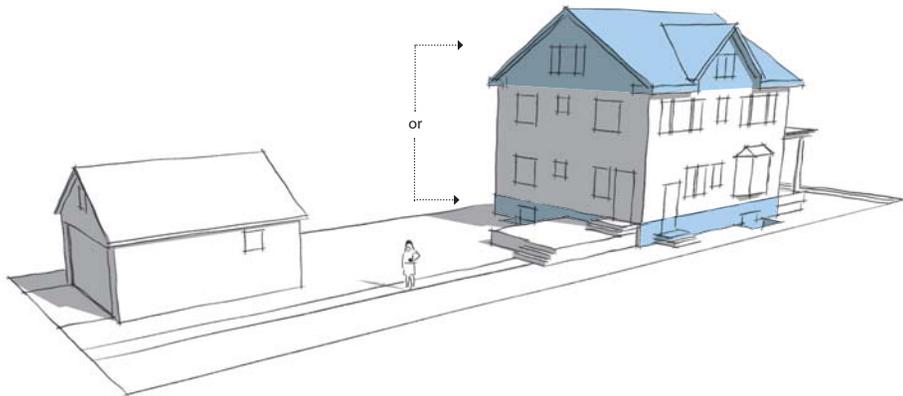
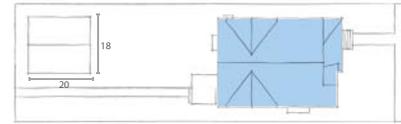
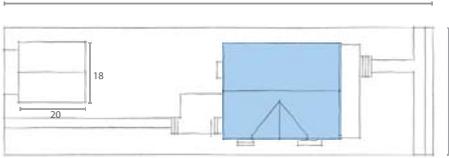
Establishing regulations for ADUs would allow the City to legally inspect these types of rental properties and require them to adhere to life safety building and zoning codes. In addition, we would like to hear what building design features would be important to potential neighbors of ADUs as we develop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

ADU TYPE # 1:

INTERIOR



Possible Benefits

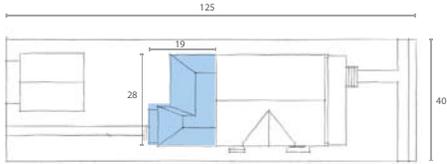
- * Little perceivable change from exterior
- * No impact on building bulk or neighbors' yards
- * Existing home limits size, location, and layout

Possible Challenges

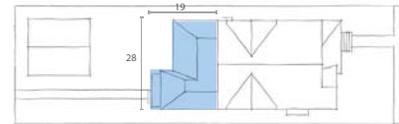
- * Adding a separate entrance
- * Meeting building code requirements for egress in a basement or top floor
- * Can't exceed square footage of primary unit

ADU TYPE # 2:

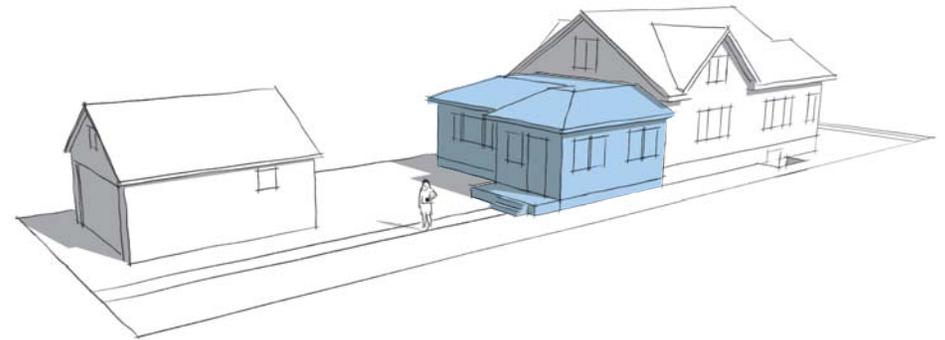
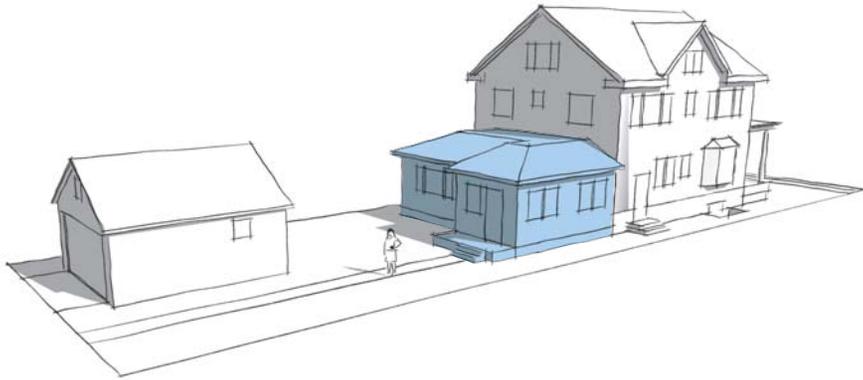
ATTACHED



ADU = approximately 500 sq. ft.



ADU = approximately 500 sq. ft.



Possible Benefits

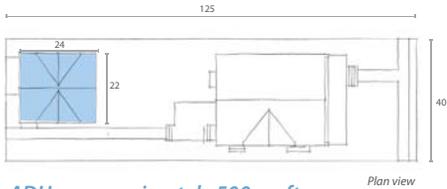
- * Easily made accessible
- * Relationship between units is ideal for a supportive living arrangement (caregiver, in-laws)

Possible Challenges

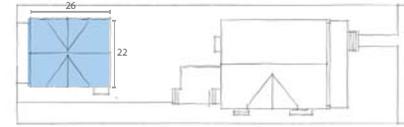
- * Addition must conform to zoning code restrictions on bulk, height, setbacks, impervious surfaces, building coverage for the lot
- * Loss of backyard area

ADU TYPE # 3 (A):

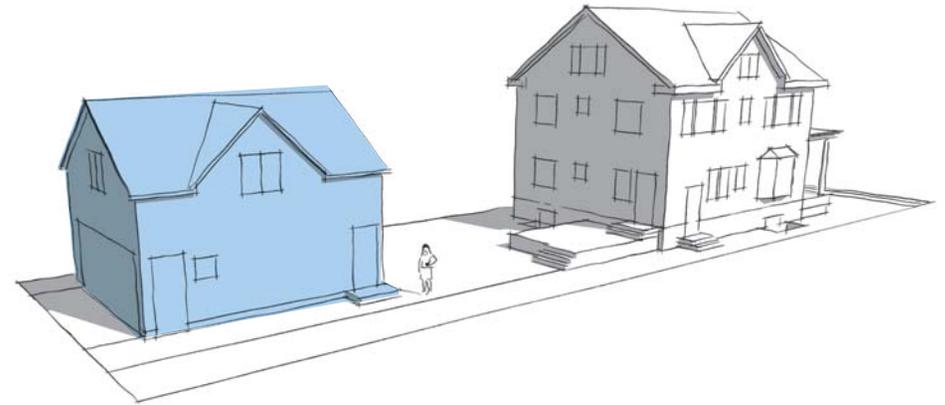
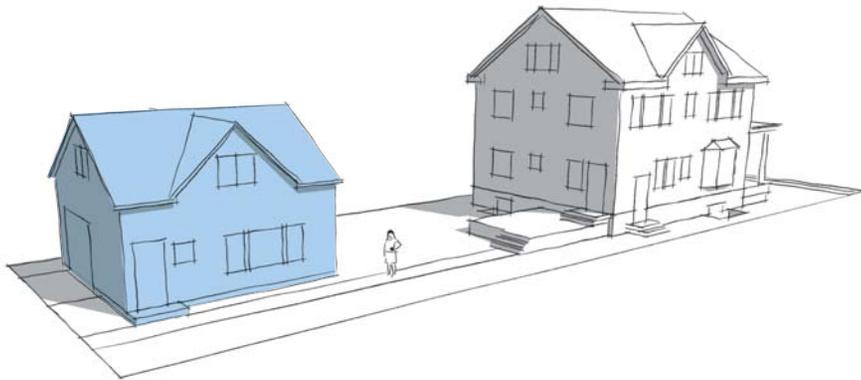
DETACHED WITH 1 OR 2 ENCLOSED PARKING SPOTS



ADU = approximately 500 sq. ft.



ADU = approximately 500 sq. ft.



Possible Benefits

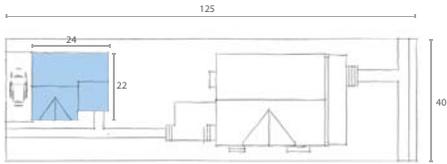
- * Provides the most independent living arrangement
- * Does not affect bulk or design of primary home
- * Eyes on the alley

Possible Challenges

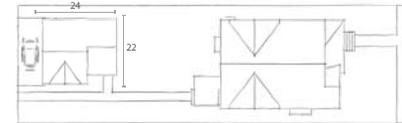
- * Height requirements may make the ADU infeasible if primary structure is 1-1.5 stories
- * Fire separation (e.g. the sleeping room cannot open to a garage)
- * Two-level ADU is less accessible for those with limited mobility

ADU TYPE # 3 (B):

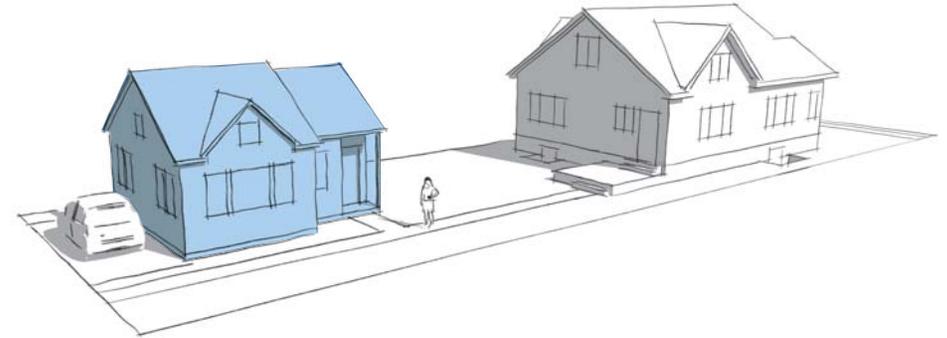
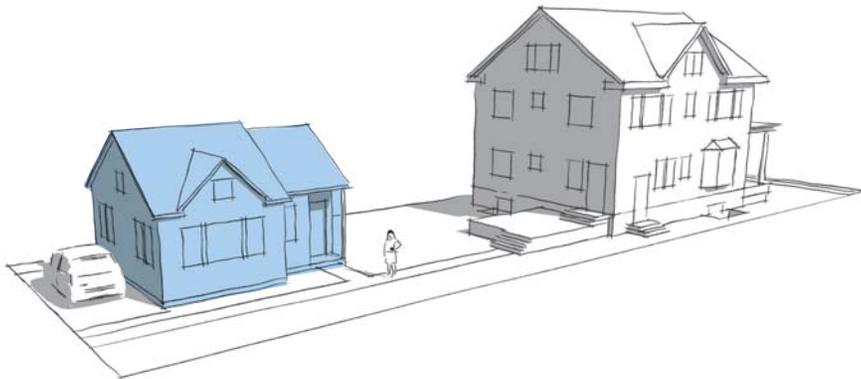
DETACHED WITH 1 UNENCLOSED PARKING SPOT



ADU = approximately 500 sq. ft.



ADU = approximately 500 sq. ft.



Possible Benefits

- * Provides the most independent living arrangement
- * Does not affect bulk or design of primary home
- * Eyes on the alley
- * Less bulk compared to incorporating a garage

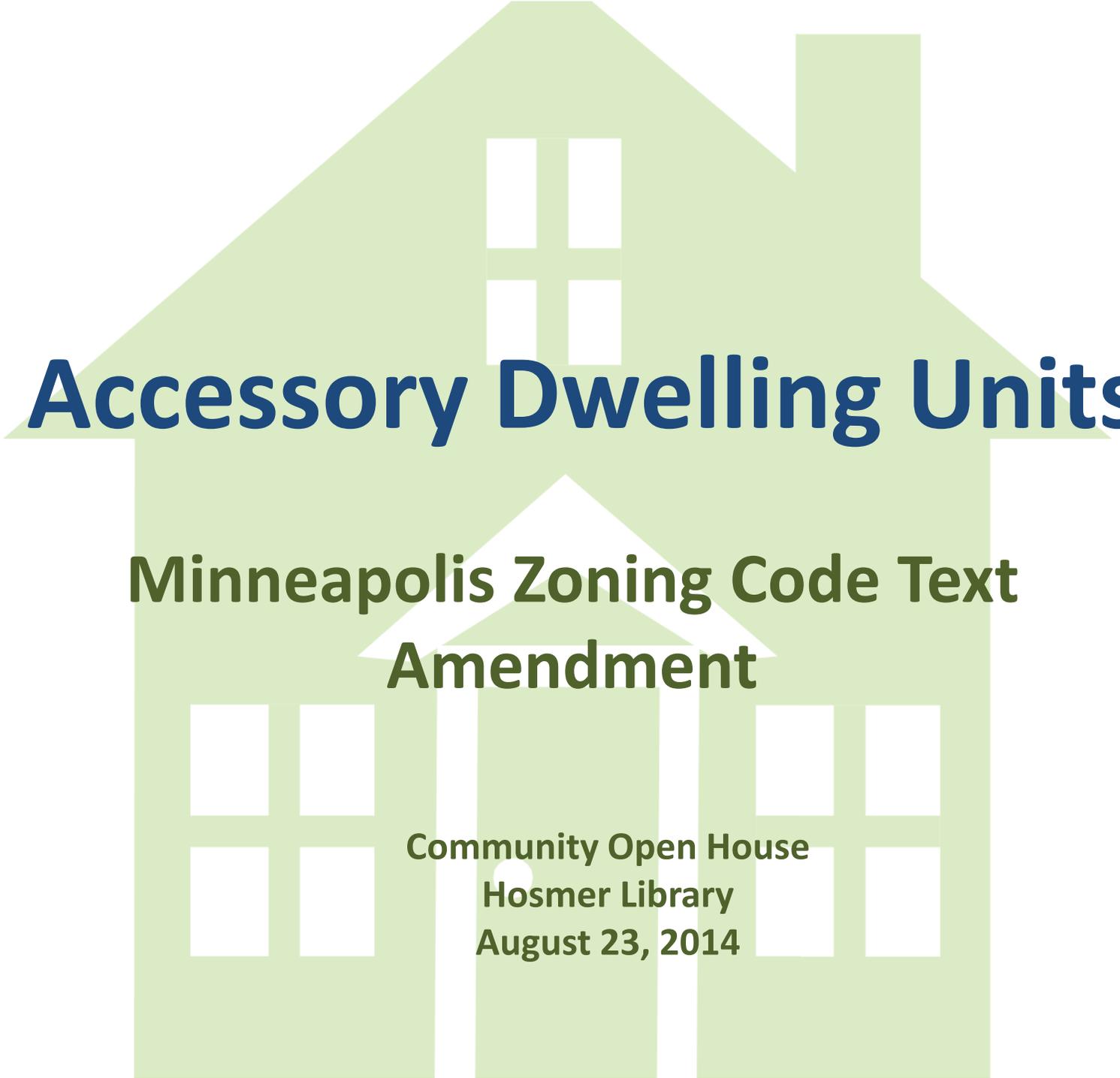
Possible Challenges

- * Impervious surfaces
- * Habitable space cannot be less than 6 feet from a parking area

SAMPLE OF OTHER CITIES THAT ALLOW ADUS

City, State	Types allowed	Size limits (in square feet)	Homestead
Seattle, WA	Int, Att, Det	Attached: 1,000 max Detached: 800 max	Yes
Vancouver, BC	Int, Att, Det	Attached: no max, just smaller than main unit. Detached: 280 min, 900 max	No
Portland, OR	Int, Att, Det	800 max	No
Santa Cruz, CA	Int, Att, Det	500 min, 800 max	Yes
Madison, WI	Int, Att, Det	700 max	Yes
Ottawa, ON	Int, Att, Det	Attached: max = 40% of the home. Detached: max = 65% of home gross floor area.	No
Anchorage, AK	Int, Att, Det	Attached: 300 min, max. 35% of primary dwelling (some areas more lenient)	Yes
Denver, CO	Int, Att, Det (over garage)	200 min. per occupant, 1000 max	Yes
Bloomington, MN	Int, Att	300 min, 960 max	Yes
Austin, TX	Att, Det	850 max	No



A stylized, light green house graphic with a gabled roof, a chimney on the right side, and several window openings. The house is centered on the page. The text is overlaid on the house.

Accessory Dwelling Units

Minneapolis Zoning Code Text Amendment

**Community Open House
Hosmer Library
August 23, 2014**

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.

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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
- accommodating the demand for growth within a built community

while having minimal impacts on existing neighborhood character.

Community Open Houses

Building code requirements

- Conversion of existing detached garages would likely be difficult - New openings close to property lines, energy code compliance and separation (fire and from parking area)
- [Building code requirements for adding an attached or internal ADU to an existing building.](#)
- Minimum floor area = 200 square feet (IBC, 2006)
- Garage cannot open into a bedroom – may be an issue for detached ADUs with efficiency (no bedroom).
- Only one means of egress required
- All dwellings will require a minimum of a 42” foundation/frost footing

Public Works – Sewer and Water

- Will not need a separate sewer or water connection from the street – can connect to the existing line from the principal dwelling.
- One water meter for the property with a principal and accessory dwelling
- Need separate permits for new water line and sewer line connecting from the existing principal dwelling.

Community Open Houses

Regulatory Services – Housing Inspections

- **New license type and will be inspected at regular intervals – similar to Rental Licensing.**
- **License renewals will verify homestead status.**
- **Occupancy will remain the same - # of people per sleeping room or zoning district, whichever is less**

Community Open Houses

What is the construction cost of adding an ADU?

- Detached ADUs: average is \$98,000
or
\$151 per square foot
- Attached ADUs: average is \$52,000
or
\$82 per square foot

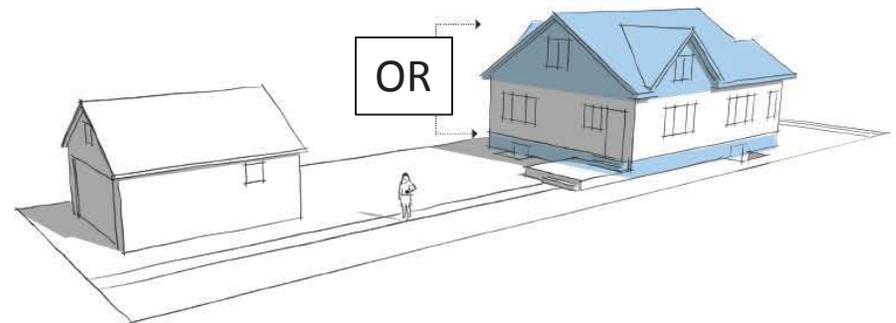
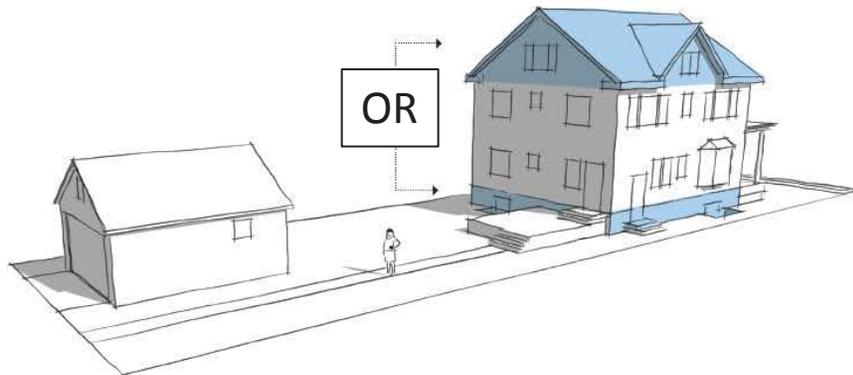
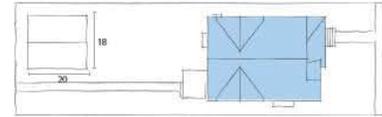
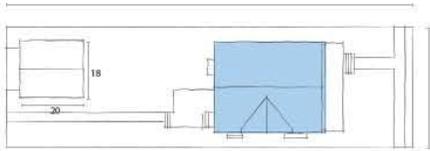
Source: Martin Brown's [analysis of data](#) from an Oregon DEQ survey of ADUs via accessorydwelling.org.

Expected Fees

- **Building Permits – depends on project scope.** Generally: One to four percent of the project value. Examples: \$50,000 ADU would pay a \$1,487 fee (3 percent). A \$200,000 ADU would pay a fee of \$3,666 (1.8 percent).
- **Other likely fees: \$4,340**
 - Sewer Availability Charge - \$2,485
 - Park Dedication Fee - \$1,500
 - Plumbing Permits – approximately \$200
 - Soil Erosion: \$120
 - Gopher State One Call: \$35

The City of Minneapolis is currently considering three types of ADUs: interior, attached and detached.

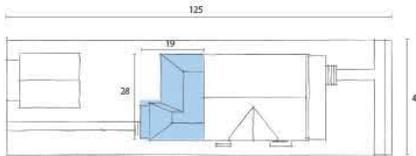
Interior



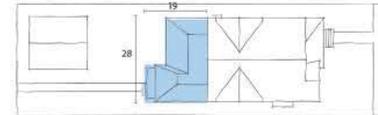
Community Open Houses

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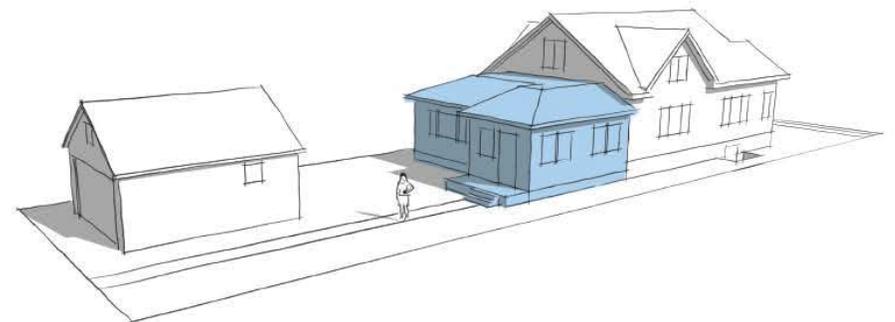
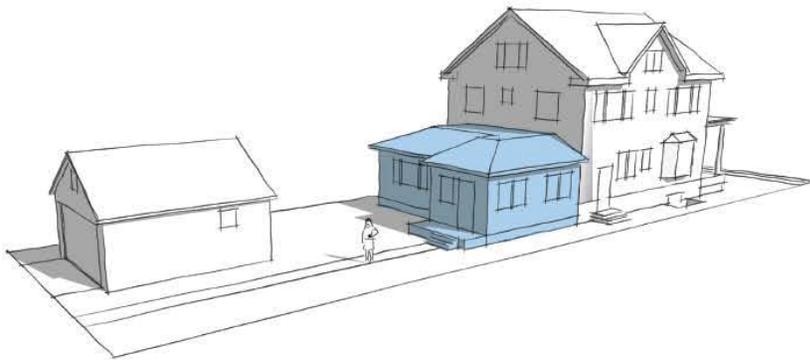
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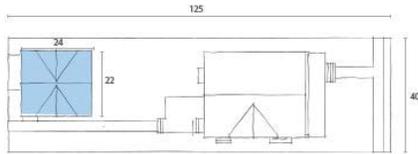
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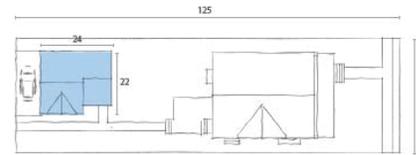
Community Open Houses

The City of Minneapolis is currently considering three types of ADUs: interior, attached and detached.

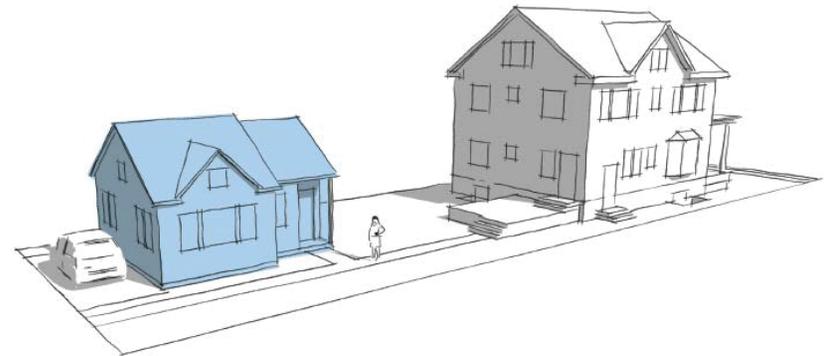
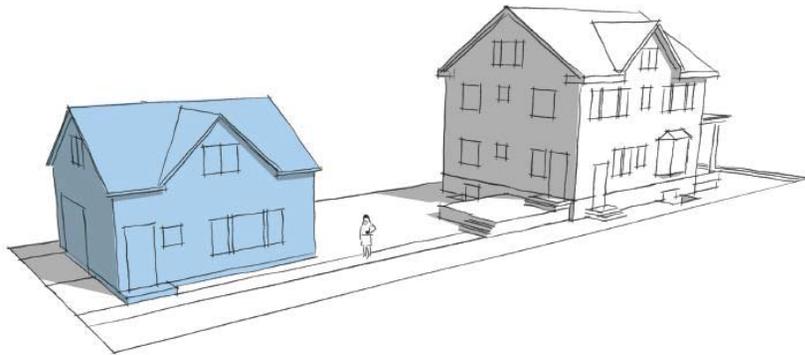
Detached



ADU = approximately 500 sq. ft.



ADU = approximately 500 sq. ft.



Community Open Houses

Peer Cities Overview

- 100s of cities across the U.S. allow ADUs



Community Open Houses

ADU Examples in Other Cities



[Photo credit:](#) linamenard via accessorydwelling.org



[Photo credit:](#) linamenard via accessorydwelling.org



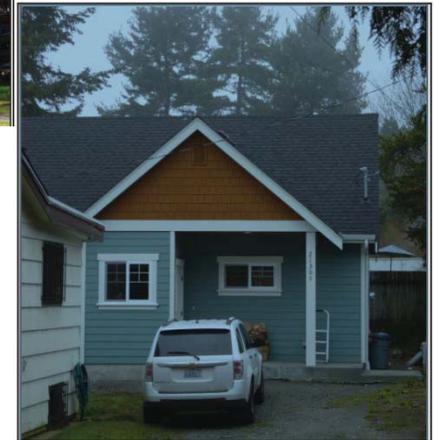
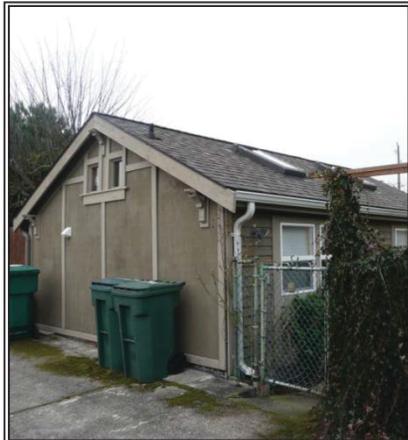
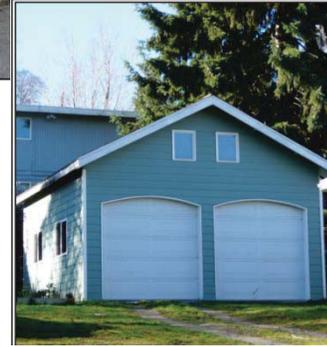
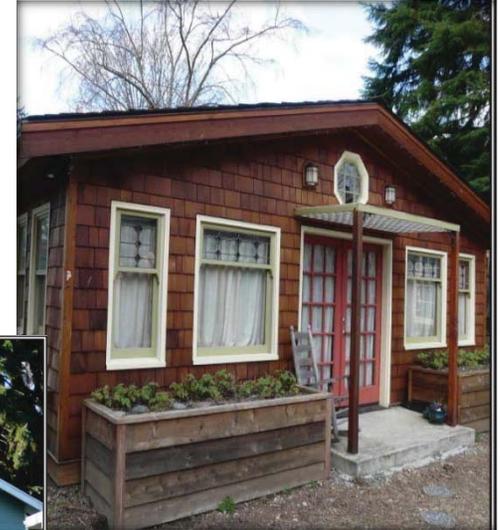
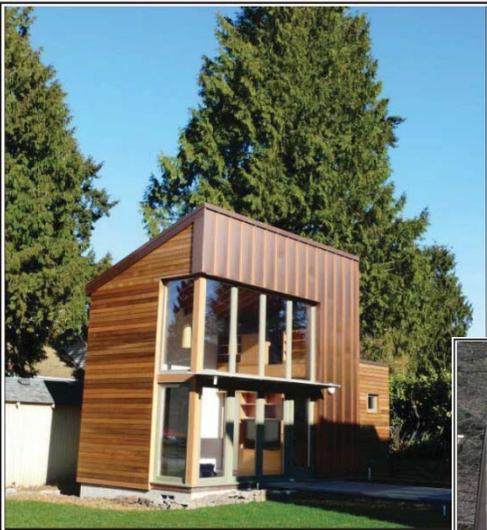
[Photo credit:](#) Nelson-Matthews ADU via accessorydwelling.org

ADU Examples in Other Cities



[Photo credit:](#) Laneway Housing How-To Guide (2013) via [vancouver.ca](#)

ADU Examples in Other Cities



[Photo credit:](#) Backyard Cottages Annual Report (2011) via Seattle.gov

What is not an ADU?

- Duplex – each unit is the same size and one of the units is not homestead
- Bed and Breakfast – this is a different land use in the zoning code
- Vacation Rental – these are prohibited in Minneapolis
- Manufactured home – All dwellings require a 42” foundation/frost footing

Frequently Asked Questions

Comment Cards – seeking feedback on:

- Policy questions about whether we should allow ADUs, where and if you're interested in constructing an ADU.
- Regulatory questions about homesteading requirements, size, off-street parking requirements and design.
- Provide online comments at:
<http://www.ci.minneapolis.mn.us/cped/projects/ADU>

Community Open Houses

Next steps

- **Community Open Houses:**

South: Saturday, August 23, 2014
10:30 a.m. – 12:30 p.m.
Hosmer Community Library
347 E 36th Street

Northeast: Wednesday, August 27, 2014
5:00 p.m. – 7:00 p.m.
Eastside Neighborhood Services
1700 2nd St NE

North: Tuesday, September 16, 2014
5:00 p.m. – 7:00 p.m.
North Regional Library
1315 Lowry Ave N

Southwest: Wednesday, September 17, 2014
7:00 p.m. – 9:00 p.m.
Kenwood Community Center
2101 W Franklin Ave

- **Draft text amendment → Public Hearings**

Community Open Houses