



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #7
November 10, 2014

ZONING CODE TEXT AMENDMENT SUMMARY

Initiator: Council Member Bender
Introduction Date: Jun 27, 2014
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Specific Site: Citywide
Ward: Citywide
Neighborhood: Citywide
Intent: To allow accessory dwelling units citywide.

APPLICABLE SECTION(S) OF THE ZONING CODE

- Chapter 520, Introductory Provisions
- Chapter 521, Zoning Districts and Maps Generally
- Chapter 525, Administration and Enforcement
- Chapter 535, Regulations of General Applicability
- Chapter 537, Accessory Uses and Structures
- Chapter 541, Off-Street Parking and Loading
- Chapter 551, Overlay Districts

The following chapters were also introduced: Chapter 530, Site Plan Review; Chapter 536, Specific Development Standards; Chapter 546, Residence Districts; Chapter 547, Office Residence Districts; Chapter 548, Commercial Districts; and Chapter 549, Downtown Districts. However, staff is not recommending changes to these chapters as part of this amendment and is therefore recommending returning them to the author.

BACKGROUND

Council Member Bender introduced an ordinance amendment on June 27, 2014, to revise provisions of the zoning code to allow accessory dwelling units (ADUs) citywide.

An ADU is a self-contained living unit that is accessory to another residential use, with separate cooking, sleeping, and sanitation facilities. There are three primary ADU types: internal, attached, and detached. An internal ADU is located within the walls of an existing or newly constructed home, while an attached ADU would be located in a separate addition to an existing home. An ADU can also take the form of a “detached,” freestanding structure on the same lot as a principal dwelling unit. ADUs are also often referred to as “carriage houses,” “mother-in-law suites,” “granny flats,” “backyard cottages,” and “alley flats.”

The Minneapolis zoning code does not generally allow ADUs. In 2001, the City adopted the NP North Phillips Overlay District to allow for the construction of new ADUs in a portion of the Phillips community. However, outside of this portion of the city, ADUs are generally not allowed.

The proposed text amendment incorporates the results of best practices research and stakeholder engagement. Throughout the process, staff has met with multiple internal and external groups to seek input on the proposed amendment. In August and September of 2014, staff completed four open houses across the city to provide the public with an opportunity to learn about the proposed text amendment and provide feedback through a ten-question survey that was also available online. There were approximately 137 signed-in attendees who participated in the open houses. Ninety-eight people completed the survey at the open house and 99 individuals completed the survey online. In general, survey respondents were supportive of allowing all three types of ADUs in Minneapolis, but were split on how strictly ADUs should be regulated through the ordinance. An additional open house took place in late October, 2014, following the publication of the preliminary draft ordinance to discuss the draft regulations and gain additional feedback.

The draft ordinance would make all three ADU types allowed citywide on the same lot as a single or two-family home that is a permitted or conditional use in the zoning district in which it is located, provided that the ADU would meet all other City and building codes. In summary, ADUs would be subject to the following standards:

General

- Three types of ADUs would be allowed: attached, internal, and detached.
- The ADU must be smaller in height and area than the principal residential structure.
- Either the ADU or the main unit must be owner-occupied for the entire calendar year. This restriction must be recorded on the deed.
- No more than one (1) ADU is allowed per lot.
- ADU applications will be reviewed for zoning code compliance for a fee of \$260. The board of adjustment will review variances and appeals related to these standards.

Size

- Minimum floor area (all types) = 300 square feet.
- Maximum floor area (internal) = 800 square feet, cannot exceed size of ground floor and must be located entirely on one level. Area may exceed 800 square feet if building existed before January 1, 2015.
- Maximum floor area (attached) = 800 square feet.

- Maximum floor area (detached) = If the wall height is 11 feet or shorter, the detached ADU is limited to 676 square feet or 10 percent of lot, whichever is greater, not to exceed 1,000 square feet. Enclosed parking would be included in the floor area measurement, while second story floor area would not be counted if it meets the definition of a “half story” in section 520.160. If the wall height exceeds 11 feet, the floor area of all levels will be counted and the detached ADU shall not exceed 800 square feet in gross floor area, including habitable space under a half-story and any parking areas.
- Maximum height (detached) = 18 feet (see definition of height of a structure or building in section 520.160). In no case shall the height of the ADU exceed the height of the principal residential structure.

Setbacks

- Internal/attached: zoning district setback requirements apply.
- As with principal residential structures, when the ADU's principal entrance faces an interior side lot line, the building must be set back 15 feet from the interior side lot line in question (22 feet if there is also a driveway between the entrance and side lot line).
- Detached only
 - Interior side yard = 3 feet
 - Rear yard = 3 feet if garage doors face the side or front; 5 feet if garage doors face the rear lot line; 5 feet if the rear lot line coincides with the side lot line of a property in a residence or office residence district.
 - Reverse corner side yard = two-thirds (2/3) of the depth of the required front yard of the adjacent property to the rear based on the yard requirements table of its zoning district.
 - Distance to house = 20 feet between the detached ADU and the habitable portion of the house.

Parking

- While properties must continue to contain a minimum of one (1) off-street parking space per dwelling unit, they are not required to provide an additional space for the ADU.
- There shall not be more than two unenclosed vehicles per dwelling unit on a zoning lot. For the purposes of this section, an ADU shall not be considered a dwelling.
- Contrary to existing standards, detached ADUs may be located within six (6) feet of an open parking space.

Design

- The primary exterior materials of an attached ADU must match those of the principal structure; the primary exterior materials of a detached ADU must be durable (including but not limited to masonry, brick, stone, wood, cement-based siding, or glass).
- Rooftop decks are prohibited.
- Balconies shall not face an interior side lot line.
- The creation of an attached or internal ADU shall not result in the creation of additional entrances facing the public street on the primary structure.
- Any exterior stairways leading to an ADU shall be enclosed.
- No less than 10 percent of the entire elevation facing an alley or public street shall be windows.

In general, these regulations are intended to ensure that ADUs would be developed as an accessory use and/or structure on a lot with a single or two-family home and fit in with the character of low-density residential areas. If implemented, staff will create a handout for prospective ADU owners to help interpret the adopted regulations as well as assist them in obtaining the necessary permits and licenses across all City departments. In addition, staff will track and report on the number ADUs established following the ordinance adoption.

The preliminary draft of the ordinance was published on October 15, 2014, on the project website. The proposed draft regulations have been updated since that time based on feedback that City staff has collected, including e-mails sent via the website, comments from the October 28 open house, and feedback from the City Planning Commission Committee of the Whole. Based on additional feedback and research, staff has incorporated the following policy changes in the proposed draft ordinance, which differ from the preliminary draft:

- Maximum occupancy will not be addressed in this amendment. A separate, upcoming zoning code text amendment will propose more comprehensive changes to occupancy standards.
- For internal ADUs, the entire unit must be located on one level and that the floor area cannot exceed the floor area of the ground level of the primary structure. The maximum area allowed may exceed 800 square feet if the building was in existence prior to January 1, 2015.
- Stairways leading to an internal or attached ADU shall be enclosed.
- Exterior stairways are allowed on detached ADUs as long as the finish of the railing matches the finish or trim of the detached ADU. Raw or unfinished lumber shall not be permitted.
- The primary exterior materials of an attached ADU must match the primary exterior materials of the principal structure (not specified before). The primary exterior materials of the detached ADU must be durable (previously required matching materials).
- The proposed maximum height of a detached ADU increased from 16 feet to 18 feet.
- If the top plate of a detached ADU exceeds 11 feet in height, the floor area of all levels shall be counted toward a maximum floor area of 800 square feet for the ADU.

PURPOSE

What is the reason for the amendment?

The purpose of the amendment is to allow accessory dwelling units citywide and to create regulations for their development. Staff is proposing to amend the zoning code to allow ADUs on lots that contain a single-family or two-family home as their primary, permitted or conditional residential use. The amendment is intended to ensure that the rules governing ADUs would be consistent with the policy objectives outlined in the City's comprehensive plan.

What problem is the amendment designed to solve?

Low-density residential areas comprise the largest land area in the city. The zoning code does not currently allow ADUs in Minneapolis, except for in a portion of the Phillips community which is located in the NP North Phillips Overlay District. The amendment would allow properties in low-density

residential areas to add a second (subordinate) dwelling unit to their lot as-of-right with no or minimal impact to the character of low-density residential areas.

What public purpose will be served by the amendment?

The amendment will serve a public purpose by creating standards for an additional type of dwelling unit that is not currently allowed in most low-density residential areas of the city. The proposed changes are intended to support City policies and goals related to supporting a range of housing types and family needs while respecting the character and scale of low-density residential areas.

By providing more flexibility in housing types, this zoning amendment would address multiple, interrelated City goals related to providing a mix of housing options to respond to evolving family needs and smaller households; improving accessibility and affordability in a tight rental market; providing a means for residents (particularly seniors, single parents, and families with grown children) to remain in their homes and neighborhoods and obtain extra income; promoting efficient use of existing housing stock and infrastructure; and accommodating the demand for growth within a built community while having minimal impacts on the look and scale of the existing neighborhood.

Under the proposed ordinance, ADUs would be regulated and constructed in a way that would retain the character of the block and neighborhood. ADUs would be subject to height and floor area maximums that would be similar to zoning regulations that are currently in place for detached garages. The proposed setback and design regulations have been drafted to protect the privacy of neighboring properties while also preserving backyard space and allowing flexibility in placing a detached ADU on the site. The proposed window requirement on elevations that face an alley or public street will help with providing additional eyes on the alley and street.

The draft ordinance requires that a homeowner wishing to add an ADU to their property must certify that either the ADU or the main dwelling unit will be owner-occupied, and this requirement shall be recorded on the property's deed in order to inform future property owners of the owner-occupancy requirement. This requirement has been included to differentiate properties with ADUs from other residential uses that allow more than one dwelling unit on a zoning lot. By requiring the property owner to live on-site, the ordinance supports the public health, safety, and general welfare; the property owner is more likely to maintain and be able to exercise control over the property rather than a landlord that does not live on-site. 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.

The owner-occupancy requirement, in addition to the other development regulations that are proposed, would help to promote the general welfare of the community by maintaining the appearance and character of low-density, single- and two- family residential districts and dwellings, providing housing stock that meets the needs of a variety of household needs and sizes, maintaining privacy while providing additional security for residential alleys, promoting an efficient use of housing stock and infrastructure to create of additional rental options, and prohibiting absentee landlords from owning and operating properties with ADUs in Minneapolis.

What problems might the amendment create?

The amendment is not expected to create problems. Staff has conducted extensive best practices research on the regulation and implementation of ADUs in peer cities that currently allow ADUs. In addition, staff has met regularly with other City departments in order to identify and address potential issues that would result from the ordinance change. Existing zoning, building, and housing maintenance code provisions will continue to apply to zoning lots with ADUs; homeowners seeking to develop an ADU would need to comply with zoning code provisions, such as maximum impervious surface area and maximum building coverage, in order to obtain an ADU. The amendment includes specific regulations for setbacks, height, floor area, doorways, windows, and owner-occupancy to ensure that ADUs are

complementary to existing neighborhoods in Minneapolis. Property owners with ADUs would need to obtain a rental license from the City and record the owner-occupancy requirement on the deed to make it clear to future property owners that one of the units must be owner-occupied, otherwise the dwelling unit features shall be removed.

Staff anticipates that there will be homeowners with existing detached accessory structures, such as garages or carriage houses, who would be interested in converting these structures into dwelling units; dwelling units in existing structures would still need to comply with all applicable City and building codes. However, property owners may apply for variances of the zoning code through the Board of Adjustment if the existing structure does not comply with the zoning code standards.

TIMELINESS

Is the amendment timely?

The amendment is timely, as the current zoning ordinance does not allow ADUs citywide. The amendment would allow this type of residential use to take place according to specific standards, as part of an ongoing process to improve City processes and streamline regulations. The proposed changes respond to an increasing number of inquiries that City staff has received related to allowing ADUs as a way to diversify the housing stock to respond to families' diverse and evolving needs, allowing residents to age-in-place by earning extra income through an ADU rental, and as a way to accommodate growth while preserving neighborhood character. These goals are consistent with the policies of the adopted comprehensive plan, as cited in the following section. The amendment is also timely in that it supports CPED's departmental goals of planning and developing a vibrant, sustainable community; promoting economic self-sufficiency for individuals and families; and developing and preserving life-cycle housing throughout the city.

Is the amendment consistent with practices in surrounding areas?

Staff reviewed similar regulations from peer cities that allow ADUs in developing the draft ordinance amendment. In particular, staff reviewed ADU zoning standards from cities with longstanding ADU ordinances, including but not limited to Vancouver (BC), Portland, Seattle, and Santa Cruz. Staff also reviewed ADU regulations in cold-weather cities (including Ann Arbor, Grand Rapids, Madison, Ottawa, and Saskatoon) and neighboring cities in Minnesota (Rochester, Bloomington, Faribault, Plymouth, and Minnetonka). In general, most cities allow only one ADU per lot and allow ADUs in all residential zones with single-family homes. Nearly every peer city defines a maximum floor area limit for ADUs and does not allow the ADU to be larger than the main unit. Over half of the cities researched require that the property owner live on-site and regulate the exterior design of detached ADUs. ADUs are also generally subject to setback requirements, impervious surface maximums, and other lot controls that apply to the entire property.

Are there consequences in denying this amendment?

Denying the amendment would leave existing regulations in place, which generally prohibit ADUs throughout the city's low-density residential areas, and the City of Minneapolis would continue to be restrictive in allowing this housing type relative to its peers.

COMPREHENSIVE PLAN

The amendment will implement the following applicable policies of [The Minneapolis Plan for Sustainable Growth](#):

Land Use Policy 1.1: Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.

1.1.4 Support context-sensitive regulations for development and land use, such as overlay districts, in order to promote additional land use objectives.

1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.

1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

Housing Policy 3.1: Grow by increasing the supply of housing.

3.1.2 Use planning processes and other opportunities for community engagement to build community understanding of the important role that urban density plays in stabilizing and strengthening the city.

3.1.3 Continue to streamline city development review, permitting, and licensing to make it easier to develop property in the City of Minneapolis.

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

3.2.2 Engage in dialogue with communities about appropriate locations for housing density, and ways to make new development compatible with existing structures and uses.

Housing Policy 3.6: Foster complete communities by preserving and increasing high quality housing opportunities suitable for all ages and household types.

3.6.1 Promote the development of housing suitable for people and households in all life stages that can be adapted to accommodate changing housing needs over time.

3.6.2 Promote housing development in all communities that meets the needs of households of different sizes and income levels.

3.6.4 Provide and maintain moderate and high-density residential areas, as well as areas that are predominantly developed with single and two family structures.

3.6.5 Promote accessible housing designs to support persons with disabilities and the elderly.

Housing Policy 3.7: Maintain the quality, safety and unique character of the city's housing stock.

- 3.7.1 Promote and incentivize private investment in housing maintenance and renovation.
- 3.7.4 Utilize decision-making criteria when considering possible demolitions that recognize the value that the original housing stock typically has for surrounding properties and the community.
- 3.7.5 Promote the use of high quality materials in new housing construction to minimize long-term deterioration of the housing stock.
- 3.7.6 Continue regular inspections of rental housing to preserve its functionality and safety.
- 3.7.11 Ensure safety, livability and durability of the housing stock through enforcement of the Minnesota State Building Code.

Environment Policy 6.3: Encourage sustainable design practices in the planning, construction and operations of new developments, large additions and building renovations.

- 6.3.1 Encourage developments to implement sustainable design practices during programming and design, deconstruction and construction, and operations and maintenance.
- 6.3.5 Support the development of sustainable site and building standards on a citywide basis.

Environment Policy 6.5: Support the efficient use of land and development that reduces the reliance on fossil fuels.

- 6.5.2 Encourage development projects that maximize the development capacity of the site while at the same time reducing non-renewable energy needs.
- 6.5.4 Educate citizens about the environmental, economic, and equity implications of land use and transportation decisions, and enlist the partnership of citizen and advocacy organizations in moving toward more sustainable patterns of development.

Urban Design Policy 10.7: Maintain and preserve the quality and unique character of the city's existing housing stock.

- 10.7.1 Rehabilitation of older and historic housing stock should be encouraged over demolition.
- 10.7.2 Encourage the use of high quality and durable materials for construction and historic preservation.
- 10.7.3 Encourage adaptive reuse, retrofit and renovation projects that make the city's housing stock competitive on the regional market.
- 10.7.4 Renovation of housing should reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings.
- 10.7.5 Provide the flexibility in the city's ordinances to improve and maintain existing structures.
- 10.8: Strengthen the character and desirability of the city's urban neighborhood residential areas while accommodating reinvestment through infill development.
- 10.8.1 Infill development shall reflect the setbacks, orientation, pattern, materials, height and scale of surrounding dwellings.
- 10.8.2 Infill development shall incorporate the traditional layout of residential development that includes a standard front and side yard setbacks, open space in the back yard, and detached garage along the alley or at back of lot.

10.8.3 Building features of infill development, such as windows and doors, height of floors, and exposed basements, shall reflect the scale of surrounding dwellings.

10.8.4 Detached garages are preferred over attached garages and should be accessory in size and use to the primary residential structure.

10.8.5 New driveways should be prohibited on blocks that have alley access and no existing driveways.

10.8.6 Traditional setbacks, orientations, pattern, height and scale of dwellings should be created in areas where no clear pattern exists.

10.8.7 Low density residential development proposals should be evaluated and compared to the form and density of the neighborhood.

This amendment will allow accessory dwelling units throughout the city while minimizing potential negative impacts, as consistent with the above policies of the comprehensive plan.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development:

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt the above findings and **approve** the zoning code text amendment, amending Chapters 520, 521, 525, 535, 537, 541, and 551. Staff further recommends that Chapters 530, 536, 546, 547, 548, and 549 be **returned** to the author.

ATTACHMENTS

1. Survey results summary and individual comments
2. Comments from the open house on Tuesday, October 28, 2014
3. Public correspondence regarding draft regulations
4. Ordinance amending Chapter 520, Introductory Provisions.
5. Ordinance amending Chapter 521, Zoning Districts and Maps Generally.
6. Ordinance amending Chapter 525, Administration and Enforcement.
7. Ordinance amending Chapter 535, Regulations of General Applicability.
8. Ordinance amending Chapter 537, Accessory Uses and Structures.
9. Ordinance amending Chapter 541, Off-Street Parking and Loading.
10. Ordinance amending Chapter 551, Overlay Districts.

**AN ORDINANCE
OF THE
CITY OF
MINNEAPOLIS**

By Bender

Amending Title 20, Chapter 520 of the Minneapolis Code of Ordinances relating to Zoning Code: Introductory Provisions.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 520.160 of the above-entitled ordinance be amended and amended by adding the following definitions in alphabetical sequence to read as follows:

520.160. Definitions. Unless otherwise expressly stated, or unless the context clearly indicates a different meaning, the words and phrases in the following list of definitions shall, for the purposes of this zoning ordinance, have the meanings indicated. Additional definitions may be found within specific chapters of this zoning ordinance. All words and phrases not defined shall have their common meaning.

Dwelling. A building, or portion thereof, containing one (1) or more dwelling units, designed or used exclusively for human habitation.

Accessory dwelling unit. 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.

Efficiency unit. A dwelling unit consisting of one (1) principal room exclusive of bathroom, kitchen, hallways and closets.

Multiple-family dwelling. A building, or portion thereof, containing three (3) or more dwelling units, not including an accessory dwelling unit.

Single-family dwelling. A building containing one (1) dwelling unit only, except that the structure may also contain an accessory dwelling unit where expressly authorized pursuant to this ordinance. A detached accessory dwelling unit shall not be considered a single-family dwelling unit for the purposes of this ordinance.

Two-family dwelling. A building containing two (2) dwelling units only, neither of which is an accessory dwelling unit, and each of which is separated from the other by an unpierced wall extending from ground to roof for at least eighty (80) percent of the length of the structure or an unpierced ceiling and floor extending from exterior wall to exterior wall.

**AN ORDINANCE
OF THE
CITY OF
MINNEAPOLIS**

By Bender

Amending Title 20, Chapter 521 of the Minneapolis Code of Ordinances relating to Zoning Code: Zoning Districts and Maps Generally.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 521.10 of the above-entitled ordinance be amended to read as follows:

521.10. Establishment of zoning districts. In order to carry out the purposes and provisions of this zoning ordinance, the city shall be divided into the following zoning districts:

(6) *Overlay Districts.*

- PO Pedestrian Oriented Overlay District
- LH Linden Hills Overlay District
- IL Industrial Living Overlay District
- TP Transitional Parking Overlay District
- SH Shoreland Overlay District
- FP Floodplain Overlay District
- MR Mississippi River Critical Area Overlay District
- DP Downtown Parking Overlay District
- B4H Downtown Housing Overlay District
- DH Downtown Height Overlay District
- NM Nicollet Mall Overlay District
- HA Harmon Area Overlay District
- ~~NP North Phillips Overlay District~~
- AP Airport Overlay District
- WB West Broadway Overlay District
- UA University Area Overlay District
- DS Downtown Shelter Overlay District

**AN ORDINANCE
OF THE
CITY OF
MINNEAPOLIS**

By Bender

Amending Title 20, Chapter 525 of the Minneapolis Code of Ordinances relating to Zoning Code: Administration and Enforcement.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That the following portion of Table 525-1 of the above-entitled ordinance be amended to read as follows:

Table 525-1 Fees

Application Type	Fee (dollars)
<u>Administrative reviews of accessory dwelling units</u>	<u>260</u>
Administrative reviews of communication towers, antennas, and base units	210

Section 2. That Table 525.520 (22) of the above-entitled ordinance be amended to read as follows:

525.520. Authorized variances.

Variances from the regulations of this zoning ordinance shall be granted by the board of adjustment, city planning commission, or city council only in accordance with the requirements of section 525.500, and may be granted only in the following instances, and in no others:

- (22) To vary the development standards of Chapter 536, Specific Development Standards and Chapter 537, Accessory Uses and Structures, except that specific minimum distance and spacing requirements may be varied only to allow for the relocation of an existing use where the relocation will increase the spacing between such use and any use from which it is nonconforming as to spacing, or will increase the distance between such use and any protected boundary or use from which it is nonconforming as to distance. Further, the owner occupancy requirement for accessory dwelling units shall not be varied.

**AN ORDINANCE
OF THE
CITY OF
MINNEAPOLIS**

By Bender

Amending Title 20, Chapter 535 of the Minneapolis Code of Ordinances relating to Zoning Code: Regulations of General Applicability.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 535.90 (a) of the above-entitled ordinance be amended to read as follows:

535.90. General standards for residential uses. (a) *Size and width.* The minimum gross floor area of a dwelling unit, except efficiency units and accessory dwelling units, shall be five hundred (500) square feet. The minimum gross floor area of efficiency units shall be three hundred fifty (350) square feet. The minimum gross floor area of accessory dwelling units shall be three hundred (300) square feet. Not less than eighty (80) percent of the habitable floor area of single or two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall have a minimum width of twenty (20) feet.

Section 2. That Section 535.190 of the above-entitled ordinance be amended to read as follows:

535.190. Limit of one (1) principal residential structure per zoning lot. Except in the case of cluster developments, and planned unit developments, not more than one (1) principal residential structure shall be located on a zoning lot, nor shall a principal residential structure be located on the same zoning lot with any other principal structure. An accessory dwelling unit shall not be considered a separate principal residential structure.

Section 3. That Section 535.250 of the above-entitled ordinance be amended to read as follows:

535.250. - Interior side yards for dwellings with side entrances. The minimum width of interior side yards for all multiple-family dwellings, single- and two-family dwellings, accessory dwelling units, or cluster developments with a principal entrance facing the interior lot line, shall be not less than fifteen (15) feet, and the minimum width of said interior side yard plus any driveway shall not be less than twenty-two (22) feet, unless a greater width is required by the regulations governing interior side yards in the district in which the structure is located.

**AN ORDINANCE
OF THE
CITY OF
MINNEAPOLIS**

By Bender

Amending Title 20, Chapter 537 of the Minneapolis Code of Ordinances relating to Zoning Code: Accessory Uses and Structures.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 537.50(b) of the above-entitled ordinance be amended to read as follows:

537.50. Maximum height. (a) *In general.* The maximum height for all accessory structures shall be limited to the maximum height requirements for principal structures in the district in which the accessory structure is located, except as otherwise provided in this zoning ordinance.

(b) *Accessory structures located in the residence and OR1 Districts.* A detached accessory structure, accessory to a principal use located in a residence or OR1 district shall not exceed the height of the principal structure or twelve (12) feet, whichever is less. The maximum height may be increased to sixteen (16) feet or the height of the principal structure, whichever is less, where the primary exterior materials of the accessory structure match the primary exterior materials of the principal structure and the roof pitch matches the primary roof pitch of the principal structure, and provided the wall height shall not exceed ten (10) feet from the floor to the top plate. The zoning administrator shall conduct the administrative review of all applications to increase the maximum height of accessory structures. All findings and decisions of the zoning administrator shall be final, subject to appeal to the board of adjustment, as specified in Chapter 525, Administration and Enforcement.

(c) *Accessory structures located in all other districts.* Structures accessory to a structure originally designed or intended as a single or two-family dwelling or a multiple-family dwelling of three (3) or four (4) units, shall not exceed the height of the principal structure or twelve (12) feet, whichever is less. The maximum height may be increased to sixteen (16) feet or the height of the principal structure, whichever is less, where the primary exterior materials of the accessory structure match the primary exterior materials of the principal structure, and provided the wall height shall not exceed ten (10) feet from the floor to the top plate.

Section 2. That Section 537.60 of the above-entitled ordinance be amended to read as follows:

537.60. Maximum floor area. (a) *In general.* The floor area of any accessory structure shall be included in the total allowable floor area permitted on the zoning lot.

(b) *Accessory uses and structures located in the residence and OR1 Districts.*

(1) *Single and two-family dwellings.* The maximum floor area of all detached accessory structures, and any attached accessory use designed or intended to be used for the parking of vehicles, shall not exceed six hundred seventy-six (676) square feet or ten (10) percent of

the lot area, whichever is greater, not to exceed one thousand (1,000) square feet. Detached accessory structures greater than six hundred seventy-six (676) square feet in area shall utilize primary exterior materials that match the primary exterior materials of the principal structure and the roof pitch shall match the roof pitch of the principal structure. The zoning administrator shall conduct the administrative review of all applications to increase the maximum floor area of accessory structures. All findings and decisions of the zoning administrator shall be final, subject to appeal to the board of adjustment, as specified in Chapter 525, Administration and Enforcement.

- (2) *All other uses.* The maximum floor area of all detached accessory structures, and any attached accessory use designed or intended to be used for the parking of vehicles, except for a parking garage within the building, entirely below grade or of at least two (2) levels, shall not exceed six hundred seventy-six (676) square feet or ten (10) percent of the lot area, whichever is greater.
- (c) *Accessory uses and structures located in all other zoning districts.* The maximum floor area of all detached accessory structures and any attached accessory use designed or intended to be used for the parking of vehicles, accessory to a structure originally designed or intended as a single or two-family dwelling or a multiple-family dwelling of three (3) or four (4) units, shall not exceed six hundred seventy-six (676) square feet or ten (10) percent of the lot area, whichever is greater.

Section 3. That Section 537.70 of the above-entitled ordinance be amended to read as follows:

537.70. Yard requirements. The minimum yard requirements for accessory uses and structures shall not be less than those specified for the principal uses to which they are accessory, except as provided in Chapter 535, Regulations of General Applicability, or as otherwise provided in this zoning ordinance.

Section 4. That Section 537.80 of the above-entitled ordinance be amended to read as follows:

537.80. Distance from dwelling. No detached accessory building or open parking space shall be located closer than six (6) feet from the habitable space of a dwelling of any type, except that detached accessory dwelling units may be located closer than six (6) feet from an open parking space. Detached parking garages serving residential uses and detached accessory dwelling units shall be located entirely to the rear of the principal residential structure.

Section 5. That Section 537.110 of the above-entitled ordinance be amended by adding definitions in alphabetical sequence to read as follows:

537.110. Allowed accessory uses and structures. The following accessory uses and structures shall be allowed, subject to the following development standards:

Accessory dwelling units. Internal, attached, and detached accessory dwelling units shall be allowed accessory to a principal residential structure, subject to the following:

- (1) The principal residential structure shall be a permitted or conditional single-family or two-family dwelling, accessory dwelling units shall be prohibited accessory to all other uses.
- (2) No more than one (1) accessory dwelling unit shall be allowed on a zoning lot.
- (3) The creation of an accessory dwelling unit shall not create a separate tax parcel.

- (4) Balconies shall not face an interior side yard.
- (5) Rooftop decks shall not be allowed.
- (6) An owner of the property must occupy at least one (1) dwelling unit on the zoning lot as their primary place of residence.
- a. If an owner is unable or unwilling to fulfill the requirements of this section, the owner shall remove those features of the accessory dwelling unit that make it a dwelling unit. Failure to do so will constitute a violation of this section.
- b. Prior to issuance of a permit establishing an accessory dwelling unit, the owner(s) shall file with the Hennepin County recorder a covenant by the owner(s) to the City of Minneapolis stating that the owner(s) agree to restrict use of the principal and accessory dwelling units in compliance with the requirements of this section and notify all prospective purchasers of those requirements.
- c. The covenant shall run with the land and be binding upon the property owner, their heirs and assigns, and upon any parties subsequently acquiring any right, title, or interest in the property. The covenant shall be in a form prescribed by the zoning administrator that includes the legal description of the zoning lot. The property owner(s) shall return the original covenant with recording stamp to the zoning administrator before the building permit for the accessory dwelling unit is issued.
- d. At the request of a property owner and upon an inspection finding that an accessory dwelling unit has been removed from the owner's property, the zoning administrator shall record a release of any previously recorded covenant for that accessory dwelling unit.
- (7) Accessory dwelling units that are internal to a principal residential structure shall also comply with the following requirements:
- a. Internal accessory dwelling units are limited to eight hundred (800) square feet. The gross floor area of an internal accessory dwelling unit may exceed eight hundred (800) square feet only if the portion of the structure in which the accessory dwelling unit is located was in existence as of January 1, 2015. In no case shall the floor area of the internal accessory dwelling unit exceed the floor area of the first floor of the primary structure.
- b. The entire internal accessory dwelling unit shall be located on one level.
- c. The creation of the accessory dwelling unit shall not result in additional entrances facing the public street on the primary structure.
- d. Any stairways leading to the accessory dwelling unit shall be enclosed.
- (8) Accessory dwelling units that are attached to a principal residential structure shall also comply with the following requirements:
- a. The maximum floor area for an attached accessory dwelling unit shall be eight hundred (800) square feet.
- b. The creation of the accessory dwelling unit shall not result in additional entrances facing the public street on the primary structure.
- c. Any stairways leading to the accessory dwelling unit shall be enclosed.
- d. The primary exterior materials of an attached accessory dwelling unit shall match the primary exterior materials of the principal structure.
- (9) Detached accessory dwelling units shall also comply with the following requirements:

- a. A detached accessory dwelling unit shall not exceed the height of the principal residential structure or eighteen (18) feet, whichever is less.
 - b. A detached accessory dwelling unit with a wall height of eleven (11) feet or less, as measured from the floor to the top plate, shall not exceed six hundred seventy-six (676) square feet in floor area or ten (10) percent of the lot area, whichever is greater, not to exceed one thousand (1,000) square feet, including any areas designed or intended to be used for the parking of vehicles, and excluding any half story floor area. If the wall height exceeds eleven (11) feet, as measured from the floor to top plate, any levels above the first floor shall be counted as a full story. In this instance, notwithstanding any other provision to the contrary, the gross floor area shall not exceed eight hundred (800) square feet, including habitable space under a half story and any areas designed or intended to be used for the parking of vehicles.
 - c. The minimum interior side yard requirement for a detached accessory dwelling unit shall not be less than three (3) feet.
 - d. The minimum rear yard requirement for a detached accessory dwelling unit may be reduced to three (3) feet, except where vehicle access doors face the rear lot line, in which case the minimum rear yard requirement shall be five (5) feet.
 - e. A detached accessory dwelling unit on a reverse corner lot shall be no closer to the side lot line adjacent to the street than a distance equal to two-thirds of the depth of the required front yard specified in the yard requirements table of the district of the adjacent property to the rear. Further, a detached accessory dwelling unit shall not be located within five (5) feet of a rear lot line that coincides with the side lot line of a property in a residence or office residence district.
 - f. The distance between the detached accessory dwelling unit and the habitable portion of the principal residential structure shall be a minimum of twenty (20) feet.
 - g. The primary exterior materials of the detached accessory structure shall be durable, including but not limited to masonry, brick, stone, wood, cement-based siding, or glass.
 - h. Not less than ten (10) percent of the total area of the façade of a detached accessory dwelling unit facing an alley or public street shall be windows.
 - i. Exterior stairways shall be 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.
- (10) The zoning administrator shall conduct the administrative review of all applications for an accessory dwelling unit. All findings and decisions of the zoning administrator shall be final, subject to appeal to the board of adjustment, as specified in Chapter 525, Administration and Enforcement.

**AN ORDINANCE
OF THE
CITY OF
MINNEAPOLIS**

By Bender

Amending Title 20, Chapter 541 of the Minneapolis Code of Ordinances relating to Zoning Code: Off-street Parking and Loading.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That the following portion of Table 541-1 of the above-entitled ordinance be amended to read as follows:

Table 541-1 Specific Off-Street Parking Requirements

Use	Minimum Parking Requirement	Maximum Parking Allowed	Notes (see 541.170)
RESIDENTIAL USES			
Dwellings	1 space per dwelling unit, <u>except an accessory dwelling unit shall not be required to provide off-street parking</u>	No maximum except as regulated by Article VIII, Special Parking Provisions for Specific Zoning Districts	1 Existing dwellings nonconforming as to parking may provide off-site parking within 300 feet

Section 2. That Section 541.450 of the above-entitled ordinance be amended to read as follows:

541.450. Maximum number of vehicles for dwellings. The total number of vehicles located on a zoning lot shall not exceed two (2) vehicles per dwelling unit, excluding those parked within an enclosed structure. For the purposes of this section, accessory dwelling units shall not be considered a dwelling.

**AN ORDINANCE
OF THE
CITY OF
MINNEAPOLIS**

By Bender

Amending Title 20, Chapter 551 of the Minneapolis Code of Ordinances relating to Zoning Code: Overlay Districts.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 551.1020 of the above-entitled ordinance be and is hereby repealed.

551.1020. Reserved. Purpose.

~~The NP North Phillips Overlay District is established to create additional housing, to promote home ownership and to allow a variety of housing types, costs and arrangements that may not meet the regulations of the primary zoning district, including the limit of one (1) principal residential structure per zoning lot, where the primary zoning district allows two family or multiple family dwellings.~~

Section 2. That Section 551.1030 of the above-entitled ordinance be and is hereby repealed.

551.1030. Reserved. Established boundaries.

~~The boundaries of the NP Overlay District shall be the areas shown on the official zoning map.~~

Section 3. That Section 551.1040 of the above-entitled ordinance be and is hereby repealed.

551.1040. Reserved. Definition.

~~*Accessory dwelling.* A single family dwelling that is detached from and subordinate to a principal residential structure on the same zoning lot, and that is located entirely above a parking garage with not less than two (2) accessory parking spaces.~~

Section 4. That Section 551.1050 of the above-entitled ordinance be and is hereby repealed.

551.1050. Reserved. Eligible areas outside of established boundaries.

~~The NP Overlay District shall be limited to locations within the area bounded by Interstate 35W, Interstate 94, East 24th Street, and Hiawatha Avenue where the primary zoning district allows two family dwellings. Any person having a legal or equitable interest in property located within the eligible area outside of the established boundaries may file a petition to request the addition of the NP Overlay District classification in the manner provided for zoning amendments in Chapter 525, Administration and Enforcement.~~

Section 5. That Section 551.1060 of the above-entitled ordinance be and is hereby repealed.

551.1060. Reserved. Conditional uses.

~~In addition to the conditional uses allowed in the primary zoning district, the establishment of one (1) accessory dwelling on a single zoning lot, other than a cluster development or planned unit development, may be allowed in the NP Overlay District, subject to the provisions of Chapter 525, Administration and Enforcement, and the following:~~

- ~~(1) The principal residential structure shall be a permitted or conditional use in the primary zoning district. No accessory dwelling shall be constructed or established prior to the time of construction of the principal residential structure to which it is accessory. This section shall not prohibit a construction project in which both the principal residential structure and accessory dwelling are to be built simultaneously.~~
- ~~(2) At least one (1) dwelling unit on the zoning lot shall be homesteaded.~~
- ~~(3) There shall be no more than one (1) principal residential structure on a zoning lot in addition to the accessory dwelling.~~
- ~~(4) The minimum lot area shall be one thousand five hundred (1,500) square feet per unit, including the accessory dwelling unit, except in the R2 Two-family District where the minimum lot area shall be six thousand (6,000) square feet.~~
- ~~(5) There shall be no other accessory structures designed or intended to be used for the parking of vehicles allowed on the zoning lot.~~
- ~~(6) The parking spaces located below the accessory dwelling shall be accessible through the alley where there is an alley, except as otherwise authorized by the city planning commission.~~
- ~~(7) There shall be an unobstructed walkway leading from the public street to the accessory dwelling.~~
- ~~(8) The minimum rear and interior side yard requirements for the accessory dwelling shall be not less than those specified by the primary zoning district for principal uses, except as otherwise authorized by the city planning commission.~~
- ~~(9) The principal residential structure and the accessory dwelling shall be separated by not less than ten (10) feet and shall not be connected to each other by any structure.~~
- ~~(10) The accessory dwelling shall be compatible in character with the principal residential structure on the zoning lot and with the surroundings, and shall comply with the following specific requirements:~~
 - ~~a. The height of the accessory dwelling shall not exceed the height of the principal residential structure, or two and one-half (2.5) stories or thirty (30) feet, whichever is less.~~
 - ~~b. The roof of the accessory dwelling shall be similar in form and pitch to that of the principal residential structure.~~

- ~~e. The exterior building materials and appearance of the accessory dwelling shall be similar to that of the principal residential structure.~~
 - ~~d. Not less than twenty (20) percent of the façade of the accessory dwelling unit facing the principal residential structure or alley shall be windows.~~
- ~~(11) The minimum floor area of the accessory dwelling unit shall be three hundred (300) square feet.~~

ADU Questionnaire Results

Background

As part of the public outreach process to gather feedback on the proposed accessory dwelling unit (ADU) text amendment, CPED staff developed a survey with ten questions. The goal of the survey was twofold:

1. To learn the general opinions of Minneapolis residents on allowing accessory dwelling units citywide.
2. To understand particular issues that would be important to consider for the zoning code text amendment.

Between August 23, 2014 and September 27, 2014, four open houses were held to provide the public with an opportunity to learn about the proposed accessory dwelling unit text amendment and to provide feedback through the survey, which was offered to attendees as they arrived. The open house locations were dispersed citywide and held at different times of day, as follows:

- Hosmer Community Library, Saturday August 23 (10:30am-12:30pm), 40 signed-in attendees
- Eastside Neighborhood Services, August 27 (5:00-7:00pm), 18 signed-in attendees
- North Regional Library, September 16 (5:00-7:00pm), 21 signed-in attendees
- Kenwood Community Center, September 17 (7:00-9:00pm), 58 signed-in attendees.

A link to the ADU questionnaire, hosted by Survey Monkey, was also available on the City of Minneapolis ADU [webpage](#). Only one online response per computer was allowed.

Summary of Results

There were a total of 197 respondents to the accessory dwelling unit survey: 98 comments were collected from the four open houses (43 from the Hosmer Open House, 12 from Eastside Neighborhood Services Open House, 11 from the North Regional Library Open House and 32 from the Southwest Open House) and 99 comments were received online

The first five questions of the survey asked respondents if they were supportive of accessory dwelling units in Minneapolis and if they would be interested in adding one to their property if allowed. The responses were favorable to these questions:

Question 1: I would support allowing ADUs in the City of Minneapolis.

- 92 percent responded strongly agree or agree.

Question 2: I would support interior ADUs.

- 91 percent responded strongly agree or agree.

Question 3: I would support attached ADUs.

- 87 percent responded strongly agree or agree.

Question 4: I would support detached ADUs.

- 87 percent responded strongly agree or agree.

Question 5: If ADUs were allowed in Minneapolis, I would be interested in adding one to my property.

- 72 percent responded strongly agree or agree.

The last five questions asked respondents about particular regulations that are being considered for zoning code regulations. Responses to these question varied more than the first five questions:

Question 6: *Either the primary or accessory unit should be owner-occupied for the entire year.*

- 54 percent responded strongly agree or agree, 19 percent responded strongly disagree or disagree and 24 percent were neutral.

Question 7: *There should be a specific height in feet and/or a requirement that the ADU be shorter than the primary unit.*

- 50 percent responded strongly agree or agree, 25 percent responded strongly disagree or disagree and 24 percent were neutral.

Question 8: *There should be a specific height in feet and/or a requirement that the ADU be shorter than the primary unit.*

- 50 percent responded strongly agree or agree, 23 percent responded strongly disagree or disagree and 25 percent were neutral.

Question 9: *There should be a minimum of one off-street parking space for each dwelling (primary and accessory) even if it means increasing impervious surfaces and/or the bulk and height of the ADU.*

- 55 percent responded strongly disagree or disagree, 22 percent responded strongly agree or agree and 17 percent were neutral.

Question 10: *The ADU should match the primary structure rather than allowing flexibility in materials, colors, or roof style/pitch.*

- 44 percent responded strongly disagree or disagree, 33 percent responded strongly agree or agree, and 17 percent were neutral.

For three of the ten closed-ended questions, CPED asked respondents to explain their answers in an open-ended format. In addition, there was an opportunity for respondents to provide additional input regarding accessory dwelling units at the end of the survey in an open-ended format. Responses to the open-ended questions will be included in the staff report and upon request (see page 3-12 for a complete summary on the closed-ended questions).

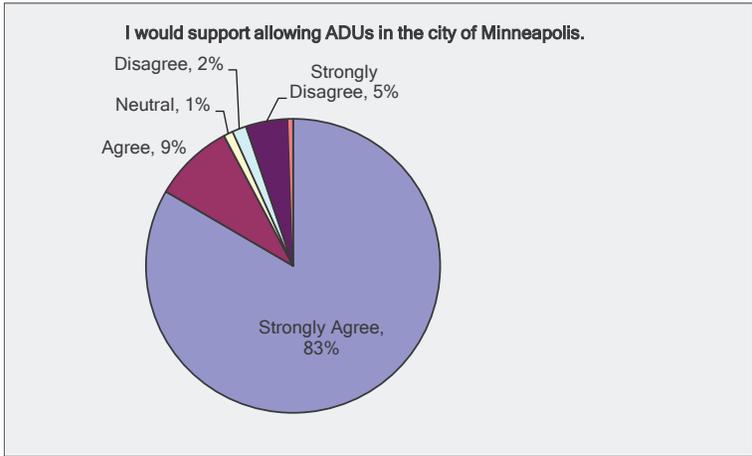
Notification of Public Input Dates and Media Coverage

The open houses and the accessory dwelling unit webpage have been promoted via city council member newsletters, neighborhood newsletters, a press release (August 4, 2014), and the City of Minneapolis Twitter account. The media provided additional coverage of the accessory dwelling unit text amendment effort. The following is a list of media stories since the text amendment was announced on June 13, 2014:

- [‘Granny Flats’ Up For Debate in Minneapolis](#), Star Tribune, June 15, 2014;
- [Minneapolis Begins To See The Benefits of ‘Granny Flats](#), MinnPost, July 23, 2014;
- [Minneapolis Considering Accessory Dwelling Units, Holds Public Meetings](#). KSTP (Channel 5 News), August 27, 2014:
- [We Need Density, So We Need This](#), Star Tribune Opinion Editorial, August 29, 2014.

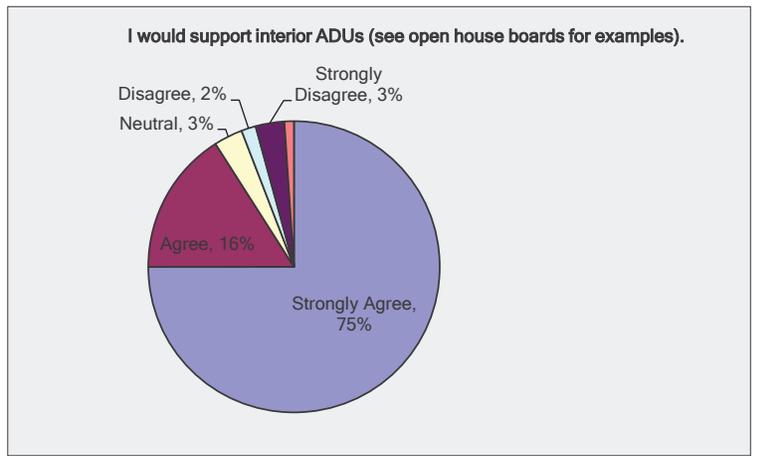
Question 1: I would support allowing ADUs in the city of Minneapolis.

Answer Options	Response Percent	Response Count
Strongly Agree	83%	161
Agree	9%	17
Neutral	1%	2
Disagree	2%	3
Strongly Disagree	5%	9
Don't Know	1%	1
<i>answered question</i>		193
<i>skipped question</i>		4



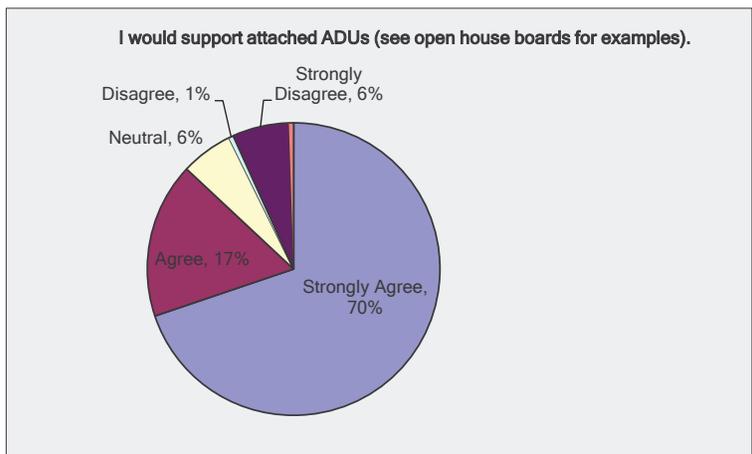
Question 2: I would support interior ADUs (see open house boards for examples).

Answer Options	Response Percent	Response Count
Strongly Agree	75%	141
Agree	16%	30
Neutral	3%	6
Disagree	2%	3
Strongly Disagree	3%	6
Don't Know	1%	2
<i>answered question</i>		188
<i>skipped question</i>		9



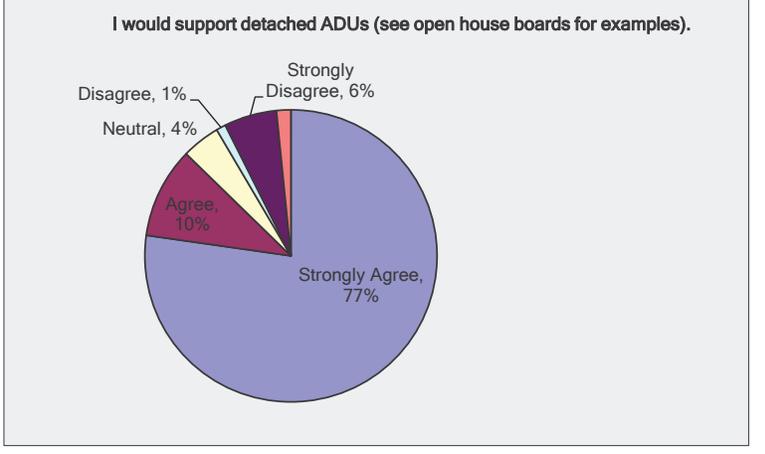
Question 3: I would support attached ADUs (see open house boards for examples).

Answer Options	Response Percent	Response Count
Strongly Agree	70%	134
Agree	17%	33
Neutral	6%	11
Disagree	1%	1
Strongly Disagree	6%	12
Don't Know	1%	1
<i>answered question</i>		192
<i>skipped question</i>		5



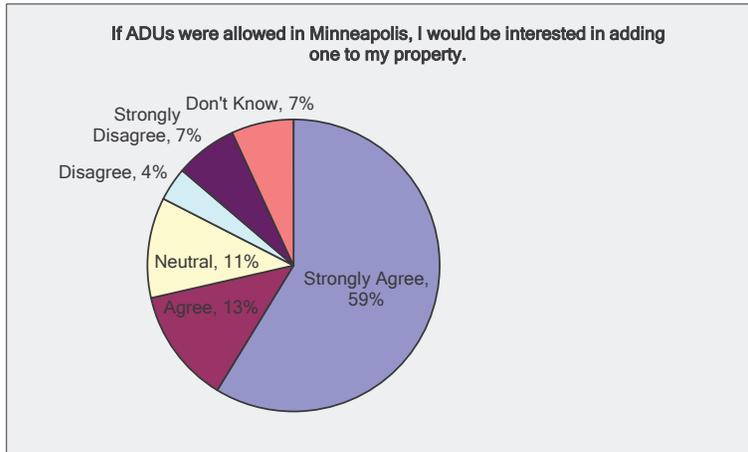
Question 4: I would support detached ADUs (see open house boards for examples).

Answer Options	Response Percent	Response Count
Strongly Agree	77%	146
Agree	10%	19
Neutral	4%	8
Disagree	1%	2
Strongly Disagree	6%	11
Don't Know	2%	3
<i>answered question</i>		189
<i>skipped question</i>		8



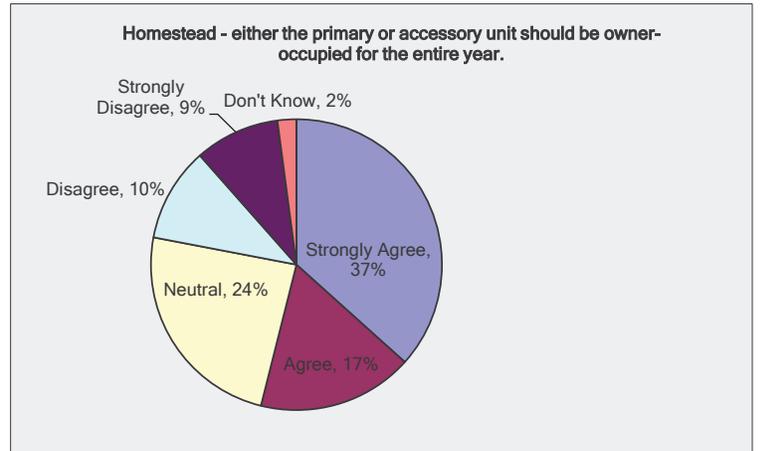
Question 5: If ADUs were allowed in Minneapolis, I would be interested in adding one to my property.

Answer Options	Response Percent	Response Count
Strongly Agree	59%	111
Agree	13%	24
Neutral	11%	21
Disagree	4%	7
Strongly Disagree	7%	13
Don't Know	7%	13
Please explain		58
<i>answered question</i>		189
<i>skipped question</i>		8



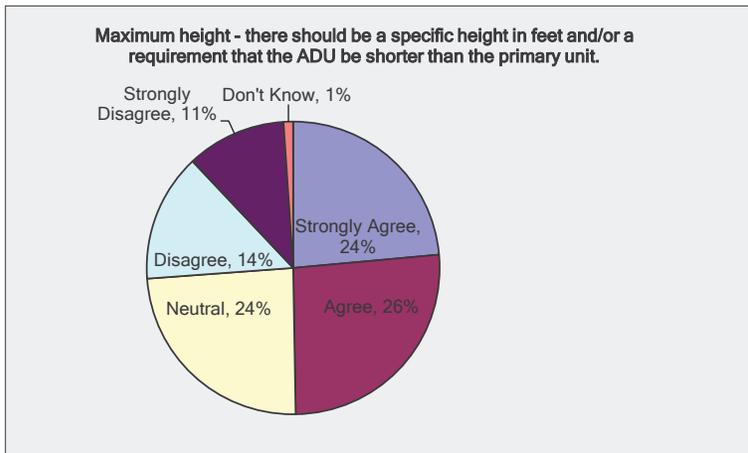
Question 6: Homestead - either the primary or accessory unit should be owner-occupied for the entire year.

Answer Options	Response Percent	Response Count
Strongly Agree	37%	70
Agree	17%	33
Neutral	24%	46
Disagree	10%	20
Strongly Disagree	9%	18
Don't Know	2%	4
<i>answered question</i>		191
<i>skipped question</i>		6



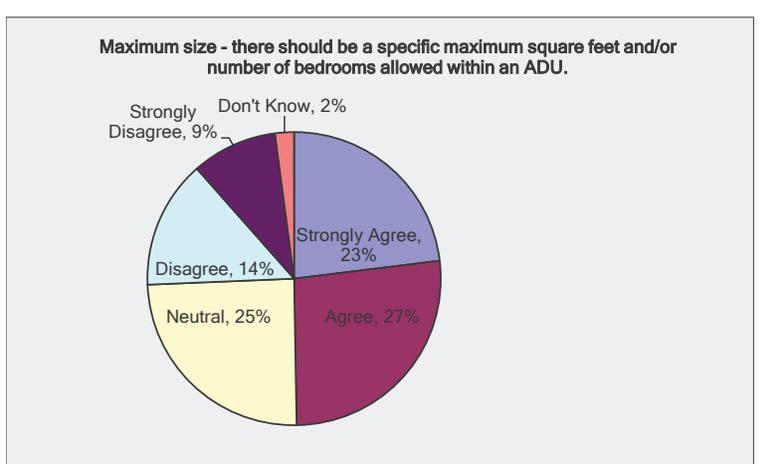
Question 7: Maximum height - there should be a specific height in feet and/or a requirement that the ADU be shorter than the primary unit.

Answer Options	Response Percent	Response Count
Strongly Agree	24%	45
Agree	26%	50
Neutral	24%	46
Disagree	14%	27
Strongly Disagree	11%	21
Don't Know	1%	2
<i>answered question</i>		191
<i>skipped question</i>		6



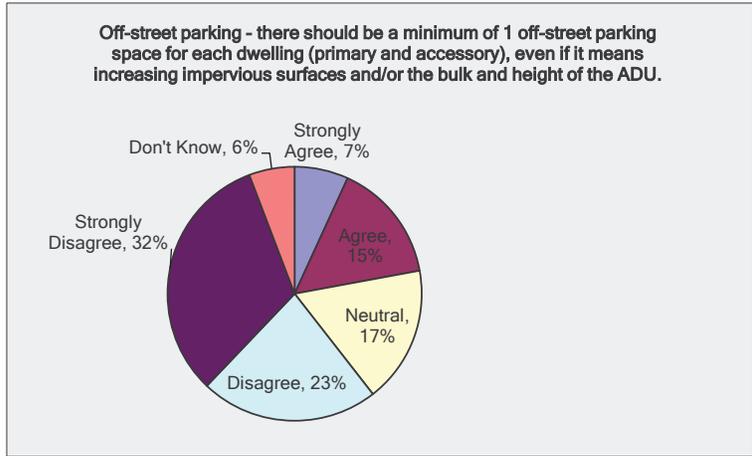
Question 8: Maximum size - there should be a specific maximum square feet and/or number of bedrooms allowed within an ADU.

Answer Options	Response Percent	Response Count
Strongly Agree	23%	44
Agree	27%	51
Neutral	25%	47
Disagree	14%	27
Strongly Disagree	9%	18
Don't Know	2%	4
<i>answered question</i>		191
<i>skipped question</i>		6



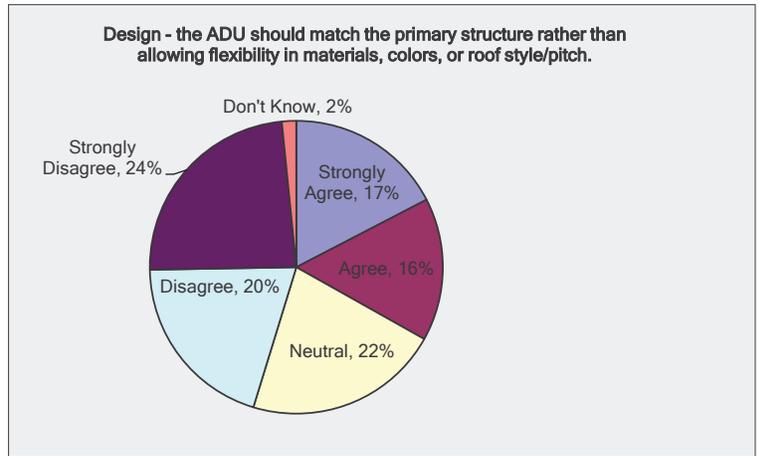
Question 9: Off-street parking - there should be a minimum of 1 off-street parking space for each dwelling (primary and accessory), even if it means increasing impervious

Answer Options	Response Percent	Response Count
Strongly Agree	7%	13
Agree	15%	29
Neutral	17%	33
Disagree	23%	43
Strongly Disagree	32%	61
Don't Know	6%	11
<i>answered question</i>		190
<i>skipped question</i>		7



Question 10: Design - the ADU should match the primary structure rather than allowing flexibility in materials, colors, or roof style/pitch.

Answer Options	Response Percent	Response Count
Strongly Agree	17%	33
Agree	16%	30
Neutral	22%	41
Disagree	20%	38
Strongly Disagree	24%	45
Don't Know	2%	3
Please explain		57
<i>answered question</i>		190
<i>skipped question</i>		7



Question 1: I would support allowing ADUs in the city of Minneapolis. (please explain)

103 responses

East 01	I think different people have different housing needs & desires. I think it is a positive progression to not force people into a "one-size fits all" single family dwelling.
East 05	Benefits transit, small businesses, affordability and uniqueness of neighborhoods.
East 09	Aging in place, greater pop density,
East 11	Builds community, introduces more creative and affordable use of space and accommodates changing family and economic trends.
East 17	Mpls-St Paul surrounding cities need to open ADU for small/tiny houses.
East 18	I think ADU's are an effective way to incorporate housing & maintains historical integrity compared to demoing homes to construct new larger dwellings.
East 19	Minneapolis needs to be responsive to demographic & cultural changes.
East 21	I would like my mom to live closer to me, but not in my house. I would like a detached ADU.
East 22	Offers options for people to stay in the city. LOVE the IDEA!
East 24	How do you deal with a homesteader building one then selling the house/property?
East 29	I feel ADUs would allow the City to add housing without as much disruption as bigger scale projects.
East 31	ADU's & teardowns- individually or together-radically change neighborhood character. A lot of research & community input is required.
East 32	People often complain about proposed tall apt buildings in residential (or even commercial) areas. But those people often still want dense commercial nodes or areas for their convenience. ADUs could add the requisite density to an area to support commercial zones w/o changing the feel of the neighborhood. Everyone wins! Also, more density = more eyes on the street. We don't own a car, so density & commercial areas are necessary for us to stay in MPLS.
East 33	depends
East 36	To allow property owner to maximize the use of their property within reason for financial or lifestyle benefit.
East 37	With more parameters than the other 2 options. (Regarding #4)
East 39	A great way to increase density in urban areas without building large multifamily units.
East 42	I support the drive to increase the population of Mpls and this is one tool for accomplishing this.
East 43	Add small limited density throughout city.
North 01	I think this is a good idea. Especially with the aging population. This will also help to increase the disposable income of residents.
North 09	I do not believe you can keep the bad landlords from exploiting this like selling one unit on a contract for deed and renting the other unit.
North 10	Increases supply for housing w/o new breaking new ground for development. More supply means lower housing prices for renters.
Northeast 02	A good way of adding population, adding affordable housing , and providing housing choices.
Northeast 03	We need more housing options. Working class folks are being priced out of their neighborhoods.
Northeast	There is an effort to increase the City of Minneapolis' population. Living spaces are not being used.

04	The City has 176 miles of bike paths, more and new public trans. We need more citizens to use them.
Northeast 08	As a single mom this would provide an excellent option for housing.
Northeast 10	Would like to give my maturing parents or future nanny option for close housing. Prefer my neighborhood growing population through intimate & personal connection vs. big corporate apt buildings.
Northeast 11	Adds density while keeping neighborhood fabric. Distributed affordable housing. Meet city population goals. Increase tax base.
Online 03	You make a good case for why they should be allowed. However, you failed to mention that if the owner dies/leaves the property and the property is sold it could very well be sold to an investor and now both structures/units are rental. I live on the northside. We have turned down owners who want to increase density in their building and are encouraging converted single structures to be returned their original purpose. You indicate lot square footage has to be at least 5000 sq ft. This is basically a 40' X 127' lot. I'm not sure where you would place another unit unless it's over the garage. This neighborhood, Hawthorne, where I grew up and still reside had at least two grannie flats. They are both gone now as well as the original property on each lot. As I remember one had a single family home that was owner occupied and the owner put a family of three in the flat, all related to the owner. There were issues with the behavior of the grannie flat family. (drug sales). One example, you're probably thinking does not indicate a million occurrences. However, add that to repurposing an existing structure and the City is setting up the Northside for additional failure.
Online 05	I believe people should be able to do what they wish with their personal property
Online 06	Define the area they would be allowed in, not city-wide. Some areas already impacted by rental housing take the brunt of this effort. The University area deserves to preserve the remaining low-density housing they have for families, workers, and the many single people wanting small houses on smaller lots. This has also been the focus for many planners - smaller houses on smaller lots. We have that in a few remaining parts of the University area. This could also be a developer/landlords dream. What happens when the owner occupant leaves in a couple of years? If they cannot sell to an owner occupant, what happens?
Online 07	Absolutely not! Minneapolis can't or won't enforce its codes and ordinances now; in the case of my neighborhood it has chosen not to enforce even basic things like: not allowing illegal units (we have many houses with illegal units already added, duplexed and in a couple of cases with living units over garages that are not legal), really being homesteaded if they say they are, have a rental license for the 7 unrelated adults living there and paying rent, paving the whole property, over-occupancy, trash/garbage being allowed out front all the time and piles at move out, etc.
Online 09	As a current home owner in the Wedge neighborhood of Minneapolis, I can attest that adding an ADU to my home would provide an affordable and desirable housing option in our neighborhood and greatly improve the affordability of my current home as taxes continue to rise.
Online 15	There is a growing need for non traditional housing options.
Online 17	I think these structures would be a wonderful addition to our city.
Online 18	I suggest limiting to along transit corridors with frequent service
Online 19	By allowing ADU's in Minneapolis, residents would have alternative ways to both remain in their properties as they age and create possible revenue streams.
Online 20	I'm an only child and my mom would love the ability to be close to us as she gets up in age, while still having her own independent space.

Online 24	Minneapolis is in need of affordable housing options. ADU's would not only provide this option, it would also allow the home owner to profit and give the option to stay in their home for longer. As we all know, not everyone has a retirement plan in place, so the elderly/disabled are in jeopardy of losing their homes if the money is not there for retirement. ADU's would provide this opportunity for a possible retirement without losing their homes.
Online 25	It also allows for more affordable housing by increasing the housing supply and adding density. We need more housing options in Minneapolis.
Online 27	I am your target demographic (late 50s, thinking about if, when and where to "retire"), and my cohorts say they do NOT want to live in an ADU! These appear to be cramming people into in some tiny alley ghettos. We DO indeed drive cars, and this flawed proposal assumes we do not. Minneapolis' public transit, especially on the entire Eastside, is not up to the task of moving to a car-less or less-car community. Also, you need to get out of your offices and your own wards and take a look at other wards. Here, most lots are 35-40 feet wide with alleys and do not have any room to add a second dwelling unit in our R1 etc. zone. You have failed to satisfactorily deal with the issues of fire department access, public safety, off-street parking that is essential, garbage pickup infrastructure as well as failing to charge equitably for garbage pick-up for a second dwelling unit (freebie, I'm told by city staff -- handled under the original structure despite potential for many additional residents in the ADU -- unfair to the rest of us taxpayers. Why on earth would you want to go in this direction? People should not be living in these tiny spaces. It is mentally unhealthy, as I learned recently when visiting a friend's new North Loop apartment of the type Minneapolis seems so proud of these days! This will definitely encourage me (even more) to vacate Minneapolis if I can afford to get out. It is not a good city for seniors, and this ADU proposal just shows me you don't "get it." I attended one of the Open Houses and the only people who seem to support this are (besides city council members obsessed with adding 100,000 people, whether they pay taxes or not or subsist on social services only) current landlords looking to make more money via rentals, and people who live in more "historic" homes in SW Minneapolis with substantially larger lots, or a "real" carriage house, etc. This proposal, if passed at all, must set up parameters for size of lot, or it will be a complete failure that screws up the R1 type districts and deters people from buying and living in the R1 type neighborhoods. In other words, the only way I can see this remotely being palatable is to not allow it on lots under 10,000 sq. ft. minimum. There must be a requirement to have offstreet parking. Alley access to the residence should also be prohibited as the primary "roadway" closest to the unit. Also, make them pay (and store inside -- otherwise, it's a huge eyesore) for separate garbage/recycling bins/services. The city just has not thought this through and is proceeding in a reckless fashion "because Portland does it." We are sick of hearing about Portland and Seattle. This is Minneapolis! Stop making this city the butt of jokes.
Online 31	ADUs create diversity within neighborhoods. They are a way for lower-income residents to find affordable housing (that is also nice) in desirable parts of the city. Low-income tenants are relegated to neighborhoods with a dearth of housing options and higher crime rates. ADUs could help solve this problem to an extent.
Online 33	Great way to build some density, especially in our residential neighborhoods.
Online 34	There is not enough affordable housing in the city. Many non profit housing agencies turn away hundreds every week (I worked for Aeon and personally had to do this). This kind of unit would be helpful for those who do not qualify for regular housing along with options for expanded family living when physical housing is not large enough. Also as a homeowner, I feel I have the right to build an additional residential structure on my property.
Online 35	forward thinking and environmentally friendly, lots of possible positive outcomes

Online 36	I am a Twin Cities native but living in Fargo-Moorhead. I would love the opportunity to stay in the area or state, near family, however with my Tiny House dream, the areas I'm limited to living could prevent that. With such high student loans, a tiny house is the perfect thing for me. And, with certain laws, these tiny houses or ADUs could be kept tidy and cleanly designed on well kept lots, even in lots that act as communities or neighborhoods in general.
Online 37	We took care of my mother in our home and may do likewise again if we were able to build an ADU
Online 38	there is limited space in the city and to be able to replace a garage with a new garage with a room above it would help utilize the square footage available on our lot
Online 40	Increases access to affordable housing and also helps keeps intergenerational families intact.
Online 41	The cost of of single family and rental housing is increasing in the city of Minneapolis. ADUs could allow current single family owners to stay in their current homes if they are permitted to use the ADUs as an income generating property. Residents may need the extra rental income in order to stay in their SF home and avoid foreclosure. Additionally, as the cost of elder care increases, many families may want the option of having an elder parent live on site. We also must be conscious of providing affordable housing options and ways for people to improve their property. ADUs may allow some residents to add on their property without changing the overall facade of the front of their home and overall character of the neighborhood.
Online 42	If we want growth, we need density. We can't grow without change
Online 43	I support the growth of Tiny Houses instead of huge family houses. It's more economically affordable, more sustainable usage of living spaces, and less concrete pollution. It encourages people to live more responsibly and consume less. If tiny Houses can fit under ADUs, I fully support it.
Online 44	1) Increased density makes city more efficient 2) I have an ALS that could become an ADU
Online 47	I need space for my mother to live with us but not in the same building. I ask for flexibility to build the Unit as I feel would suit her best and our budget.
Online 48	My husband's aging mother wants her independence and we want to be close.
Online 49	I feel there is a need to ensure that the city has room for additional growth. Homeowners now have a choice on what they can do with their single family properties, some want space for extended family members to live in their homes - aging population coming up! This is a good opportunity for the city.
Online 50	Adapts to growing need for aging in place and for changing family structure. Should not be limited to Homestead as this excludes a significant portion of the older and disabled community.
Online 51	I support small ADUs that are accessible only from within the primary dwelling with occupancy limited to close family or caregivers for the primary occupant (or vice versa). This will limit the increase in intensity of use from the addition of a household to the neighborhood. They should be allowed as a variance under Minnesota Statutes 462.357 Subd. 6.(2) so they are temporary.
Online 52	Having additional flexibility in possible living arrangements is a good thing, and small homes seem like a very appealing option for a lot of people.
Online 54	I think the scale and massing of our neighborhoods needs to be preserved. I live in a neighborhood that has houses on bigger lots. This makes my neighborhood beautiful. Last year an ADU type addition was added to a beautiful old house across the street from me, destroying its character and essentially taking up the entire back yard. The building inspectors let it slide. Now we have a house that has a massive ugly addition, is essentially a duplex in an area zoned single family and this has destroyed the next door neighbors back yard. I think letting this ADU type of zoning change would destroy the integrity of our neighborhoods. Zoning is a very important tool in creating viable and

	beautiful neighborhoods. Just because it seems to work in a much smaller city such as Eugene, OR doesn't mean it'll work here.
Online 61	With the increase of urbanization and lack of space to develop more homes ADUs are a great solution if regulated.
Online 62	Properly done tiny homes are an excellent way to improve affordable housing options.
Online 63	In today's changing economy, new technologies allow for new forms of dignity in housing. Mobile units, accessory units and other ways of using land are no longer seen as an 1800's kind of "odddity". Instead, they are seen as an exercise of modern American freedoms and innovations. In Australia, there is also the wide popularity of the 'shed' which is actually an extension of the typical habitation in the same way that Minnesotans and other midwestern areas use basements. ADUs are a logical step into the 21st century perhaps a couple steps late of reality.
Online 64	ADUs enable people to purchase affordable housing. Surely I don't need to explain how that's better than forcing people into expensive, lengthy mortgages as their only option for purchasing a home.
Online 66	Great way to support elderly family members.
Online 67	Great way to bring additional dwelling space into dense neighborhoods without impacting overall character of the neighborhood.
Online 68	I think that this is a great alternative compared to assisted living for seniors. More people would be able to keep their loved ones close to them w/o the added expenses of nursing homes, assisted living etc.
Online 71	makessense
Online 72	This is a good compromise for new people relocating to Minneapolis but can't afford the new developments that are being built. Right now there is no middle ground in the housing stock and ADU's would provide that.
Online 73	Density is the answer to so many of our problems: social segregation, climate change, no resources to maintain infrastructure. I support any and all strategies for increasing density.
Online 74	As many of us start reaching old age and can no longer take care of our property having an ADU would allow for me to live in the ADU and give the house to my children so they can live in the house. That way my children can live in the house and take care of the property maintenance including the ADU. It allows for the privacy that adults need. It is like having my own small home or apartment but not far away from my children.
Online 75	My adult son is disabled and I currently provide PCA care for him. I'm currently age 50. ADUs could provide many benefits to us and allow me to age in place while meeting his changing care needs over time. Benefits I don't see mentioned are better security and more eyes on the street/property with people that are sharing space looking out for each other and helping each other with maintenance.
Online 76	I think it provides more options for people. We're short on rental housing and adding this type of dwelling could help slow the skyrocketing rental costs for the current stock of rental units.
Online 77	The small number of affordable housing units makes me want to get behind this effort.
Online 82	I support it because: 1. I have an aging parent that I could use this for in the future. 2. I have a teenager that may need to live with me while attending college in the future, and 3. I am a 100% single parent who could use it as income in the meantime.
Online 83	There is an increasing need for affordable housing options in Minneapolis for aging parents especially as the baby boom generation retires.
Online 84	I think it would gently increase density - obviously a hotly debated issue in the city right now. I think it's a good compromise that both sides of the divide should be able to agree on, or at least that's my

	hope. I am personally strongly in favor of ADUs. I also like the idea of making the long stretches between two street corners safer for pedestrians by adding activity (people) along the way + eyes on the alley. Additionally, I find the idea of families being able to accommodate caretakers/other family members very compelling.
Online 85	I think as our population ages, post-secondary education costs rise, and as the cost of housing rises, residents will need to explore this option for loved ones to live in AND to rent out for income. I also like the idea of another set of eyes and ears in in our alley areas helping to prevent crime and lurking.
Online 86	We need to increase density and add more housing options, especially affordable housing. Accessory units are naturally affordable.
Online 87	I believe that there are acceptable uses for ADUs within the city and that construction of an ADU may be in conflict with current zoning of a particular area. In those cases in which an ADU is deemed to have an acceptable use, a zoning variance should be provided to the property owner
Online 89	Yes!! Please. Best way to provide density and a wider range of housing options in the city without tearing down existing houses. I especially want to allow freestanding ADUs to replace garages; let's provide housing for people, not for cars! That will bring more eyes to our alleys, thereby improving public safety.
Online 91	They're a great way to increase density in neighborhoods without building large developments that detract from the character of most neighborhoods. They would also give homeowners a lot of flexibility, including the option to bring in some rental income from their property, which would be a great option considering the relatively high prices of both homes and property taxes in the city.
Online 92	It would give people better options for caring for their parents, and give neighborhoods a way to increase density in the heart of a neighborhood without significantly altering the character of the streets.
Online 93	We would like to build one to help support our aging parents. In addition, urban density has a positive impact on lessening our environmental impact.
Online 94	Gives flexibility to homeowners, helps the city meet its goals incrementally. This is a fantastic idea that I strongly support.
Online 95	ADUs would fill a crucial need for flexible living arrangements in some areas. Whether allowing a family to have a guest suite or small apartment for visitors or ailing family members, or allowing people on fixed incomes the ability to rent attractive space on their property, I believe they'd add needed flexibility to Minneapolis's housing stock.
Online 97	I currently live in Hugo but work in Minneapolis. My 78-year old mother would like to downsize and my husband and I would like to upsize. Since I am her sole caretaker (when she requires help) I have often wished I could build a granny flat for her so she could be independent but close by.
Southwest 03	Increasing density is a good idea. Plus, there should be ways for people to use their home however they want.
Southwest 04	Offering more affordable housing choices is necessary & important.
Southwest 05	Good affordability option if city doesn't hit owner with new high assessed value.
Southwest 06	Green solution to increase density. Increase affordable housing. Antidote to vanity mc-mansions.
Southwest 07	More affordable housing. My house more affordable to own.
Southwest	They make too much sense to not allow.

08	
Southwest 11	My mother is aging, I think diversifying options is good.
Southwest 12	No brainer, especially for a city interested in increasing density.
Southwest 13	Currently live in a triplex w/ carriage house in back.
Southwest 15	They would be the best way to increase density without large scale development coming into neighborhoods.
Southwest 16	Great idea to counter out baby boomer generation moving into senior citizen age.
Southwest 17	Concur with City Goals-achieve increased density by utilizing space in low occupancy, high sq. ft. houses.
Southwest 19	It will preserve historic structure & create affordable housing.
Southwest 20	It seems reasonable that a city looking to encourage sustainable growth without more sprawl would naturally look to ADUs to fill that need.
Southwest 21	I'm intrigued with the possibility of using ADUs for host home programming for homeless youth. More flexibility!
Southwest 24	Increase density. Average # of persons per DU has declined. More density will support transit & other amenities. Good locations attract people, yet some persons don't want a big house in a good location. ADUs help to give residence to caregiver parents, students, etc.

Question 5: If ADUs were allowed in Minneapolis, I would be interested in adding one to my property.

103 responses

East 05	I have a roomy basement that would make a great ADU.
East 09	Have a finished basement.
East 14	Would like to convert my 2-car garage into a home for a friend.
East 15	We're already considering it if it is allowable.
East 16	I think it is a critical option to increasing housing options in Mpls. We would be excited to build one on our property!
East 18	I am interested in ADUs as a way to add to and expand my current homestead.
East 19	The costs and fees will continue to exclude homeowners from being able to pursue(?) ADUs
East 21	It is a great way to increase density and provide more affordable housing options.
East 22	Would love to add one as soon as it is an option.
East 23	There is no reason for me to further add on to my older home, but I'd like to afford to live there.
East 26	I seek rental income & to house my parents eventually.
East 27	Detached garage w/ an unfinished space above that could be made occupiable (?).
East 29	I am looking at building a new garage, and it may make sense for me to include an apartment above it.

East 31	Don't need one, lot's small. All Mpls & St. Paul lots are too small for 500-800 SF detached plus garages.
East 32	We own a single family home but always talk about buying (& living in) a duplex. It would help w/ our mortgage to be able to have rental income.
East 33	I don't have a viable property for this.
East 37	I am an architect trying to get a Green Homes North project done in (?) is an ADU. I feel it is extremely important to allow the attached versions in sharing space, accessibility, etc.
East 38	If I were to purchase, I would consider this.
East 39	Detached ADU would be best in a city setting and less intrusive to neighbors -also offers greater privacy for both units as well as neighbors.
East 42	I think the most important thing is that the ADU matches the primary structure.
North 04	Live in Bryn Mawr w/ garage/alley a lot of 10' below street level thus I want to build new 2 car garage w/ ADU above.
North 10	I have space in my attic for another unit.
Northeast 02	I don't need one at present
Northeast 04	My property has a structure that could be used as an ADU. Being in the NE Arts District, artist have asked to rent it, but not allowed.
Northeast 07	Love the ability to add flexibility to housing.
Northeast 08	A great way to bring in extra income and built a strong community.
Northeast 09	I am getting older, & this sounds ideal.
Northeast 10	I currently have large garage and would convert part into living quarters.
Northeast 11	I would buy a primary dwelling, build an accessory dwelling, and live in it. Near streetcar.
Northeast 12	I have a duplex on a smallish corner lot on a hill-no room for an ADU.
Online 03	I am a senior. I own and live in my duplex and do not rent out the other unit. My lot is 50' X 157', and could easily add a unit in my attic (It is a full livable floor) or on my lot. And I won't do either for the reasons I identified in #1.
Online 04	For a high rental like by the university, it is one more way to add to the over occupancy issue when the city can't stay on top of enforcement of codes.
Online 05	I do not have a need for one currently. But if I chose to add one, I would support my freedom as a homeowner to do so.
Online 06	I'm already surrounded by added units and divided houses. Most are illegal, with little city oversight. Why would I do this to my neighbors?
Online 07	If this comes through and goes the way in probably will in my area, I might be interested in this option in the sense that I might as well put up walls in my house and window wells to my basement and rebuild my garage to add a unit big enough to allow for bunk-beds (like the expensive high rises going in by the U). I figure I can fit 7-10 bedrooms in at \$500-\$600 dollars a bed. So if the city wants to incentivize the destruction of some of its neighborhoods - here you go. And it will harm only some, because everyone knows the City won't allow harmful versions to be run in SW Mpls, only working class and poorer neighborhoods are far game.
Online 09	As a current home owner in the Wedge neighborhood of Minneapolis, I can attest that adding an ADU to my home would provide an affordable and desirable housing option in our neighborhood and greatly improve the affordability of my current home as taxes continue to rise.
Online 10	ADUs help make housing more affordable and they increase population density in neighborhoods. ADUs also provide an option for families with aging members trying to avoid nursing homes and

	dependence on public healthcare facilities.
Online 11	Our hope is to add a detached ADU for an aging parent to live in. Our current house is small, but building a detached "mother-in-law" apartment in our large yard is a viable option.
Online 12	We live in a condo and couldn't now.
Online 13	We don't have any interest in adding an ADU to our property at this time, but might in the future as my parents age.
Online 15	I like having the option.
Online 18	Strong interest given aging parents and kids becoming independent
Online 19	I am interested in adding a detached unit to my home to accommodate family members and/or friends. I like the idea of having a place to rent out or move to if I no longer want to stay in my primary home and want a smaller space.
Online 20	I'm an only child and my mom would love the ability to be close to us as she gets up in age, while still having her own independent space.
Online 22	If feasible financially, would have a detached in place of current garage.
Online 24	If this option is available, I would seriously look into adding one to my property.
Online 25	This question should have an option for "I'm a renter." I would definitely consider living in an ADU. But I'm not a property owner, so I can't add one to my property.
Online 27	I'd rephrase this: "If ADUs were allowed in Minneapolis, I would be interested in ... selling my house and moving out of the city!" If you implement this at all, it needs to be done surgically -- one size does not fit all. I can see no place in Ward 1 and the northeast portion of Ward 3 where this would work well and not be problematic. If people in SW want it on lots of 10,000 sq ft or more, fine. And do NOT incentivize ADUs by lowering the permit fees, etc. That would incentivize even more homeowners to leave Minneapolis. ADUs need to carry their own weight and be subject to the same regulations as the main house -- if you do ADUs at all.
Online 31	I do not own property in Minneapolis.
Online 33	Great way to increase income by renting to a friend.
Online 34	See above.
Online 35	i would be interested in selling my property and building an ADU at another location
Online 36	I do not own any property in Minneapolis.
Online 37	We took care of my mother in our home and may do likewise again if we were able to build an ADU
Online 38	there is limited space in the city and to be able to replace a garage with a new garage with a room above it would help utilize the square footage available on our lot
Online 40	With a mother who is nearing retirement and has macular degeneration and will be facing quality of life issues in the near future, I would very much like the opportunity to build on my property. It would allow me to ensure she is well taken care of while maintaining her independence and autonomy.
Online 41	I will need to tear down my current garage given its state. The building is almost falling down. Allowing me to build an ADU would allow investment in my property and more space for my family to use without adding much building bulk to my lot.
Online 42	Ability to have family close is a core value. More flexibility with the property I own... point made
Online 43	I would build a Tiny House.
Online 47	I need space for my mother to live with us but not in the same building. I ask for flexibility to build the Unit as I feel would suit her best and our budget.
Online 48	My husband's aging mother wants her independence and we want to be close.

Online 49	My mother is getting up in age - although she has her own house and she is doing very well, I want to be able to add a granny flat onto the rear of my property (we have a larger lot than most in mpls) which would either be in the form of a new garage and apartment or just a smaller guest house type of dwelling for her.
Online 50	I have no need for one at this time, but as I age I would very much like the option of staying in my home.
Online 51	This could be for a relative who needed a cheap/free place to live or I might move into the ADU and rent out the main unit (to offset my property taxes).
Online 52	It could be interesting to consider for a studio space in my back yard.
Online 63	I would tick 'strongly agree' but I think I am much more interested in the possibility of multiple ADUs in a planned neighborhood to bolster the community and sense of belonging to the Twin Cities. So while ADUs are personally interesting, they are even more interesting as personal dwellings in planned eco-neighborhoods or co-housing models.
Online 65	Don't own property
Online 66	small yard
Online 67	It would add flexibility to the existing space and allow an opportunity to generate additional income to support mortgage payments, property taxes and other rapidly rising expenditures.
Online 71	makes sense
Online 72	I own a house in South Minneapolis. It's far too large for my needs but I am unable to afford to relocate within my neighborhood. Legalizing ADUs would allow me to convert part of my property so I can stay in my neighborhood and rent out my house to a family that would be better suited for its large size.
Online 73	I have a heated, detached garage. I would look into putting in plumbing for an ADU if it were legal.
Online 74	I would like to add an ADU to my house so I can be close to my children and they can take care of me when I needed.
Online 75	I would be most interested as it relates to my property in converting the garage to a living space and/or converting the large back family room to a separate entrance unit. One challenge with the large back family room is that it would be very difficult to add a bathroom. It does, however, have a separate entrance still leaving a front and back door for the rest of the house. Considerations for shared infrastructure between households should be made, especially when people living there are family. My garage currently goes to waste as a car shelter so it'd be great to be able to convert that to living space for someone. Low interest/forgiveable loans or even grants to low-income people would be great to help with conversion costs - perhaps paid back from a portion of rent from the ADU over a period of years. This could provide income to the household helping shore up precarious financial situations (like for seniors or people with disabilities), keep people in their homes, save the county some money on welfare programs and provide an income stream to the city from the interest over time.
Online 81	I don't have a garage. If I build one in the future an ADU is an option.
Online 82	See question one.
Online 83	I have two divorced parents, one who is retired and one who will be soon and it would be a great option if me and another of my siblings could house them both.
Online 84	Largely depending on personal finances & taxes in the coming years.
Online 85	I live in a condo building with no additional land to build on.
Online 86	Creating a unit for a (perhaps aging) family member could be an option I'd want to consider.

Online 87	I likely would not be interested in adding an ADU, but might consider adding an interior ADU in my home in the future
Online 89	Only because there's not enough room on our lot (small house/no garage), but I hope that my neighbors will build them.
Online 94	I would consider an interior aud
Online 95	I have an existing ADU on my property that currently has no allowable use. I'd be less interested in adding one to my property than being allowed to make use of and improve the existing ADU.
Online 96	Don't yet own property.
Online 97	as above.
Southwest 03	I have a 2-car garage but no cars and a good friend interested in small-space living. Seems ideal for both of us!
Southwest 06	We live in a big home-children have left. We'd like to rent out space.
Southwest 07	I'm worried I won't be able to live in my unit w/ stairs when I get old.
Southwest 08	In need of replacing garage.
Southwest 11	I have plans to do so; I'd like to keep the character of my neighborhood-multigenerational.
Southwest 12	I would like to rebuild my garage w/ an ADU.
Southwest 13	I'm still a ways away in life to being a homeowner.
Southwest 14	I have a large lot that is rental in L.H. I have had several people wanting to rent that are from other states & work with a company. They have nannies???
Southwest 16	Renter currently.
Southwest 17	We purchased a 107 year old house 26 years ago with a mother-in-law apartment already in place.
Southwest 18	N/A currently rent, but looking to eventually buy in Mpls
Southwest 20	My mother died unexpectedly last year and we'd like to create a loft on our property where my dad could live. We have a 2 bed house w/ 2 kids, so having him in our house is not possible-but we have a double garage that could easily have a roomy loft added.
Southwest 21	Not a home owner
Southwest 22	Don't own property
Southwest 24	N/A I'm a renter. When I had a house/duplex, I would have preferred a small unit with a garden.
Southwest 25	I don't own property. I guess if I did & it had the required, I'd seriously consider it.
Southwest 31	Live in a condo duplex. No room.

Question 10: Design - the ADU should match the primary structure rather than allowing flexibility in materials, colors, or roof style/pitch.

108 responses

East 05	Parking shouldn't be required! Lets move away from a car oriented city. Designs should be allowed to be unique/modern/striking.
East 09	Appearance of neighborhood
East 12	ADUs are a great opportunity to utilize creative and innovative design and materials-why match primary structure?
East 16	Homeowners should be allowed to adopt ADU designs to current trends to make the rental unit

	desirable even if it does not match design of the original housing structure.
East 17	The minimum should be 150 sq. feet, not limited to 300-400 sq. ft. Design should be flexible but within considerations. Allow for tiny house on wheels as part of ADUS.
East 19	A broader sense of design needs to be considered. The City of Minneapolis (and other communities) seem unable to recognize the value of a broader sense of aesthetics. Homogeneity is not good design.
East 21	This might be hard. I live in a stucco 1935 Tudor. Might be hard to replicate and expensive. Maybe they should match in paint color and roof color?
East 22	Houses and lot size vary. % of land would be better. Good design's key but doesn't need to match.
East 23	Say you have a stucco house. Building a stucco ADU would be cost prohibitive. But I agree that the ADU must be in character with the house.
East 26	Flexibility should be allowed to make accessible.
East 27	It's as problematic to be prescriptive about aesthetics as to be laissez-faire. Better to let designers have freedom to contextualize ADU as they see fit.
East 29	I'm not sure it has to be the same, but it should compliment it.
East 31	Consider mobile units - e.g.. If a senior needs, can remove when move/pass on. Also explore real estate market impact - e.g. selling impact.
East 32	I think a requirement that the ADU be consistent w/ the neighborhood would be ok, but a (??) house might be too specific.
East 34	I strongly disagree about parking. Many city residents don't own cars- in particular elderly people who may be interested in living with family.
East 36	Not so much roof pitch, but ADU & primary structure should match siding, etc., so as not to change the character of the neighborhood.
East 37	"Match" the other houses. Lots of good design options/innovations should be plausible(?)
East 38	Sward is a wonderful neighborhood full of mixed styles. As a community I would like us to move toward inclusiveness. There are so many styles of building that are safe and thoughtfully constructed. Especially if the accessory is small, it may be wonderful to have a different style.
East 39	9 + 10 = if 2 parking spaces are needed off street. Most of the yards would be taken up with dwelling & parking. I think one off street parking space is all that is needed.
East 40	Should be allowed to apply for variance if using higher quality design and materials.
East 43	House may not have historical exterior material, so should not be matched.
North 02	In Japan there is a rule that structures cannot be too *similar* to one another and must vary in at least material or floor plan, etc. This is a nice rule and fosters acceptance rather than intolerance/puritanism.
North 03	There are many changes in grade on a property. This makes a height requirement a problem.
North 04	I plan on building ADU then living in it while new house is built so I would not build in same style.
North 05	A structure that compliments the primary residence will enhance the overall appeal of the property. Comparable roof styles/pitch paint schemes will promote a more "together" feeling to the property.
North 06	Preserve character of building/neighborhood.
North 08	Should match yes- but variance of ordinance can allow flexibility
North 10	Overall, I think people should have the right to style their property as they see fit. It's not my right to tell my neighbor what he/she should do w/ his/her house.
Northeast 01	It has to be affordable

Northeast 02	Different designs are okay. Don't have to look like traditional carriage house.
Northeast 03	It should be okayed by neighbors.
Northeast 04	Free the human spirit of Mpls Citizens. Allow structures that challenge that spirit. Everything does not have to be the same in style, look, etc.
Northeast 05	ADUs should allow for creative architecture. Matching pitches can lead to large compromises in space.
Northeast 07	I think eclectic, attractive options rather than a matchy-matchy look could be nice.
Northeast 08	This is a great opportunity to increase property value/aesthetics with excellent architecture & design.
Northeast 09	Without such design guidelines the neighborhoods will fall into an aesthetic nightmare/mish-mesh. Should specify permeable pavers for new parking spots.
Northeast 11	Not necessary. Primary structure may be ugly with poor materials.
Northeast 12	One bedroom ADU - one off street parking per dwelling unless only one parking space needed on a dedicated transit corridor. I.e. light rail - street car.
Online 03	I have indicated on questions 6-10 that I strongly disagree. This is because I don't believe in ADU's
Online 05	Again, property rights. As long as I am following building codes and zoning restrictions, I should be able to build on my property as I choose
Online 06	While I disagree with this whole concept city-wide, I think it's important dwellings fit together. The buildings, the yard, the green space (if there is any left) should flow together. Units within an existing residence will eventually be rented to others, if not a family member. Basically, you now have a rooming house.
Online 07	We have absentee owners that paste in tiny crappy windows in larger spaces and never paint the bare particle board around them, they pull off porches and throw up simple wooden steps. They let their yards get used for muddy parking or pave the whole back property over. They do minimal maintenance and the main property already looks awful. By all means, let's put in a requirement about matching aesthetics so they can build one dump next to another and up their profit margin. Who is this code being written for? SW? Take a good look at many of your communities and how they look now and picture all their issues doubled. And don't assume that some sort of 'homesteading' is going to make one lick of difference. The absentee owners know how to run rings around Mpls and their rules. PROVE first that you can actually enforce what's on the books and help neighborhood deal with those that harm them. That proof hasn't happened yet.
Online 09	Perhaps there should be an exemption for buildings meeting certain 'green' standards for efficiency to not match the existing structure.
Online 10	ADUs should be more flexible and possibly mobile so I don't think they should need to match a structure of the past.
Online 13	I don't really see this need for this, unless the City of Minneapolis is going to start mandating these sorts of decisions for ALL homes!
Online 15	That so superficial.
Online 18	This could be too restrictive and may not allow for quality desired in ADU. In some cases, income from ADU May over time pay for main unit appearance upgrades to match (new) ADU.
Online 19	I don't think that matching the primary residence is critical. It is nice to have a common look to a neighborhood, but restricting the ADU to match in style for style's sake is silly. If the ADU is well built and fulfills all building codes, as well as meeting all other Minneapolis zoning codes that is the most critical.
Online 20	I think there should be flexibility between the two - if you have plans to redo the siding on your

	primary structure but build the ADU in the interim - you're not going to want to match something you have plans to replace.
Online 22	If attached absolutely. If detached default should be matching, with allowance for committee and public review should owner chose to deviate.
Online 24	Design should be open to the owner. Since Minneapolis is already supportive of the arts, everyone should have the option to create the ADU of their choosing.
Online 25	I don't feel like we should require a specific style/design. As long as it fit the city code and is a safe unit to live in, these are the most important things.
Online 26	Please don't micromanage. That's what suburbs do. There is no need to get into the details of people's building choices beyond safety.
Online 27	No. 9 above needs to allow comment -- Off-street parking needs to have the minimum as stated in the quuestion, but there should not be modifications to bulk/height regulations to meet that goal. This indicates a second dwelling unit simply does not fit on the lot and you are just attempting to cram them in. It's a sick ghetto you are creating with this.
Online 31	The design of the ADU ought to be left up to the resident who is renting it out. If they want the theme to match their main housing unit, that should be allowed. If they want a totally different look for the attached unit, that should also be allowed.
Online 33	Some flexibility should be allowed but ADU should match or complement primary structure.
Online 35	This choice could be left to the builder/owner etc.
Online 36	I disagree because an ADU is usually built with sustainability in mind and with resources that are able to create it in the whole, whereas a house or other dwelling building is not built as such as a whole. I do believe that the ADU should be built in a way that compliments the neighborhood, complex, or surrounding buildings, not with complete lack of design.
Online 41	People may want to improve the materials, colors and roof style gradually based upon financial constraints. Allowing flexibility in materials and design will make it possible for people to make responsible financial decisions about home improvement and update the design of their home gradually without going into large amounts of debt.
Online 42	Diversity and creativity should be allowed
Online 44	Maintain neighborhood cohesion and appearance
Online 47	Please give the citizens to decide the uniqueness of there crativity. This will add charecter to the area. (as long as it's structurally sound)
Online 48	I think the ADU should compliment the existing structure, but matching could be quite difficult. We own a rambler and would ultimately like to add an addition on our garage so that is why i disagree with the height requirement.
Online 49	My neighborhood is comprised of mostly single story ramblers. I would like to add a 2nd story to my garage, so I wouldn't think that I'd want too much of a height restriction. But I do agree that the new unit should match the look of the existing house!
Online 50	"carriage houses" are a nice concept but in most cases matching the primary stifles creativity and innovation without enhancing the setting. Just matching some aspects of the primary structure does not necessarily produce a good looking project. Trust the owners! Some will create ugly structures but the vast majority want their property to look good and to maintain resale value.
Online 51	I do not support a detached ADU.
Online 52	Requiring matching to a main property could add a lot of expense to building an ADU.
Online 53	Quality is more important than exact match.

Online 56	I like the idea of the ADU matching the primary structure, but in my opinion an ADU structure could look appealing in a way that would not detract from the visual appearance of the primary structure and the overall feel without exactly MATCHING the primary structure. I would think that as long as it looked pleasing visually, even if it had it's own design or character, that would be very acceptable without detracting from the visual look of the ADU's neighborhood. Some of the smaller houses and the Tiny houses coming out of the Tiny house movement are very cute and pleasing to the eye possibly even more than if they matched the original dwelling in appearance.
Online 57	We need to expand and explore new options.
Online 61	If attached, then Yes matching design context is important. If detached then allow for design that complements the neighborhood.
Online 63	As any insurer will tell you, developments in building materials and design improves immensely over time. Besides safety concerns and the general comprehensive plan of the city to match neighborhoods within themselves (houses of a similar style/color flock together) I don't see why new structures should be limited to old obsolete and possibly dangerous designs that only still exist because of 'grandfathering in' of the old bad design. The new ADUs should be able to take utmost advantage of the very latest innovations in materials, styles and dwelling research conducted the world over. Minnesota is an innovator, not a follower.
Online 64	There's no need to enforce this. People aren't likely to create a garish ADU for it would detract from their property, and few people would invite the ire of their neighbors.
Online 67	Helps to maintain character and integrity of the neighborhood.
Online 71	in character
Online 72	Keep it creative! Cities are not stuck in amber, and this provides a great opportunity to beautify Minneapolis.
Online 73	Since when did a homogeneous aesthetic equal good?
Online 74	I love Minneapolis and want the city to be and look it's best. The ADU should match the primary structure because it is more aesthetically pleasing. I would hate to see mismatched additions made to properties it would not be beneficial for the look of neighborhoods. We don't want Minneapolis to look like there isn't any order with mismatched additions and structures.
Online 75	Should allow garage conversions - which likely would already match the existing structure. However, tiny house style structures can also be quite attractive, functional and affordable even when they don't match the existing structure. Not requiring matching would allow for more diversity of style in our neighborhoods which are already pretty darn matchy - matchy from house to house - that's boring!
Online 77	Street parking is always going to an issue.
Online 81	This leaves no room for improvement. What if the primary house is ugly? Do we want to repeat that? House design/colors change over time. Do we want to require both to be done? What if the primary house needs new paint but the ADU isn't due for a few years? That seems wasteful and not environmentally sensitive.
Online 82	First, Mpls is not a planned/association/gated community. What if you would prefer a consistent style, but can't afford it? Or what if you're an eclectic person? I see single dwellings that are totally discombobulated, why would it matter if the owner chose 2 styles for 2 buildings?
Online 83	It will look better instead of looking like an unrelated shack out back.
Online 84	Tricky question. While I understand and agree with some of our neighbors' concerns - as reflected in the larger building materials debate -, I am willing to experiment a little here. These are relatively small spaces, and they will require some creative thinking to utilize and maximize space properly.

	So, in the interest of flexibility I say "disagree", knowing that I will rue this day the first time I see a Mini Lime complete with whacky orange tiles in someone's backyard instead of the great laneway house designs we see coming out of Vancouver.
Online 85	Having the structure look the same is not as important to me as having the structures built solid, with appropriate building materials. It is also important for both structures to be well maintained.
Online 86	Our housing stock is not some precious jewel that cannot be modified. People can figure out their own aesthetics, and take into account the future market desirability. My neighbor's aesthetics aren't for me to judge.
Online 87	I strongly feel that the architectural style of an ADU should not conflict with the style of the subject property nor with the general architectural style of the neighborhood
Online 89	Let's eliminate parking requirements. It's not the city's responsibility to provide free car storage for residents, especially not at the expense of housing. As far as design, I think ADUs, especially freestanding ADUs in the rear yard, should have flexibility in design. I don't see any reason to have them match. After all, garages rarely "match" the front building. Let's make this an opportunity to provide some innovative, interesting residential architecture in Minneapolis. I don't feel the ADU need be shorter than the primary unit, although I think it would be optimal if it were equal or shorter, just not taller.
Online 91	I think strong neighborhood character is one of the most lovely things about Minneapolis. Differences between primary structures and ADUs would create a discordance that I really think would detract from the look and feel of our beautiful neighborhood streets.
Online 92	Flexibility in materials is important. For example, if my neighbor has a stucco house, the cost of exterior stucco on a detached ADU could make it harder for them to build in other important features, like higher energy-efficiency HVAC systems. Also, if my neighbor's house isn't particularly charming, why should their house be the mandatory template for the exterior materials of the ADU? I also feel that adding some flexibility in design would allow for more modern, attractive ADUs that add character to an alley rather than imitating the 'main house' on a particular lot.
Online 95	I prefer the casual, eclectic look that results from homeowners being able to design a dwelling unit that best fits their needs and property, rather than hemming them in on esthetic standards that they may not share.
Online 96	ADUs should complement the fabric of the neighborhood, and I would not want to see garishly outlandish structures being thrown up. Nor, however, do I want to be too limiting to people who want to build these, so I think that prudent and not overly draconian enforcement of this ordinance is desirable.
Online 97	Depends on the neighborhood, and visibility of the structure. I think consistency is best, aesthetics that are please help properties to retain value.
Southwest 01	More density is not better without safety improvements & efficiency improvements to existing clogged streets and dangerous intersections.
Southwest 06	ADU's should meet green guidelines. Design should be harmonized with main dwelling. Some compromise between the two principles.
Southwest 07	Do not unnecessarily increase the cost of housing w/ extreme design requirement or parking. Let homeowners maintain property rights!
Southwest 08	Too limiting, may add costs, is not seen from street anyway, don't require this for regular garages today.
Southwest 11	It retains the character & quality of the primary look.
Southwest 13	Should match as close as is reasonable.

Southwest 15	Increasing critical parking zones could mitigate off-street parking woes by allowing ADU residents to apply for a spot on the street. Designs shouldn't have to match main houses. But shouldn't be "intrusive".
Southwest 17	Basement apartments should not have a minimum height requirement. Can not remedy.
Southwest 18	I think as long as it does not detract from the primary structure, it should be flexible. There are so many very cute creative small designs out there that would possibly even improve the look of property if that is a concern.
Southwest 20	Within reason, I think styles & materials should match. The last thing we need is a bunch of rental eyesores cobbled together. I think its possible for code to be nimble enough to aim for best outcomes both from a usability and from a design perspective-some creativity seems okay as long as a property is well-designed.
Southwest 21	I don't think we should be encouraging car use, so parking shouldn't be required. Plus, likely that elder/student in ADU wouldn't have a car.
Southwest 22	Who cares what they look like? We need density.
Southwest 24	Be a sympathetic addition to street scape/part of the charm comes from similar looking buildings on streetscape.
Southwest 25	I think requiring homesteading is too (?). The regulatory infrastructure for rental properties maybe sufficient. As for design, I'd like to encourage innovation that achieves sustainability. Which may be improved by having to emulate primary structure.
Southwest 32	What if existing house is ugly, vinyl siding, why match that?

Additional Input

99 responses

East 01	I think an important issue that should be sorted out early on is how many ADUs are allowed on a property. If a property is large enough, I really don't think it should be limited to having a single ADU. I think instead there should be an ordinance defining # of ADUs/square ft. land should be defined. Say I want an ADU for my parents & so does my wife for hers, there are situations where people will have desire more than one ADU and I think the ordinance should be set up for that up front instead of later on needing to change the ordinance.
East 05	Fees should be waived/reduced to encourage owners to add ADUs. I have a basement with a separate entrance, egress window and bathroom. There is a room for a kitchen. The issues I'm concerned about is ceiling height. My basement is about 6'9" which is below the 7 foot requirement - hopefully exceptions can be made to help people add ADUs if they are just barely under the limit. Also how will access to utilities be handled for basement units'? Access to electrical panels for each occupant is currently required but exceptions should be made.
East 11	Re: #6 Does this mean it is required? Re: #9 many people use public transit and that will rise. Please let this city discussion inform and expand to include tiny homes (not simply RV's) which are made to be full-time residences. Allow ADUs in all zoning types. Consider vacant lots being converted to create mini tiny home communities. Like a mobile home park but NOT like that (if you get my drift) :) Thank you for not requiring separate utilities for ADUs. Let the licensing for an ADU include provisional opportunities for tiny homes. Give us a trial period to see how this could work or something like that. Allow flexibility like Portland OR has DO NOT include a public hearing requirement to the ADUs

East 16	RE: #9 The City needs to adapt to alternative modes of transportation.
East 19	This meeting did not seem to represent the full community. What parts of the Minneapolis community should be represented and how are you reaching out to all potentially concerned groups/people.
East 20	If no occupants own cars and dwelling is near public transit. Could there be an exception to any parking space requirements/ One of the reasons we would like an ADU is that we have a 2-car garage & no cars.
East 21	This is a great idea and works in other cities. With demographic changes, this is an easy way to provide more affordable housing options for young people, single people and old people.
East 22	Do you plan a service that will come to look at your property and let you know what is possible on your lot with your house? Would property taxes go way up? Maybe give waiver for year or two to cover costs.
East 23	Property taxes need to offset the practical reasons for the middle class citizens who need to build them to stay in Mpls. Setbacks need to be looked at as well. Some setbacks are too far - especially on interior lots. Mine - on a corner- should be closer to the sidewalk.
East 24	I like general question & answers before splitting up. One question is the 2.5 story attached what if you need to raise roof or have a dormer higher than the peak to have enough headroom (drawing done). How would you ensure homestead status? What if rental house next to me wants to build detached? How is that different from a duplex? Why not reconsider duplex 10,000 sq. ft. requirement? What if duplex owner next to me homesteads a unit, builds, ADU, then moves? Would this increase my property values, backyard, privacy, garden if there were two homes in my neighbors backyard? I understand a family need situation, elderly person situation but I foresee a lot of problems. DISLIKE Q and A format strongly.
East 25	ADU height restrictions should take into consideration property grade variations. I am planning a second floor ADU on a new garage - my ally is about 4 ft. lower than my backyard - the current garage and the planned new garage are built into the grade such that the current garage (one story) eve is about 1 ft. above the backyard. (drawing)
East 26	I want zoning department help. It would be to make it affordable.
East 27	GREAT IDEA! MAKE IT HAPPEN! Best way to make city denser while maintaining existing character.
East 28	I strongly support changes in the codes to allow for ADUs. It would be ideal if the new rules would take into account the many neighborhoods with smaller homes (allowing small minimum square footage perhaps changes in where parking spaces are allowed).
East 29	It is time to give homeowners the freedom to add ADUs to their property as long as they meet reasonable building codes.
East 30	Requiring ADU's to "match" aesthetics of primary residence (roof pitch, etc.) could be tough to regulate. Who makes final call? Municipalities probably?
East 32	Please do not require off-street parking. We should be building for fewer cars & improving other options: Car share, transit, bikes, walking. Or maybe don't require off street parking if the property is w/in 1/3 mile of a heavy transit corridor. In fact, it would be great if we could take away the covered off street parking req. for the main unit so that the whole garage could be an ADU. There would still be parking in the driveway. This should be as - of - right (???). Allow ADUs (detached) for 1.5 story houses. Neighborhoods w/ 1/5 story houses benefit from density too!
East 33	1. Zoning required hearing. 2. Only interior Tony Scanlon
East 36	I have a huge front yard as my house is close to ally in Corcoran Neighborhood. The houses 850 sq.

	ft. with a detached garage. Would like to convert my garage to ADU & rent my house.
East 37	I would have many questions around the specifics surrounding the attached version as it applies to codes as they may or may not differ from duplex codes. Would a fire separation be required? Would there be duplicity of mechanical systems? Fire doors on automatic closers if the design intent is to share space?? Building cost implications of all of these requirements? Cost prohibitive for affordable housing endeavors which is my main focus in design right now. I think this is a great way to increase density in our city in a way that fits the scale of n'hoods. We cannot get all of our density in large, multi-family housing only along transportation corridors. It is important to promote diversity in housing stock - changing demographics, aging population, etc. Note: St. Anthony Park Neighborhood did a great study on this issue, which I participated in. It gave residents some nice visuals of what was possible so that they might direct policy and include their best parameters for allowing this. Mamie Peichel architect 612-823-2154
East 38	Please allow a 15 minute session of group question and answer. I was finding the discussion very informative. It felt like the discussion was cut short too quickly at the Hosmer meeting. Please consider allowing units without parking. I do not own a car. I choose not to do so. It is a great financial freedom. It has significantly improved my health. It also connects me to my community because my neighbors see me & say hi as I bike in & out of the neighborhood. While I understand that not everyone will choose this lifestyle. I also see more & more people choosing it. We should be building with our future in mind. With car share, bike share, buses, light rail available and increasing we don't have to keep building for each adult to own a car. And we cant sustain that level of car ownership. I am interested in seeing tiny homes on trailers be allowed as well. This is an important first step in the broader conversation of how we want our city to be in the future. We want inclusiveness. We need diversity of living options. Minneapolis is a wonderful city, but we have to keep changing. thank you for the work of the city staff to open up this conversation.
East 39	I live alone in a small house w/ one car. I would like to build small detached unit. I live next to neighbors who (on either side of me) each have 4 cars and they are not required to park more than one car (or provide parking for more than one) on their properties. As far as design is concerned - I do not think the detached unit needs to match existing structure0we need to modernize our housing stock!!! As far as size is concerned - I think the overall size of detached unit should not overwhelm the existing structure but don't think the size needs to be a percentage of that unit. My home is small and I can legally add a second story to that home if I want but because it is small, the detached unit could not be very large with the percentage clause you are proposing. Also as for impermeable surface-detached unit could have living roof as well as the parking surface could be something other than concrete/asphalt.
East 40	Love this idea and appreciate the City working on it. I would love if when looking at the process you would take into consideration setback! In having little green space or space for garden, I would appreciate the setback remaining at 1 ft. on alley or neighbors or current setback of home, not 5' for ADUs.
East 43	City staff needs different colored nametag and stay stationed at each board. Thank you.
North 02	It would be very nice if there could be a single central building on a large double - or triple - or other-size lot with multiple ADUs to create a cohousing situation with extra legislation to prevent slum-lord situations.
North 06	PUC=pub utilities, taxes, assessments. If larger lot, how many ADU's? *Freq of inspections? Enforcement? If not homesteaded, wouldn't be considered just another rental? Max # of people in ADU? ADU density/neighborhood?
North 07	What about duplexes? What if homeowner sells and an investor wanted to purchase? How would

	the city enforce the code, etc.? \$98,000 for ADU
North 08	6. Forever-can't rent/lease both units. 7 or % of the primary. 8. Leave this up to building permit.
North 09	Consider only allowing accessory dwelling units in R1 zoning. R2 and higher zoning should have to conform with that zoning when adding an additional unit.
North 10	I think it's a great idea for the City of Minneapolis that has a 92% rental rate. Allowing more units meets the demand by increasing the supply w/o breaking new ground for commercial housing development. It also helps keep rental prices down. I would hate to see MPLS become like San Francisco [did when] rental prices sky rocket because the city wouldn't allow for ADUs.
Northeast 03	I think ADU's could really contribute to the environmental, social & economic sustainability of our city. Folks are being priced out and forced to relocate to other neighborhoods or cities. If we want to promote equitable growth, this is a great tool of doing so.
Northeast 04	ADU's will make Minneapolis a more vibrant, livable, and exciting place to live for residents of all ages and interests. The focus for the city should be on safety of the ADU. For example - gas, electric, sewer. Citizens can best decide design...let creativity flow! Thank you.
Northeast 06	I believe the design should be flexible, especially in the use of natural or neutral materials such as wood, steel, glass, etc.
Northeast 09	Make homestead requirements mirror state income tax residency guidelines to allow/account for snowbirds. Should all- Air B n B(?) - type temporary rentals. Take the opportunity of adding an accessory dwelling unit to require new more stringent energy - efficiency codes. I would strongly prefer only the "inside" option - retains are for gardening use (as fossil fuels become more scarce, we will have to frown more of our own food in the city.)
Northeast 11	These should be allowed in Minneapolis, with maximum flexibility to the property owner in implementation and the unique circumstances of each property. No max size, height, parking minimums. If that is not politically possible perhaps the ordinance should be more flexible within "density-targeted" areas from Lake Street to Lowry. Unleash the creativity of Minneapolis by allowing creative tiny houses. Less regulation in design. Minimize city fees, which could be a large percentage of a small house project cost \$6000 fees too much!!!! Standardize, simplify. Allow in all zoning districts, single family and duplex/triplex.
Northeast 12	I honestly thought they were legal already. Make sure moving in a family member doesn't cause the loss of homestead for the purposes of taxes. Mother - in - laws and adult children pay rent to the primary owner. Take upkeep off on ?????Schedule E Fed form. Schedule E! Killer. One off-street spot parking type per dwelling unless the ADU/primary units are on a dedicated transit corridor meaning light rail or streetcar - (bus routes don't count).
Online 01	ADUs would be a very negative, if not disastrous, change in residency and liveability in most neighborhoods in Minneapolis. The city is currently unable to effectively deal with the negative impacts of absentee landlords, overoccupancy, and related liveability issues. ADUs would simply accelerate and multiply the degradation of Minneapolis neighborhoods for residents.
Online 03	When are we going to stop blanketing the entire city with one policy. This is not the first time either. Former councilmember, Gary Schiff saw to it that the City could build on unbuildable lots with a variance. Really? This may work for the south Minneapolis neighborhoods but it certainly doesn't up north. If you really want additional units, then consider the number of vacant lots and vast swatches of land available in north Minneapolis.
Online 04	Bad idea, no positives.
Online 06	A city-wide option is not a level playing field. Some neighborhoods could be impacted more than others so please consider over-overlay districts in areas not already impacted by development.

OWNER OCCUPIED - yes, permanently. BUT, how are you going to verify this? Given the number of illegal homesteaded properties and relative homesteads in our area, verifies that the city is unable to enforce the existing codes.

First - this is a really frustrating survey. You should have allowed comments on all questions, so here are some other question related comments: Q2 & 3: Only Mpls uses definitions to distinguish these from 'duplexing'. To the average person, this is simply duplexing a property. How does this work with the other duplexing requirements (minimum lot area for example). In other words, even though duplexing an R1 property requires 10,000 SF because of understanding of needs for parking and green space, etc. This won't? Adding another person(s) living space to an existing space impacts that space the same. Q4: So on our small lots, to build a separate building with probably parking and living space is like building a small house. Basically the message that this is sending us is that we don't deserve green space in our residential areas? Between the buildings the parking there won't be anything left except impervious surfaces. Does this mean the Mpls will also eliminate its added storm water fees since we don't seem to care about pervious green space around residential housing? Q6: Homesteading? How are you going to enforce? What happens when someone files the homesteading and then leaves and rents out their part 6 months later? Are they going to be required to kick out the tenants in the accessory unit? Is the accessory unit going to be required to have a rental license and be inspected? What happens if you sell and the new owner is not going to live there? Are they going to have to kick out the tenant? I will guarantee you that won't happen, because it will only take kicking out the first few units and you will have a lawsuit, or bad publicity and Mpls will back down from that requirement. Besides which, how do you know a property is homesteaded? I have quite a few in my neighborhood - including some real egregious examples on my blocks - where the person homesteading hasn't live there in a long time - in one case at least two years. They are over occupied rentals and some have been called into the City. All Mpls does is say - they are homesteaded at Hennepin County so that must be true. Minneapolis doesn't have a clue what is already going on in its City. Q9: We already - because of absentee rentals and over-occupancy - barely have any off-street parking. We also have too many that have decided to solve that problem by paving over their whole back yards and allowing 4,5,6,7 cars park on a small resident lot. Picture this- you own the house next door and all you have for a view is a parking lot feet from your back door. There is no green space, no yard, no flowers. When it rains, all the water from the next property runs off into your yard and into your basement because the other owner is not required to manage their storm water. People looking at this idea are picturing larger lots with graceful carriage type houses and pretty gardens. You need to judge this on how it probably will happen. Generally: This is another example in the push for density for densities sake without doing the work of the City which is to manage the impact of growth on communities to prevent harm. This opens the door to more unmanaged growth and you can already see the harm that has been done to our communities. We have had to take density without due planning for green space (in fact we are losing any green spaces by leaps and bounds). Who decided that we get to live in concrete and asphalt when other communities (including downtown) are being told they need more green space, they need a park. Where's our added park for the 1000+ units already built. What about the cars and the parking? How is that going to be managed? Maybe in 20-50 years the transportation system will be up to a level people can do without cars, but not for the foreseeable future. Students have cars. What about the impact of so many unrelated, non-familial households? How is that going to be managed? The garbage carts constantly are overflowing now. Move-outs are a nightmare of piles of garbage. None of this is being addressed in these discussions. Keep in mind; you have to think about the worst case situation. This could in theory

	<p>virtually double the number of units in a community. What is the impact of that? Do you want to know the impact of that on a community? Come and do a drive through of my neighborhood. When the current generation of absentee owners was allowed to run their business illegally through the 90's and 2000's, they massively increase the number of independent adults in the community and were never held to account for any of the impact issues. We went from a well-maintained middle-class neighborhood with a nice mix of owner occupants, families and rental to a struggling neighborhood of trashed housing. Less than 20 years was all it took. Some recommendations: (1) Don't implement, too many unresolved issues, too much potential for further harm (2) Or implement only in very carefully designated areas that have strong neighborhood support (3) Or only allow on properties that have 15,000SF of land so you can still have a chance for green space (4) Or if you are going to require 'homestead' status (which I think you absolutely should have if you move forward), require the property to be put into the Land Trust program so that at least there is another agency trying to guarantee the homesteading other than Mpls which can't. (5) Only allow if attached to a homeowner incentive program and require the return of the funds if they sell or leave homestead within 10 years (6) If the property changes out of owner-occupancy, require the unit to be revoked</p>
Online 15	<p>Given the stagnant economy and peoples desire for change, there is a need for non-traditional housing. ADUs don't affect me currently, but I like having the option available to me when my parents age.</p>
Online 18	<p>This is great to see!</p>
Online 19	<p>I think it could be a good idea for Minneapolis, however with narrow alleys and small lots generally, looking at the problems that other cities who have embraced ADU's and trying to avoid the same mistakes is critical. I am totally on board with adding a detached ADU to my home (that I grew up in and with my husband recently purchased).</p>
Online 22	<p>Depending on lot, an attached ADU feels like it would increase bulk/footprint too much on some lots.</p>
Online 24	<p>Allowing ADU's into Minneapolis would be a move in the right direction. It would provide home owners a way for extra income and to allow them to stay in their homes longer past retirement. It might also open up future talks about allowing tiny houses (or mobile units) to also making their way into the city witch would allow people to be more financially stable, carbon footprint aware, community building and flexibility in changing destinations. I'm surprised that Mpls is not already a leader in this movement.</p>
Online 25	<p>I don't want there to be a minimum parking requirement for these units. In my neighborhood, a lot of people live without a car they utilize transit, biking, car shares, and walking. I'd like to improve affordable options for housing, and think parking minimums make everything more expensive.</p>
Online 26	<p>I strongly support the addition of accessory units as a way to a) increase the amount of affordable housing we have in the city and b) allow people flexibility that they may need to add space for family members and friends in need.</p>
Online 27	<p>See above. One of the dumbest ideas I've ever heard of in Minneapolis in 50-plus years.</p>
Online 28	<p>See above. One of the dumbest ideas I've ever heard of in Minneapolis in 50-plus years.</p>
Online 29	<p>See above. One of the dumbest ideas I've ever heard of in Minneapolis in 50-plus years.</p>
Online 35	<p>Please tie this to the next level, as myself and many others are committed to moving forward with ADU's.</p>
Online 36	<p>If certain neighborhoods or existing complexes that could be updated could be made into ADU housing systems, it would take some pressure off of the poverty line as well as allow those that want to live in the area have some living spaces. As for taxes, they could pay property taxes in a way that</p>

	is collective for the community.
Online 38	the ADU should fit in with the current dwelling and design.
Online 40	I would love consideration of "tiny" structures as well as "tiny houses on wheels".
Online 41	I think ADUs can only attract people to Minneapolis and give them more flexibility with their property. I think it should be the right of every property owner to add value to their home within the constraints of the city code.
Online 42	Great that the motion is on the table.
Online 43	http://tinyhouseblog.com/
Online 47	Please make the cost of building one of these units as affordable as possible.
Online 49	Get 'er done, I know Mayor Betsy wants to reach 500k residents, this is one way to do it!
Online 50	While I believe that basic regulation of our residential development is good, I have seen Minneapolis move increasingly toward micromanagement and protecting the public from themselves. In the last few years I have had a number of clients move out of Minneapolis because the latest interpretations of the zoning code do not accommodate their family needs. The ADU concept, if not overly regulated, could help keep these families in Minneapolis.
Online 51	I am a retired City Planner/Zoning Administrator with close to 30 years experience, primarily in Current Planning. Based on my experience I'm concerned this hasn't been completely thought out. I will submit more complete comments at the meeting at the Kenwood Rec Center. Just a few years ago the neighborhood and the City went after 2000 Fremont Ave. S. for having two houses on one lot, Now it would be OK.
Online 52	It seems weirdly behind the times that Minneapolis is not already supporting these kinds of dwellings.
Online 53	As someone with a severe chronic illness, I like the idea of having a living space that is separate but close to a family member. I would like to be as independent as I can for as long as possible. I'm sure baby boomers will soon be feeling the same way. Sure, we could buy a duplex, but I don't need all that space and it would be difficult for me to maintain. I think many people would be interested in renting these either to students or on VRBO (vacation rentals). As a consumer, I like that idea. There are many nice rentals like this in Portland, OR. But as a neighbor, I might be a little concerned about potential noise.
Online 54	Isn't an AUD essentially a duplex? Seems like its just another way to let a homeowner duplex his/her house in any way he/she wants to.
Online 57	I personally am interested in Tiny Homes being allowed in the city.
Online 60	it would be nice if the permitting fees from the city were reduced for ADUs
Online 62	An increase of impervious surfaces could be offset by incorporating rain gardens and/or rain barrels (from rooftop runoff) to prevent more water being diverted to storm sewers.
Online 63	ADUs are a fantastic logical step in the right direction for Minneapolis. It will help many great people feel less obliged to leave for 'greener pastures', it will build seriously safe, seriously fun, seriously pride-inducing homes that bolster the feeling of community and support for the Minneapolis way of life. It will bring people together and make them feel thankful for and proud of our local, city and municipal governments. It will encourage unique uses of the outdoors, and let's not forget that many great writers, artists and inventors have made use of anterior or seemingly 'extraneous' spaces that ultimately provided them the very best inspiration for further innovations in society. It can only lead to good things. Please support ADUs and ADU co-housing models as well.
Online 72	Great idea!!! It's about time!!!

Online 74	If Minneapolis allows for ADU's it must be very strict with their construction. I think it would even be beneficial for Minneapolis to hire engineers and or architects as building inspectors. I have come across too many building inspectors that don't have the adequate education to be in the field of inspecting the construction or remodeling of housing structures. The inspectors for plumbing, HVAC and electricity all have proper education in their fields. I do not understand why the City of Minneapolis is allowing for building inspectors without the proper education to be out inspecting the construction or remodeling of properties.
Online 75	Parking should not be a factor in areas where public transit / biking is a good alternative or if a parking spot is a must - on-street parking availability on the block should suffice rather than requiring impervious pavement be added to the property. Water issues and sustainable transportation should trump car-centric consciousness.
Online 76	I think there should be a minimum lot size. Lot sizes that are less than 125 feet (which is more or less the standard i believe) should not have these kinds of dwellings - i.e. 'key lots' or those homes where they don't have alley access.
Online 82	I agree that it would provide more options for families. I understand if there are concerns, but I think the benefits outweigh the drawbacks.
Online 83	Off-street parking should be required but the use of materials that allow for drainage should be a priority. Impervious surfaces are not the only option for parking solutions.
Online 84	Something to think about is shade and how it impacts the neighbors to the North should detached units be where this is going. We can't promote urban gardening when it provides cuddly headlines, and then tell residents "tough luck, your neighbor is putting in an ADU have fun with your hostas in the shade!" I forget what it's called but a "stepped" design similar to what is supposed to (but doesn't always) happen along the South side of the Greenway may be a solution. Generally speaking I am very much in favor of detached or interior ADUs, and a more hesitant on the ADU TYPE # 2 in your example list, because that variety seems to be most prone to lazy development and Frankenhouses. I think it's important to address all concerns comprehensively and without the derision I have seen a little too much for my taste recently.
Online 85	I love the carriage house and older structures like this in my neighborhood, they add charm. I live in Powderhorn Park
Online 86	I'd like if parking requirements were sensitive to the parking availability in the neighborhood and on the street. Many streets are flush with parking. An ideal situation is when street parking is mostly utilized – empty spots are a waste.
Online 87	Again, I believe that there are acceptable uses for ADUs within the city and that construction of an ADU may be in conflict with current zoning of a particular area. In those cases in which an ADU is deemed to have an acceptable use, a zoning variance should be provided to the property owner
Online 89	I am a homeowner and fully support this measure. We have lived in several rear ADUs in other cities (as renters, one with a homeowner in the front structure, one with the owner elsewhere, and both were excellent experiences. I don't understand why the owner needs to live on the premises; after all, we have existing ordinances in place to regulate behavior and property, and I feel there's already enough stigma against renters in this city. The ownership requirement may be required for political purposes, but I think it's an unnecessary restriction on property rights.
Online 91	I think they're an awesome idea overall. The cities that are really thriving today have very progressive zoning/planning options - we don't want to be left behind!
Online 92	IF possible, allow flexibility in number of ADUs per site. Maybe this is 'too much, too soon,' but realistically why shouldn't there be an ADU in a basement and a detached ADU on the same lot? I live near a 20-story apartment tower, I see no reason why my neighbor shouldn't be allowed to add

	two small apartments to their lot if they met the relevant building codes. Especially with empty nesters and smaller households, large homes with basements and attics hold a lot of wasted space that could be put to better use.
Online 94	I'm wary of parking minimums, and would like more information on this. I'd advocate for no parking minimums, but the increase in density may outweigh this for now
Online 96	ADUs are an excellent way to increase the city's population and thereby its tax base. ADUs are also a great way to increase the city's population while retaining the residential character of our neighborhoods.
Online 97	There are so many singles, or couples that choose not to have kids, this seems like a no-brainer to me. I lived in Sydney Australia for 10 years and granny flats were very common.
Southwest 01	My biggest concerns beyond page 1 - enforcing owner occupancy, specifically year round. Increase in impervious surface-there must be required mitigation. Off street parking must be required.
Southwest 02	The most important constraints are for 1. protecting/limiting size. 2. protecting light to yard & primary structure. 3. protecting, within reason, privacy of neighbors. If those are satisfied, I think maximum flexibility should be allowed in design of detached ADUs. Maximum flexibility will allow the ADU to be best suited to it's property, to the alleyscape, and to the neighborhood-fitting into the particular conditions of each individual site in a way that could never be achieved through prescriptive codes. The better an ADU fits into its particular conditions, the more successful it will be. And the most successful this endeavor is, the better off the city itself will be: Improved, more diverse housing stock, safer alleys, w/ eyes on the street, potentially more affordable housing choices, greater density. Thank you for being progressive!
Southwest 03	I think the parking spot requirement seems unfair. I have lived in several apartments in Mpls, and none of them provided me with off-street parking. Sometimes there were dozens of units, and no parking spots. So why should one extra unit require a parking spot? At the very least there should be exceptions/variances allowed. The whole reason I want to build an ADU is because right now the garage is just an (unnecessary) storage shed.
Southwest 06	#9 Create incentives for using public transportation & living without a car.
Southwest 07	People who live in ADUs are less likely to have cars. Do not require extra parking when adding ADUs. I cant use all the parking on my property already. 200 sf is an ok minimum area.
Southwest 08	Please remove 676 or 10% footprint maximum. Inflexible and has no clear reason. Trade-off for increase in lot permeable surface? Homestead requirement is foolish. Duplexes/triplexes/etc. don't require it. limits ability to maximize utility if one were to move. Don't use zoning/regs to try to stamp out potential negative impacts to neighbors (sound/upkeep/etc.) Regulate/enforce the effects (put teeth to the noise/garbage rules, etc.!) Allow URBOs! If the unit is safe enough to rent out to individuals, the same is true for weekly/nightly rentals to out-of-towners. Don't protect the hotel industry :)
Southwest 09	I live in Lowry Hill and there are already hundreds of "ADU" like units through out the neighborhood. IN carriage houses and third floor attics that we constructed for staff and rentals in the late 1800s and early 1900s. Making these units <u>legal</u> would create safer living situation for residents. Because so many units <u>currently</u> exist, parking would <u>not</u> likely be affected. I also think this is the ethical thing to do to make our city more diverse, affordable and sustainable.
Southwest 10	Do not like restrictions to only altar attached (as in Bloomington) or only allow detached if previously a carriage house (St. Paul/Plymouth). *My idea is to build a detached ADU near the rear of a larger property and create an open communal space with the main unit-including fire pit, hot tub, deck & grill etc. I imagine building a free-standing or adding onto a detached garage. I really want to build a

	2-story detached. Do not want a height limit except that it be same height or slightly subordinate to primary.
Southwest 12	I was really surprised to hear this isn't allowed. Setback will be an issue.
Southwest 14	#6. Some older people in neighborhood may want to rent main house & provide ADU for caregivers.
Southwest 16	#9. All additions should meet city code.
Southwest 18	I love the idea of accessory dwelling units and am excited for the possibilities it could offer. I am currently renting but having this possibility available would really persuade me to move to an area where this flexibility might be available. I know that it is not a current option but if accessory dwellings do evolve, I am hoping that some areas might consider alluring the tiny house designs that (??) <u>not</u> on foundation also. Some of the things that are happening in Portland, Oregon & some other cities that are exploring these different flexible options. Thank you!!!!
Southwest 20	We'd like to do a detached ADU. Loft above our double garage. We'd re-build the garage, which we were planning on doing anyway. We're thinking 600-700 SF. Well-designed, by an architect. Matching style to our 1915 craftsman home. It would be for my father-so he could be close to us, be close to our daughters, have a sense of community, but still have his privacy & independence.
Southwest 23	For an existing garage with 24" footings can this be grandfathered in regarding foundation requirements? The above presumes adding a second story to create an ADU.
Southwest 24	#6. What about persons who travel extensively. #8. What about some height for 1 1/2 story house? #9. If ADUs are in area with good transit service, then car would not /may not be needed. If caregiver or parent(s) of homeowner could shave (?) & car.
Southwest 32	Very creative. Allow live work, allow some limited commercial uses - artist loft, selling fruit, work from home, studio-woodworking. Should not be required to match materials of existing house..what if the existing house is ugly?



August 29, 2014

Minneapolis City Council
City Hall, Room 307
350 South Fifth Street
Minneapolis, MN 55415

Dear Councilmembers,

On behalf of the staff and Board of Directors of the Preservation Alliance of Minnesota (PAM), I am writing in support of the concept of an Accessory Dwelling Unit (ADU) ordinance, as is currently being discussed by the City of Minneapolis. As an organization that strives for community development through reuse and revitalization, PAM believes that ADUs would be another tool that could help property owners and neighborhoods make the most of their existing assets.

Over the past decade, Minneapolis has adopted policies that have led to impressive growth and vitality of the central city. Thousands of rental apartment units are being built, exceeding over \$1 billion in construction permits already for 2014. This new construction is a result of the growing interest in living within urban areas near jobs, entertainment, and mass transit, fueled by younger generations to empty-nesters. Minneapolis' population has now reached over 400,000 for the first time in 40 years.

This expansion has in turn put economic pressure on old homes as high-density, mixed-use buildings have been developed in their place. This newer, denser construction sacrifices the unique character, scale, and variety of architectural styles that are some of the very things that attract new residents in the first place. ADUs offer one alternative to alleviating this pressure for new development and increased investment, while preserving more of our unique historic built environment.

ADUs, which are also referred to as granny flats, mother-in-law apartments, and carriage houses, are essentially self-contained living units on the same lot as an existing single-family home. An ADU could be detached from the main structure, attached, or internal, such as an attic apartment. ADUs have become increasingly popular in places normally viewed as peer cities to Minneapolis including Seattle, Denver, and Portland, Oregon.

The ability for homeowners to utilize ADUs would allow for more flexibility in use, in turn helping to make preservation more economically viable. A family could offer a separate living space to relatives, seniors could house an on-site caregiver, or homeowners could simply earn extra rental income. With these additional options, preserving an old home in an established neighborhood could seem much more attractive than disinvestment and demolition/new construction.



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WWW.MNPRESERVATION.ORG
651-293-9047

Earlier this summer, the National Trust's Preservation Green Lab released a report, "Older, Smaller, Better," encouraging urban vitality in older neighborhoods. Several of the report's recommendations could be accomplished in Minneapolis by allowing ADUs, including:

1. Encourage compatible new construction. Infill construction that contributes to the overall physical character of a district can add vitality to a block, while also offering financial opportunities for real estate developers and investors.
 - The Portland (Oregon) Preservation blog praised the impact of ADUs, saying that they, "are an important tool for adding density in our older neighborhoods - one home at a time. The result is far less impact on the existing character that makes our older neighborhoods so attractive to begin with."
2. Develop pre-approved solutions for common building types and reuse scenarios.
 - The City of Santa Cruz (California) has developed a manual for ADUs with guides and prototypical designs for interested homeowners. Minneapolis could design something similar to make sure that everyone feels empowered.
3. Support more intensive use of existing buildings.
 - The average household size in Minneapolis has decreased from 3.08 people in 1950 to 2.23 people in 2010. Many of the large, old homes, often built by Minneapolis' founders, are now occupied by smaller families of more modest means. In order for these resources to be preserved, homeowners must be allowed to use them efficiently.

We believe that ADUs can be a part of a long-term plan for Minneapolis grow toward the future while allowing respectful infill development in established neighborhoods. With responsible regulations and appropriate incentives, Minneapolis can make preservation appealing, practical and even profitable. We hope you take these points into consideration as you craft this forward-thinking ordinance, and will contact us if PAM can provide additional information or preservation perspective.

Sincerely,

A handwritten signature in blue ink that reads "Erin Hanafin Berg". The signature is written in a cursive, flowing style.

Erin Hanafin Berg
Field Services and Programs Manager



**Neighborhood and
Community Relations**

David Rubedor
Director

Crown Roller Mill – Room 425
105 5th Avenue South
Minneapolis, MN 55401

Office 612 673-3737
TTY Line 612 673-2157

ncr@minneapolismn.gov

August 27, 2014

Minneapolis City Council
350 South 5th Street, Room 307
Minneapolis, MN 55415

Re: Accessory Dwelling Units

Dear City of Minneapolis Council,

The Senior Citizen's Advisory Committee has given careful consideration to the issues and need for accessory dwelling units. Accessory dwelling units (ADUs) would provide much-needed housing options for older persons in Minneapolis. AARP makes the case for ADUs:

ADUs have the potential to assist older homeowners in maintaining their independence by providing the flexibility to house family and care-takers on-site, and providing additional income to offset property taxes and the costs of home maintenance and repair.

Zoning ordinances that prohibit ADUs or make it extremely difficult for homeowners to create them are the principle obstacle to the wide availability of this housing option.

The Senior Citizen Advisory Committee supports the following as part of a housing policy that makes it easier for older residents to age in place:

- Allowing internal, attached, and detached ADUs in all neighborhoods of Minneapolis.
- Allowing homeowners to rent their ADU to unrelated persons.
- Minimizing the fees and inspections required to build or convert an ADU.
- Requiring that properties with ADUs be owner-occupied.

Respectfully,

A handwritten signature in black ink that reads "Marci Holley-Bartlett".

Marci Holley-Bartlett
Acting Chair, Senior Citizen Advisory Committee



Minnesota

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October 29, 2014

Council Member Lisa Bender
Minneapolis City Council
350 South 5th Street, Room 307
Minneapolis, MN, 55415

Dear Council Member Bender:

AARP Minnesota writes in support of the proposed amendment to the Minneapolis zoning code ordinances that would establish regulations for Accessory Dwelling Units (ADUs) and make them allowed citywide.

Founded in 1958 and with more than 650,000 Minnesota members, AARP is a nonprofit, nonpartisan social welfare organization that helps people age 50 and over improve the quality of their lives. AARP's interest in this proposed amendment stems from our belief that a livable community is one that is safe and secure, has affordable and appropriate diverse housing and transportation options, and supportive community features and services. Once in place, these resources enhance personal independence, allow residents to age in place, and foster residents' engagement in the community's civic, economic, and social life.

AARP surveys show that nearly 90% of the 50+ population want to stay in their homes and communities as they age, where they have strong social networks and a sense of familiarity. We know that a majority of Americans prefer walkable neighborhoods that offer a mix of housing and transportation options and close proximity to jobs, schools, shopping, entertainment and parks.ⁱ This along with the aging of the U.S. population and ongoing declines in the share of households with children will continue to boost the demand for smaller homes in more compact neighborhoods.

At the same time, we know that affordability is an issue nationwide for homeowners and particularly renters, with one-third of adults aged 50 and over paying excessive shares of their incomes on housing.ⁱⁱ In Minnesota, according to Minnesota Compass, "the proportion of the state's households that are 'cost-burdened' (paying 30 percent or more of their income for housing), increased from 22 percent in 2000 to 30 percent in 2012." It is further noted that, "residents of the Twin Cities and the Central regions of Minnesota are most likely to have a cost burden."ⁱⁱⁱ

AARP
Real Possibilities

The proposed amendment to regulate and allow ADUs in the City of Minneapolis is one of many positive steps that the Council should take to improve the availability of affordable and diverse housing options and to support the majority of residents who wish to stay in their homes and communities as they age.

AARP believes that policymakers at all levels, including the local level, have important roles to play in designing and maintaining communities so that they are active places where residents of all ages can participate fully. We commend you for authoring this amendment and encourage its adoption by the full Council.

Sincerely,



Will Phillips
State Director, AARP MN

cc: Minneapolis City Council

ⁱ The National Association of Realtors. (2013) Community Preference Survey.
<http://www.realtor.org/articles/nar-2013-community-preference-survey>

ⁱⁱ "Housing America's Older Adults – Meeting the Needs of an Aging Population". Joint Center for Housing Studies of Harvard University, <http://www.jchs.harvard.edu>

ⁱⁱⁱ Minnesota Compass, Housing Overview, <http://www.mncompass.org/housing/overview>

TRANSIT for Livable Communities



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Phone: 651-767-0298 E-mail: tlc@tlcminnesota.org Web site: www.tlcminnesota.org

November 3, 2014

Lisa Bender, Chair, Zoning and Planning Committee
City of Minneapolis
350 South 5th Street
Minneapolis, MN 55415

Dear Councilmember Bender:

Transit for Livable Communities (TLC) supports the proposed ordinance for Accessory Dwelling Units (ADU's) in the City of Minneapolis.

The proposed ordinance helps to accommodate a growing population and changing housing needs while at the same time maintaining the character, livability, and affordability of the beautiful and historic neighborhoods in the City of Minneapolis. ADU's will add to neighborhood and city vitality by increasing the number of people with access by walking and bicycling to retail, service, and other destinations.

Increased investment in and reliance on public transit, bicycling and pedestrian options complement the proposal for ADU's and aid in efforts to grow the city's population without adding to traffic and parking concerns.

Sincerely,

A handwritten signature in black ink that reads "Barb Thoman". The signature is written in a cursive, flowing style.

Barb Thoman
Executive Director

CC: Mei-Ling Anderson, City Planner

Anderson, Mei-Ling C.

From: Bender, Lisa
Sent: Tuesday, August 26, 2014 9:58 AM
To: Anderson, Mei-Ling C.
Subject: Fwd: ADU Email
Attachments: ADU_ACecchini_Response.png

Sent from my iPhone

Begin forwarded message:

From: Alex Cecchini <cecc0011@gmail.com>
Date: August 26, 2014 at 8:57:25 AM CDT
To: "Bender, Lisa" <lisa.bender@minneapolismn.gov>
Subject: ADU Email

Hi Lisa,

Thank you so much for taking the Please forward this along to ADU team staff when you get the chance.

My name is Alex Cecchini, a Ward 10 resident (3525 Fremont Ave S). I want to make some public meetings but my personal/work schedule has been tough lately, so to make sure there is another voice in support of ADUs (and a nuanced take on some of the issues), I'd like to get this down on e-ink. I have also filled out a survey on my computer for reference (attached).

I completely, wholeheartedly support ADUs. While I don't believe they are a silver bullet to meeting the housing needs of Minneapolis, they are one tool we can use to provide options to a variety of people looking to move in to, or stay in, Minneapolis. Every single reason provided on your own website ring 100% true to me (so I won't expand on them):

- Allowing seniors to age-in-place or live near relatives as their housing needs shrink.
- Improving affordability in a tight rental market.
- Accommodating the demand for growth without disturbing existing neighborhood character or contributing to sprawl.
- Generating income for homeowners to help finance housing costs and improvements to their homes.
- Diversifying housing stock and provide greater opportunity for single-person households to live in low-density residential areas.
- Improving walkability with access to local commercial and public/institutional uses.

I have a few comments on the nuance of implementation, take them as you will:

I believe all four styles (interior, attached, detached above parking, detached with outdoor parking) should be allowed. It is more than likely that a relatively small number of city residents will be interested in building/accommodating ADUs. We should make the choices/options

available as flexible as possible to make sure the smallest number of people are regulated out of the option based on site/structural challenges.

I don't believe in parking minimums. This goes for downtown as well as "residential" areas of the city. They limit housing, infill, push certain transportation behavior, and drive up housing costs. This would be exacerbated in ADUs where parking (interior or exterior) represents a significant percent of a small unit's construction cost (or, the space required for an exterior space makes building a structure nearly impossible). There are many areas of our city (especially the desirable areas where ADUs will financially pencil out) that are well-served by transit and bicycle infrastructure (or within walking distance of many jobs and alternative car-using options such as Houcar/Car2go/ZipCar), and thus parking is not necessary in all situations. I would suggest city policy make suggestions on smart or flexible designs (sharing indoor garage spaces for a monthly fee, flexible outdoor spaces that could be patios or parking depending on renter choice, permeable materials for outdoor spaces for runoff management, etc) without making any hard requirements.

I oppose homestead requirements. We allow duplexes, triplexes, four-plexes, etc to be owned by a third party landlord. Many of these are located in "residential" neighborhoods/streets dominated by single family, owner-occupied homes (my street, for example!). Why should an ADU be any different? Does the regulation of primary structure owner-occupancy actually correlate (or require) responsible landlording? If we want the ADU to be well-maintained and not be a nuisance to neighbors (noise, etc), then require *those* outcomes and leave owner-occupancy out.

I don't necessarily support a maximum size regulation. I feel this number, drawn in the sand, may make permitting difficult for some and could be used as a tool to limit the adoption of ADUs. At the same time, I understand that a free-for-all on size could bring more harm than intended. I would support a rule limiting the size to 1,000 square feet if in a detached structure (not inclusive of interior stairways if the ADU is above a garage).

The current height and footprint rules for detached structures (garages) would need to be amended. It may be very popular for residents (myself included) to build an oversized 2 car garage with a second story unit using a 12/12 roof pitch and dormers (or even a full second story). This would be in direct violation of the existing rules. To that point, the rules requiring roof pitch, materials, and design to match the primary structure should be eliminated. We don't require that for short garages (which can be just as visually offensive when homeowners choose poor quality materials) - let's encourage good design and quality materials without requiring it.

Encourage, without requiring, the design to face the alley well. Doors should face or be near the alley, windows should face the alley where possible, suggest minor landscaping or beautification, etc. These should be recommendations (or, potentially credits to allow for extra height/footprint, etc if that's the route you want to go). Additionally, I don't support rules that cater to the privacy claims of neighbors. We live in a city. Our homes overlook each others' back yards all the time. I live on a lot where 2.5 story apartments are just beyond the alley. No ADU could diminish privacy or functional utility of my neighbors home enough to warrant rules that should limit where windows/doors/balconies can face (which can severely limit interior design/layout due to 40' lot limitations and construction costs, and therefore rentability).

Let's take the lead on a national scale and have the most flexible ADU policy in the country by not over-regulating these. I will make every effort to attend meetings in the future, but good luck to you and staff in crafting this. I really appreciate it.

Alex Cecchini





Accessory Dwelling Unit Survey

Please complete this questionnaire to provide us with your input on allowance of accessory dwelling units in Minneapolis. We value your input!

		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
1	I would support allowing ADUs in the city of Minneapolis.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain:							
2	I would support interior ADUs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	I would support attached ADUs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	I would support detached ADUs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	If ADUs were allowed in Minneapolis, I would be interested in adding one to my property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain: My garage is in "not great" condition (siding, roof, some structural studs), and replacing it (or major, costly repairs) may be in my near future. I want the option to build an ADU as a second story and provide long-term income (or options for my parents/in-laws if need be).							
6	Homestead - either the primary or accessory unit should be owner-occupied for the entire year.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Maximum size - there should be a specific maximum square feet and/or number of bedrooms allowed within an ADU.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Maximum height - there should be a specific height in feet and/or a requirement that the ADU be shorter than the primary unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Off-street parking - there should be a minimum of 1 off-street parking space for each dwelling (primary and accessory), even if it means increasing impervious surfaces and/or the bulk and height of the ADU.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Design - the ADU should match the primary structure rather than allowing flexibility in materials, colors, or roof style/pitch.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please explain: This may not always be practical/cost-effective. The whole point of a detached ADU is that it's hidden from the street and most neighbors eyes. We don't require regular garages to match pitch/materials/design, why should a slightly larger structure be any different?							

Anderson, Mei-Ling C.

From: Matthew Hendricks <hendricks612@gmail.com>
Sent: Friday, September 19, 2014 10:09 PM
To: Warsame, Abdi; Salah, Abdi
Cc: Anderson, Mei-Ling C.
Subject: Accessory Dwelling Units

Dear Council Member Warsame,

I'm a constituent of yours in the Seward neighborhood, and I wanted to thank you again for your support for the Safe Routes to School (SRTS) planning grant for Seward Montessori School. The grant was awarded, and MnDOT will be working with parent volunteers on the planning effort throughout this school year.

I'm writing today to express support for the proposed Accessory Dwelling Unit text amendment. I believe this is a smart and forward-looking policy that will add a valuable option for increasing and improving the housing stock of our City. Especially for larger, multigenerational families, the option to build an Accessory Dwelling Unit could make homeownership affordable and practical.

I understand that like any policy change, Accessory Dwelling Units are going to raise some concerns. As a homeowner who hopes to live in my current home for the next 40+ years, I'm invested in the quality of life in my neighborhood. I do not believe ADUs will have a negative impact, for this simple reason: we already have many multi-unit properties in the neighborhood, and they have not been problematic. I myself live in a duplex, and there's a duplex next door, and across the street stand two more duplexes and a 4-plex. Small residential lots with multiple dwelling units are nothing new.

I support the City's proposal that ADUs may replace garages, and aren't required to include parking. If possible, I would like to see the requirement that a detached ADU match the architectural style of the original house relaxed. For example, if my neighbor's house is non-descript, I'd have no problem with her building a more modern-style ADU to replace her garage. Within reason, design flexibility could make ADUs more attractive. Flexibility in design style could also allow homeowners to focus on energy efficiency or material quality in their design, rather than being tied to matching the style/materials of the main house.

Thank you for taking my views into account as you consider this text amendment. I'm delighted the City is exploring ADUs, and I believe they could substantially improve housing choices for large families, and households of all types seeking a more economical way to live in Minneapolis.

Thanks for all you do in service to the City, and please feel free to contact me if you have any questions about my perspective on ADUs, or the progress of the Seward SRTS planning.

Best regards,
Matthew Hendricks

--
Matthew Hendricks
2114 29th Ave S.

Anderson, Mei-Ling C.

From: Gayle Bonneville <catspj@earthlink.net>
Sent: Sunday, September 21, 2014 9:29 AM
To: Anderson, Mei-Ling C.
Subject: Accessory Dwelling Units Text Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

I have filled out the survey (expressing mostly opposition to the ADU idea for areas such as Ward 1/northeast Minneapolis' properties), but I would like to add this new wrinkle:

This proposal will exacerbate an already onerous parking situation that exists even in some areas of R1 zoning. For example, the area in front of my home and adjacent homes is often clogged up by parked cars, mostly overnight -- some belonging to adjacent residents, some not, but all too often not the people who live in the directly adjacent houses. Although almost all residents have garages here, many use them merely for storage of household goods and not cars. Some are on a backyard alley hill and residents don't bother to use the steps to access their garages and instead park on the street 100 percent of the time. But recently, I've observed an interesting phenomenon: People who do not live on the street or even in the neighborhood use our street as a relatively safe (they think) free outdoor parking area, and they leave their cars here for a few days at a time (yet under the three-day city law). My guess is they don't feel safe leaving their cars in their own neighborhood or don't want to pay for parking, or want to jump on public transit to go to the airport, or whatever, and so just leave their cars here where they think it will not be vandalized, or worse. In winter, the street parkers mess up snow plowing, and in other seasons, they mess up street cleaning and prevent access by immediate owners as well as service providers (since often the city fails to ticket and tow in my neighborhood).

Bottom line is we don't have room for more street parkers, which could likely be created by the ADU proposal, regardless of whether you mandate an off-street parking spot. Even if you do mandate off-street parking, the city needs to enforce its own laws or not pass these ordinances in the first place if you can't follow through in a responsible manner (as seems to be the case now, in this complaint-driven-only city).

Further, the ADU proposal will just exacerbate the overall parking situation by making R1 zoning a higher density zoning after the fact. R1 zoning was built to be R1 zoning for specific reasons; to add on what amounts to multi-dwellings now is disruptive to the enjoyment of the property we bought with the understanding it was zoned accordingly.

Anderson, Mei-Ling C.

From: Steve Raab <raabsteve@gmail.com>
Sent: Wednesday, October 15, 2014 10:17 AM
To: Anderson, Mei-Ling C.
Subject: ADU Amendments

Hello,

I've been considering the purchase of a home in the Sheridan Neighborhood of NE Minneapolis, but I don't think I will be able to make this purchase, as currently I would not be permitted to add a garage with a studio apartment above for an aging parent.

Thank you.
Steve Raab
(952) 334-7305

Anderson, Mei-Ling C.

From: Christopher Strom <chris@christopherstrom.com>
Sent: Monday, October 20, 2014 9:48 AM
To: Anderson, Mei-Ling C.
Cc: Hanauer, Aaron M.
Subject: RE: draft ADU ordinance now available
Attachments: ADU setback notes.pdf; ADU_ordinance_10 15 14_STROM comments.pdf

Hi Mei-Ling:

Thanks for including me on this draft. I am impressed with the city taking the initiative on allowing the ADU building type. It will benefit many people.

I made some comments/notes/questions for your staff in red (attached). I also made a quick diagram (also attached) to explain why I think 2/3 of the front yard setback may be too much for an ADU setback off a side street; I would respectfully suggest 1/2 the front yard setback as adequate.

In addition, it would be helpful to know some of your thoughts on the 20' required ADU separation from the main house (seems far) and the 3' setback from an alley (seems like wasted space: weeds, trash, etc).

Thanks!
Chris.

CHRISTOPHER STROM ARCHITECTS
www.christopherstrom.com
612-961-9093

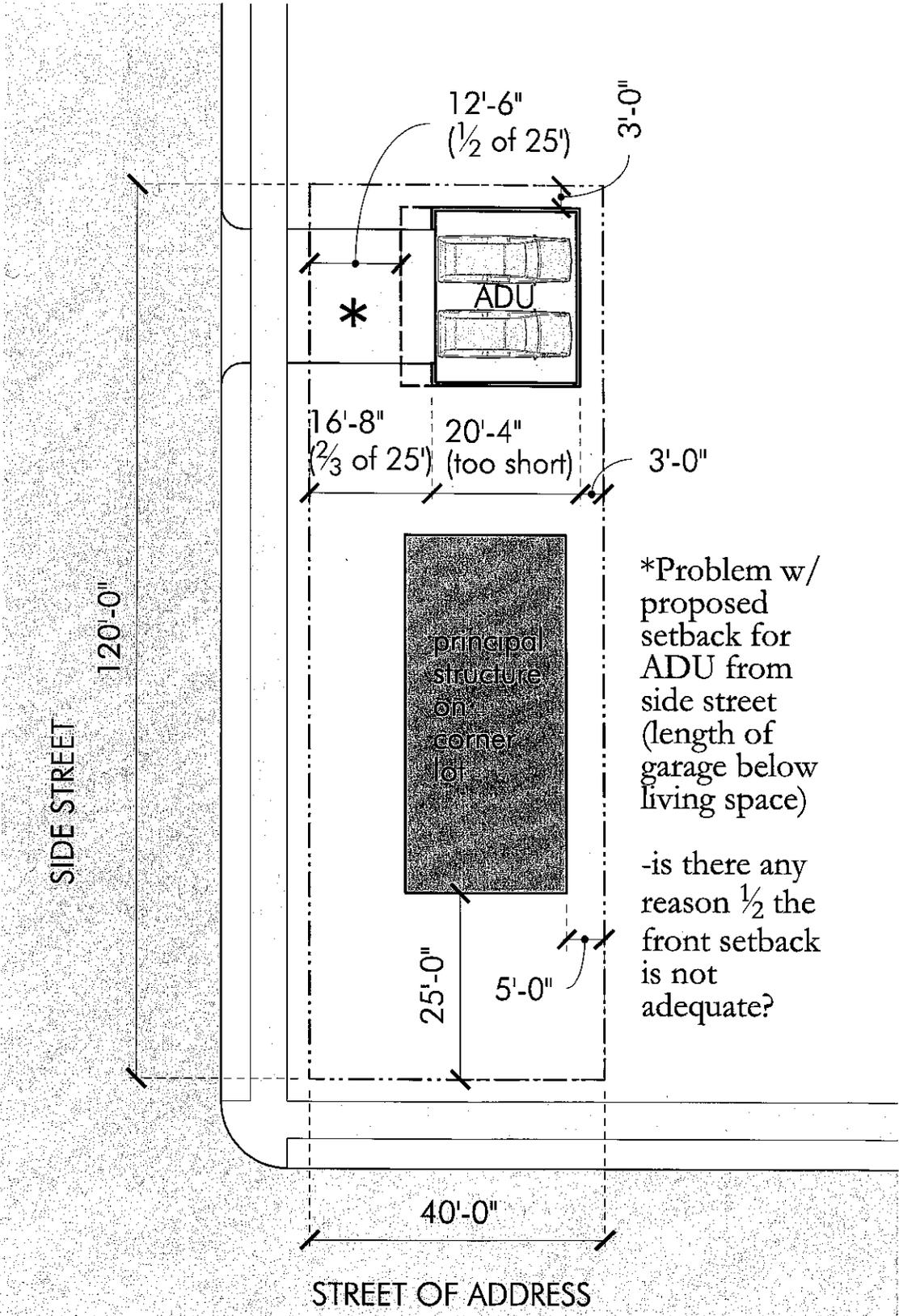
From: Anderson, Mei-Ling C. [<mailto:Mei-Ling.Anderson@minneapolismn.gov>]
Sent: Friday, October 17, 2014 2:45 PM
Cc: Hanauer, Aaron M.
Subject: draft ADU ordinance now available

Good afternoon,

You are receiving this email as somebody who has contributed to the development of the draft accessory dwelling unit zoning code changes up to this point. There was wonderful turnout at all four open houses in August and September, with over 137 signed-in attendees. In addition, we received over 197 unique responses to the accessory dwelling unit [questionnaire](#). Thank you all for your participation and thoughtful feedback!

A preliminary draft of the zoning code text amendment is now available on the project website and attached to this e-mail: <http://www.ci.minneapolis.mn.us/cped/projects/ADU>. The City of Minneapolis will be hosting an additional open house later this month to help answer questions about the draft regulations and collect additional feedback before a final draft is forwarded to the City Planning Commission and City Council for review:

Tuesday, October 28, 2014



*Problem w/
proposed
setback for
ADU from
side street
(length of
garage below
living space)

-is there any
reason 1/2
the front setback
is not
adequate?

Accessory Dwelling Units: Zoning Code Amendment

Summary of Proposed Provisions*

Draft date: October 15, 2014

<http://www.ci.minneapolis.mn.us/cped/projects/ADU>

comment and markup by
Chris Strom 10-20-2014
chris@christopherstrom.com

Chapter 520, Introductory Provisions

- Adds a definition of "accessory dwelling unit" to the code. An ADU is a dwelling unit with its own bedroom, kitchen, and bathroom.
- An ADU shall always be smaller (e.g., height and area) than the principal residential structure to which it is accessory.
- The creation of an ADU shall not result in a subdivision of the property.

Chapter 521, Zoning Districts and Maps Generally

- Removes the NP North Phillips Overlay District from the zoning maps.

Chapter 525, Administration and Enforcement

- Applicants are subject to a charge of \$260 for administrative reviews of proposed ADUs. This does not include building permit or other fees.

Chapter 535, Regulations of General Applicability

- The minimum size (gross floor area) of an ADU is 300 square feet.
- As with principal residential structures, there must be at least 15 feet between an interior side lot line and the ADU structure if the ADU's principal entrance faces that interior side lot line. The setback increases to 22 feet if there is also a driveway between side of the ADU and the side lot line.

Chapter 537, Accessory Uses and Structures

- An accessory dwelling unit (ADU) would be permitted citywide on the same zoning lot as any allowed single or two-family home, provided that the ADU would meet all other City codes.
- Three types of ADUs would be allowed: attached, internal, and detached.
- No more than one ADU shall be allowed on a zoning lot.
- Balconies shall not face an interior side yard.
- Exterior stairways and rooftop decks are prohibited.
- Either the main unit or the ADU must be owner-occupied, or the property owner shall be required to remove/cap the kitchen and bathroom fixtures. Property owners wishing to establish an ADU must record the restrictions related to the ADU with Hennepin County via a restrictive covenant, which runs with the land.

STROM; balconies are allowed if not facing into neighbor's yards... correct?

Note: All ADUs are subject to the maximum lot coverage and maximum impervious surface requirements of their zoning district.

Attached and Internal ADUs Only:

- Cannot exceed 800 square feet (gross floor area).

- The addition of an ADU shall not result in additional entrance on the elevation facing the public street.

STROM: ADU entrance may face "side streets" on corner lots.

Note: Attached and internal ADUs are subject to the setback, height, and maximum floor area ratio requirements for the principal structure in the applicable zoning district.

STROM: can we introduce exception for "exceeding" quality of principal struct. (i.e. use brick, stone, etc.)

Detached ADUs Only:

- The exterior materials must match those of the principal structure.
- The height cannot exceed 16 feet, with a maximum wall height of 11 feet (Note: refer to section 520.160 – Definitions for a detailed explanation of how height is measured, depending on the style of the roof or structure).
- The minimum side yard requirement is 3 feet (Note: the building code limits the percentage of windows allowed on a building wall that is less than 5 feet from the property line).
- The minimum rear yard requirement is 3 feet, but it is 5 feet if the garage door faces the rear lot line.
- Not less than 10 percent of the façade facing an alley or public street shall be windows.
- Must be located entirely to the rear and at least 20 feet away from the habitable portion of the principal residential structure.
- May be located within 6 feet of an open parking space (all other detached accessory buildings and open parking spaces must be at least 6 feet away from the habitable space of a dwelling).
- As with detached garages and other detached accessory structures, on a reverse corner lot, the minimum allowed distance between the ADU and the public street is for a detached ADU shall be 2/3 the depth of the front yard requirement for the adjacent property to the rear. The minimum required yard shall be 5 feet if the rear lot line coincides with the side lot line of a residence or office residence district.
- The maximum area floor area would be regulated similarly to the way that the City measures detached garages today: the greater 676 square feet or 10 percent of the lot, whichever is greater, but not to exceed 1,000 feet.
 - Enclosed parking areas are included in the floor area measurement.
 - Floor area does not include any floor area under the second level as long as it meets the "half story" definition in section 520.160.
 - basement space, if present, is not included in floor area... right?

how about 1' if no wdws looking into neighbor

STROM: 20' could prevent many projects from fitting on the lot. why not 6' like detached garage?

2/3 does not work for narrow lots... see diagram. 1/2 seems more workable...

STROM: Roof pitch can be different from principal struct... correct?

wasted space on alley for weeds/trash. why such a large alley setback?

security problem?

Chapter 541, Off-Street Parking and Loading

- While properties must contain a minimum of one off-street parking space per dwelling unit, they are not required to provide an additional off-street parking space for an ADU.
- The total number of vehicles located on a zoning lot shall not exceed two (2) vehicles per dwelling unit, not including accessory dwelling units, excluding those parked within an enclosed structure.

Chapter 546, Residence Districts; Chapter 547, Office Residence Districts; Chapter 548, Commercial Districts; Chapter 549, Downtown Districts

- The maximum occupancy requirements for a dwelling unit shall apply to a dwelling unit and any associated accessory dwelling units.

Section 4. That Section 535.280 of the above-entitled ordinance be amended to read as follows:

535.280. Obstructions in required yards. (a) *In general.* All required yards shall remain open and unobstructed from ground level to the sky, except as otherwise provided below.

- (b) *Permitted obstructions.* Accessory uses and structures and projections of the principal structure may be located in a required yard only as indicated by a "P" for permitted in Table 535-1 Permitted Obstructions in Required Yards.
- (c) *Additional limitations.* In no case shall any permitted obstruction be located closer than one (1) foot from the property line, except for driveways, walkways, fences, detached accessory buildings, the storage of firewood and containers for the removal of household refuse, subject to the provisions of this section. In addition, notwithstanding Table 535-1 Permitted Obstructions in Required Yards, required interior side yards for nonresidential uses shall remain unobstructed from the ground level to the sky, except that fencing and retaining walls shall be allowed.
- (d) *Interior side yards for detached buildings accessory to dwellings.* The interior side yard requirement for a detached accessory building may be reduced to one (1) foot when the entire accessory building is located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, provided that the principal structure on the adjoining lot has its rear wall at least forty (40) feet from the rear lot line. Further, the required side yard for a detached accessory building may be eliminated where adjoining property owners construct detached garages sharing a common wall and which are located in the rear forty (40) feet. Where the interior side yard is reduced, eaves, including gutters, shall not be less than six (6) inches from the property line, except where a common wall is allowed. Detached accessory dwelling units shall not be governed by this provision. ← why?
- (e) *Rear yards for detached buildings accessory to dwellings.* The rear yard requirement for a detached accessory building may be reduced to one (1) foot, except where vehicle access doors face the rear lot line, in which case no reduction of the required yard is permitted. Further, where a rear yard abuts a required side yard no reduction of the required yard is permitted unless the entire accessory building is located in the rear forty (40) feet or rear twenty (20) percent of the lot, whichever is greater, and is located behind the rear wall of the principal structure on the adjacent property to the rear. The required yard along such adjacent property may be eliminated where adjoining property owners construct detached garages sharing a common wall and which are located in the rear forty (40) feet of both properties. Where the rear yard is reduced, eaves, including gutters, shall not be less than six (6) inches from the property line, except where a common wall is allowed. Detached accessory dwelling units shall not be governed by this provision. ← why?
- (f) *Accessory buildings on reverse corner lots.* An accessory building shall be no closer to the side lot line adjacent to the street than a distance equal to two-thirds of the depth of the required front yard specified in the yard requirements table of the district of the adjacent property to the rear. Further, an accessory building shall not

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS
By Bender**

**Amending Title 20, Chapter 537 of the Minneapolis Code of Ordinances
relating to Zoning Code: Accessory Uses and Structures.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 537.50 of the above-entitled ordinance be amended to read as follows:

537.50. Maximum height. (a) *In general.* The maximum height for all accessory structures shall be limited to the maximum height requirements for principal structures in the district in which the accessory structure is located, except as otherwise provided in this zoning ordinance.

(b) *Accessory structures located in the residence and OR1 Districts.* A detached accessory structure, accessory to a principal use located in a residence or OR1 district shall not exceed the height of the principal structure or twelve (12) feet, whichever is less. The maximum height may be increased to sixteen (16) feet or the height of the principal structure, whichever is less, where the primary exterior materials of the accessory structure match the primary exterior materials of the principal structure and the roof pitch matches the primary roof pitch of the principal structure, and provided the wall height shall not exceed ten (10) feet from the floor to the top plate. Detached accessory dwelling units shall not be governed by this provision. The zoning administrator shall conduct all applications for an administrative review to increase the maximum height of accessory structures. All findings and decisions of the zoning administrator shall be final, subject to appeal to the board of adjustment, as specified in Chapter 525, Administration and Enforcement.

where is 16' height rule for ADU's?

(c) *Accessory structures located in all other districts.* Structures accessory to a structure originally designed or intended as a single or two-family dwelling or a multiple-family dwelling of three (3) or four (4) units, shall not exceed the height of the principal structure or twelve (12) feet, whichever is less. The maximum height may be increased to sixteen (16) feet or the height of the principal structure, whichever is less, where the primary exterior materials of the accessory structure match the primary exterior materials of the principal structure, and provided the wall height shall not exceed ten (10) feet from the floor to the top plate. Detached accessory dwelling units shall not be governed by this provision.

staff shall record a release of any previously recorded covenant for that accessory dwelling unit.

(6) Accessory dwelling units that are attached or internal to the principal residential structure shall comply with the following requirements:

- a. Notwithstanding the floor area requirements of this ordinance, the maximum gross floor area for any accessory dwelling unit shall be eight hundred (800) square feet.
- b. The accessory dwelling unit shall not result in additional entrances facing the public street on the primary structure. →

corner lots:
ADU entrances
can face side
streets... right?

(7) Detached accessory dwelling units shall comply with the following requirements:

- a. The primary exterior materials of the detached accessory structure shall match the primary exterior materials of the principal structure.
- b. A detached accessory dwelling unit shall not exceed the height of the principal residential structure or sixteen (16) feet, whichever is less, and the wall height shall not exceed eleven (11) feet from the floor to the top plate.
- c. The minimum interior side yard requirement for a detached accessory dwelling unit shall not be less than three (3) feet.
- d. The minimum rear yard requirement for a detached accessory dwelling unit may be reduced to three (3) feet, except where vehicle access doors face the rear lot line, in which case the rear yard requirement shall be five (5) feet.
- e. A detached accessory dwelling unit on a reverse corner lot shall be no closer to the side lot line adjacent to the street than a distance equal to two-thirds of the depth of the required front yard specified in the yard requirements table of the district of the adjacent property to the rear. Further, a detached accessory dwelling unit shall not be located within five (5) feet of a rear lot line that coincides with the side lot line of a property in a residence or office residence district.
- f. The distance between the detached accessory dwelling unit and the habitable portion of the principal residential structure shall be a minimum of twenty (20) feet. ←
- g. The maximum floor area of the detached accessory dwelling unit, including any areas designed or intended to be used for the parking of vehicles, shall not exceed six hundred seventy-six (676) square feet or ten (10) percent of the lot area, whichever is greater, not to exceed one thousand (1,000 square feet). The floor area for accessory uses shall not include half story floor area.
- h. Not less than ten (10) percent of the façade of the detached accessory dwelling unit facing an alley or public street shall be windows. Blank,

1/2 the depth
seems more
reasonable...
see attached
diagram

why so large? detached garages are 6'

10% windows on
an alley may be a
security problem

**AN ORDINANCE
OF THE
CITY OF MINNEAPOLIS
By Bender**

**Amending Title 20, Chapter 546 of the Minneapolis Code of Ordinances
relating to Zoning Code: Residence Districts.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 546.50 of the above-entitled ordinance be amended to read as follows:

546.50. Maximum occupancy. (a) *Dwelling units.* The combined maximum occupancy of a dwelling unit, plus any associated accessory dwelling units, located in the R1 through R3 Districts shall not exceed one (1) family plus up to two (2) unrelated persons living together as a permanent household, provided that the family plus the unrelated persons shall not exceed a total of five (5) persons. The maximum occupancy of a dwelling unit located in the R4 through R6 Districts shall not exceed one (1) family plus four (4) unrelated persons living together as a permanent household, provided that the family plus the unrelated persons shall not exceed a total of five (5) persons.

(b) *Rooming units.* The maximum occupancy of a rooming unit shall be as regulated by Chapter 244 of the Minneapolis Code of Ordinances, Housing Maintenance Code.

STROM: I'm not sure I understand this limitation in general. If I have a family of 4 in the principal structure, and one unrelated person in my ADU, what happens if the ADU occupant gets a partner and/or has a baby? This would make 6 or 7 people, which seems reasonable if you count the ADU occupants. Are you also saying that a 5-person family cannot have an ADU at all?

Anderson, Mei-Ling C.

From: Joshua Houdek <joshua.houdek@sierraclub.org>
Sent: Tuesday, October 21, 2014 1:44 PM
To: Anderson, Mei-Ling C.
Cc: Hanauer, Aaron M.
Subject: Re: draft ADU ordinance now available

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mei-Ling, Aaron, and Shanna,

Thanks for your great work on CPED's preliminary draft of the zoning code text amendment regarding ADUs. This is an exciting tool to build more density into Minneapolis. I have viewed the draft and happen to agree with the excellent points raised in this well conceived Streets MN article: Thoughts on Minneapolis' Proposed ADU Ordinance. So these are my official comments too :)

Thanks again,
Joshua

Joshua Houdek
Land Use and Transportation Program Manager
Sierra Club North Star Chapter
2327 E Franklin Ave, Minneapolis, MN 55406
Main: 612-659-9124, Direct: 612-259-2447, Cell: 612-207-2295

Follow the North Star Chapter on Facebook and Twitter.
Explore, enjoy and protect the planet.

On Fri, Oct 17, 2014 at 2:44 PM, Anderson, Mei-Ling C. <Mei-Ling.Anderson@minneapolismn.gov> wrote:

Good afternoon,

You are receiving this email as somebody who has contributed to the development of the draft accessory dwelling unit zoning code changes up to this point. There was wonderful turnout at all four open houses in August and September, with over 137 signed-in attendees. In addition, we received over 197 unique responses to the accessory dwelling unit questionnaire. Thank you all for your participation and thoughtful feedback!

A preliminary draft of the zoning code text amendment is now available on the project website and attached to this e-mail: <http://www.ci.minneapolis.mn.us/cped/projects/ADU>. The City of Minneapolis will be hosting an additional open house later this month to help answer questions about the draft regulations and collect additional feedback before a final draft is forwarded to the City Planning Commission and City Council for review:

Anderson, Mei-Ling C.

From: Whitman Barrett <barre509@umn.edu>
Sent: Tuesday, October 21, 2014 5:40 PM
To: Anderson, Mei-Ling C.
Subject: Accessory Dwelling Units Text Amendment

Hi,

I'm very glad that Minneapolis is considering allowing ADUs. However, I'm concerned that the maximum allowable number of occupants (measured by adding occupation of Primary-DU and ADU) is too low. If I'm reading the amendment correctly, an ADU attached (legally, not necessarily physically) to a house occupied by a family of four could only have a single occupant. While ADUs are necessarily fairly small, it seems reasonable to expect them to be occupied by more than one person (a young couple, for example.) In order to promote the construction of ADUs, we shouldn't place unrealistic limits on homeowners and so drastically limit who they can rent an ADU to.

Along the same vein of promoting ADU construction, we ought not *require* that either the Primary-DU or ADU be owner-occupied. Owner-occupation is a worthy goal, but it might be best promoted by levying additional taxes on DU+ADU properties in which neither unit is owner-occupied.

Thank you,
Whitman Barrett

--

Whitman Barrett
Candidate, Master of Urban and Regional Planning, 2016
Humphrey School of Public Affairs, University of Minnesota
Cell: 817-999-0867

Anderson, Mei-Ling C.

From: Alex Cecchini <cecc0011@gmail.com>
Sent: Wednesday, October 22, 2014 9:31 AM
To: Johnson, Andrew; Goodman, Lisa R.; Warsame, Abdi; Reich, Kevin A.; Johnson, Barbara A. - City Council; Quincy, John; Cano, Alondra; Palmisano, Linea; Glidden, Elizabeth A.; Yang, Blong; Frey, Jacob; Gordon, Cam A.
Cc: Bender, Lisa; Anderson, Mei-Ling C.
Subject: ADU Comments

Hello,

My name is Alex Cecchini, Ward 10 resident, and I wanted to share my recent post on [streets.mn](#) with thoughts on the ADU draft ordinance with you all. You can find it [here](#). I know that this thing as done so in order to have the best shot at passing public opinion and therefore through planning & the full council. However, I believe there are some improvements that can be made with very marginal additional impacts to our neighborhoods.

There's obviously a lot of nuance behind the 5 major points. At its core, I wanted the full council to know that (as a homeowner resident in a predominantly single-family home neighborhood), pushing the boundaries on height and footprint maximums don't concern me. Perhaps more importantly, I don't believe that removing the owner-occupancy rule will have negative effects or compel owners to convert their homes into rentals. I could rent my house out with very little effort today, and owners of duplexes+ do so all the time. I don't believe we should treat a lot with an ADU any differently. Resident-owners are already treated to the homestead property tax exclusion, in my mind already a major financial incentive to not rent both units out. However, my wife and I would like to build an ADU, but may chooseto move at any time for a job in another city. We want to stay in Minneapolis long-term, so continuing to own the property would be a goal of ours. We may also want to downsize when we reitre but have the option of both rental streams for income. I'm sure we can figure out a pragmatic way to enforce neighborhood noise and property upkeep rules without this blunt language for ADUs.

In any case, I appreciate the open process thus far and the willingness of the council to tackle this head-on. Thank you for your time.

Alex Cecchini

Anderson, Mei-Ling C.

From: Nancy Selz <nas5208@yahoo.com>
Sent: Thursday, October 23, 2014 4:16 PM
To: Anderson, Mei-Ling C.
Subject: Totally against ADU's - What can be done to stop them?

Categories: Junk

Mei-ling,

I would like to know who this survey was sent to because I sure didn't get it. How do you know you have a representative sample? Or did all the architects/builders respond to it and no homeowners?

I didn't read all of the detail, most of which I can't understand anyway, but I can tell you I am totally against ADU's. Tell me: how would this fit on a 40 by 129 lot with my current house on it? I don't want buildings completely surrounding my house with no yard space. I currently can't grow any grass in my backyard because my two neighbors, with larger houses, block out the sun in my backyard.

ADU's are another way to drive current Mpls residents out of the city. I prefer more green space and a smaller house over property density. Please pass that on, and give the survey to ALL of the residents of Mpls--not just special interests.

Thank you for listening.

Nancy

Anderson, Mei-Ling C.

From: Mike Boe <mike.boe@gmail.com>
Sent: Friday, October 24, 2014 6:34 PM
To: Anderson, Mei-Ling C.
Subject: ADU comments

I read through the proposed language - i really hope it passes because i think it gives us property owners a lot more choice and options.

two questions not addressed (as far as i could tell)

1. What if the property is on a hill where the garage is higher than the house - would the height rule (where the accessory unit couldn't be taller than the principle structure) still apply?
2. How would it work if someone were building a new home (principle structure) and also planned on building a garage with a ADU? Would the house need to be finished before the ADU? The reason I ask is I'm actually thinking I could probably build the ADU first and live in that (of course, once its been inspected and cleared for occupation) until the principle structure is built/finished. Or would the principle structure always need to be built first?

Thanks for giving us an opportunity to comment!

Mike Boe
4840 Clinton Ave
Minneapoils MN

Anderson, Mei-Ling C.

From: Erika Dani <erika.j.dani@gmail.com>
Sent: Friday, October 24, 2014 7:27 PM
To: Anderson, Mei-Ling C.
Subject: ADU Text Amendment

Hello,

I am a homeowner at 4227 Queen Ave North.

I don't think the detached unit should have to match the main structure in materials. They should be required to have the appearance of matching only--matching in color and style.

My house is stucco and I am interested in building a detached ADU, but requiring me to build a stucco detached ADU would be cost prohibitive. It also completely defeats the purpose of the city's reasons for allowing ADUs.

I think this text piece should be changed.

Thanks,

Erika

--
Erika Dani
Candidate, Master of City and Regional Planning 2015
Morgan Stanley/ANHD Fellow 2014-2015
Eagleton Fellow 2014-2015
Edward J. Bloustein School of Planning and Public Policy
Rutgers, The State University of New Jersey
33 Livingston Avenue
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Email: erika.j.dani@gmail.com
Cell: 612-562-0689

Anderson, Mei-Ling C.

From: Terry Doerr <doerrterry@gmail.com>
Sent: Monday, October 27, 2014 10:09 PM
To: Anderson, Mei-Ling C.
Cc: Hanauer, Aaron M.
Subject: Re: draft ADU ordinance now available

Unable to attend 20/28 Meeting but there is concern that requiring ADU to be same material as primary structure is cost prohibitive. Current house is stucco. Should require color, roof pitch, etc. only.

Thanks.

On Oct 17, 2014 2:44 PM, "Anderson, Mei-Ling C." <Mei-Ling.Anderson@minneapolismn.gov> wrote:

Good afternoon,

You are receiving this email as somebody who has contributed to the development of the draft accessory dwelling unit zoning code changes up to this point. There was wonderful turnout at all four open houses in August and September, with over 137 signed-in attendees. In addition, we received over 197 unique responses to the accessory dwelling unit questionnaire. Thank you all for your participation and thoughtful feedback!

A preliminary draft of the zoning code text amendment is now available on the project website and attached to this e-mail: <http://www.ci.minneapolis.mn.us/cped/projects/ADU>. The City of Minneapolis will be hosting an additional open house later this month to help answer questions about the draft regulations and collect additional feedback before a final draft is forwarded to the City Planning Commission and City Council for review:

Tuesday, October 28, 2014

6:30 – 8:00 p.m.

Kenwood Community Center (Multipurpose Meeting Room)

2101 Franklin Ave. W.

Minneapolis, MN 55405

You also may provide your feedback by responding to this e-mail or by sending comments via the website. We look forward to your continued participation!

Anderson, Mei-Ling C.

From: Max Musicant <max.musicant@gmail.com>
Sent: Wednesday, October 29, 2014 10:41 AM
To: Anderson, Mei-Ling C.; Bender, Lisa
Subject: Please pass ADU policy, BUT with these changes to current draft policy language

Ms. Anderson and Councilmember Bender,

I am in full support of passing the ADU policy. Though I believe the following changes would improve the current draft language considerably - accommodating a wider range of populations and further strengthening our neighborhoods:

- increase height maximum from 16 to 24 feet and/or the height of the primary structure
- remove homestead requirement
- keep the clause that does not require new off street parking
- remove minimum SF
- Increase maximum SF to at least 1,000 SF
- Change materials clause to allow for either matching materials or what the city classifies as "durable materials"
- allow rooftop decks and exterior stairways
- remove enclosed parking spaces from being included in the ADU sf calculation

Thank you,

Max Musicant
2219 Garfield Avenue

Anderson, Mei-Ling C.

From: Thatcher Imboden <thatcher@ouruptown.com>
Sent: Friday, October 31, 2014 4:37 PM
To: Palmisano, Linea
Cc: Anderson, Mei-Ling C.
Subject: ADU comments

CM Palmisano and Ms Anderson

I am writing of support of the ADU proposed ordinance and requesting that the maximum height be increased to better allow second stories.

The 16' height is inadequate to allow a reasonable home above a small garage. I think that 20'-22' would be a more appropriate height.

I am really excited about this policy and what it could mean for homeowners and renters. I am hopeful my parents could construct an ADU when they decide to downsize so they can afford to stay in place.

Thank you,

Thatcher Imboden
612-810-6642 cell
Sent from my phone