



PLANNING COMMISSION MEETING

March 16, 2022

7:00 PM

Fridley Civic Center, 7071 University Avenue N.E.

AGENDA

Call to Order

Roll Call

Approval of Meeting Minutes

1. Receive the Minutes from the Planning Commission Meeting of December 15, 2021

Acceptance of Minutes from Other Commissions

2. Receive the Minutes from the other Commissions

Public Hearing

3. Public Hearing to Consider an Ordinance Amendment, TA #22-01 to allow Accessory Dwelling Units
4. Public Hearing to Consider Text Amendment TA #22-02, to Amend Chapter 205, Zoning to allow 40 ft. wide lots to be considered legal conforming if the lot was platted prior to 1955

Other Business

Adjournment



AGENDA REPORT

Meeting Date: March 16, 2022

Meeting Type: Planning Commission

Submitted By: Julie Beberg, Office Coordinator

Title

Receive the Minutes from the Planning Commission Meeting of December 15, 2021

Background

Attached are the meeting minutes from the December 15, 2021 Planning Commission Meeting

Financial Impact

None

Recommendation

Staff recommend the City Council received the December 15, 2021 Planning Commission Minutes

Attachments and Other Resources

- Planning Commission Minutes of December 15, 2021

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



PLANNING COMMISSION
December 15, 2021
7:00 PM
Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

Chair Hansen called the Planning Commission Meeting to order at 7:00 p.m.

PRESENT

Mike Heintz

Amy Dritz

Mark Hansen

John Buyse

Ross Meisner

Stacy Stromberg, Planning Manager

Rachel Workin, Environmental Planner

APPROVAL OF MEETING MINUTES

1. Approve October 20, 2021, Planning Commission Minutes

Motion by Commissioner Meisner to approve the minutes. Seconded by Commissioner Buyse.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

ACCEPTANCE OF MINUTES FROM OTHER COMMISSIONS

2. Approve Other Commission Minutes

Motion by Commissioner Heintz to accept the minutes from other Commissions. Seconded by Commissioner Meisner.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

3. Public Hearing for Comprehensive Plan Amendment, CP #21-01 by the City to amend the Future Land Use Map in the 2040 Comprehensive Plan

Motion by Commissioner Buyse to open the public hearing. Seconded by Commissioner Dritz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS OPENED AT 7:02 P.M.

Stacy Stromberg, Planning Manager, presented a Comprehensive Plan amendment. She noted in January of 2021, the property at 4500 Marshall Street went through a lot split process to facilitate a land swap between the City of Minneapolis and the Anoka County Parks system. She stated that the lot split was approved by the Council on February 8, 2021 which resulted in adding .33 acres of land to Riverfront Regional Park. The 2040 Comprehensive Plan Future Land Use Map designates the property as utility and because the land is now part of the park the Metropolitan Council requires that the Future Land Use Map be changed to a designation of park and recreation. She noted that this would be considered a minor amendment and would be administratively approved by the Met Council staff. She stated that staff recommends that the Commission hold a public hearing and recommend approval of CPA #21-01. She noted that the City Council would then consider the item at its January 3, 2022 meeting.

Chair Hansen asked if the process of moving the fence on the north end of the property has been moved.

Ms. Stromberg was unsure if that work had been completed. She stated that the land swap has been completed and therefore if the work has not been completed it should be done shortly.

Commissioner Meisner asked if the City is responsible for putting up the fence.

Ms. Stromberg confirmed that the City of Minneapolis would be responsible for that action.

Chair Hansen referenced the three parcels that were purchased by the City of Minneapolis and asked if any changes would be needed.

Ms. Stromberg stated, no change is required as those parcels are already designed as utility.

Motion by Commissioner Meisner to close the public hearing. Seconded by Commissioner Buyse.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE PUBLIC HEARING WAS CLOSED AT 7:06 P.M.

Motion by Commissioner Heintz approving Comprehensive Plan Amendment #21-01. Seconded by Commissioner Meisner.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS

4. Approve the Phase 2 Addendum to the Energy Action Plan and a Memorandum of Understanding with Xcel Energy

Rachel Workin, Environmental Planner, provided a history of the City's energy action programming. She stated that one of the goals of the 2040 Comprehensive Plan was to have increased resiliency and energy planning, which led to the development of the Energy Action Plan (EAP) in 2018. She stated that the implementation period ran from January 2019 through mid-2020. She noted that in August 2021 they began working with EQEC on Phase 2 of the EAP and the EQEC recommended approval of Phase 2 and the related MOU on November 9, 2021. She reviewed the vision and mission of the original EAP along with the goals that were established during that first plan. She highlighted some of the benefits of the plan in terms of cost savings, reduced greenhouse gas emissions, and other co-benefits including improved property values, comfort, and safety. She provided an overview of the original EAP implementation. She also reviewed the EAP results. She stated that it is proposed to maintain the mission, vision and 2030 goal and reviewed the new participation goals proposed for Phase 2. She highlighted the new strategies identified for Phase 2. She welcomed any questions the Commission may have and requested that the Commission recommend approval of Phase 2 of the EAP and associated MOU.

Commissioner Buyse asked if this is meant to be an intention rather than something legally binding.

Ms. Workin confirmed that this is not a legally binding document and there are not penalties if the goals are not met. She stated that the document provides additional affirmation to staff that these actions are appropriate to be spending time on and shows Xcel that this is a good community to invest resources in.

Commissioner Buyse asked the definition of a program participant.

Ms. Workin commented that the program is run through Xcel Energy and some data is provided from CenterPoint Energy. She identified the program participation that would be counted in the report.

Commissioner Heintz asked where the EV charger is located.

Ms. Workin replied that the EV charger is in the parking lot between City Hall and the Public Works building. She noted that the first three hours are free and the charge after that would be \$2 per hour. She stated that those spots are painted green.

Commissioner Meisner stated that he is a fan of energy efficiency. He noted that within the EV community, access to home charging for apartment residents is a topic that comes up often. He asked for input from staff on that topic.

Ms. Workin commented that is an existing gap. She stated that about 80 percent of electric vehicle charging occurs in the home at night and therefore providing access to those living in apartments and condos is a huge goal. She stated that Fridley participated in a program called Cities Charging Ahead, which brought together 20 communities across Minnesota and highlighted some of the actions of that group. She stated that providing a place for people to charge their vehicles is something renters will be

looking for and therefore having that amenity will be important to ensuring the housing stock continues to be viable.

Commissioner Meisner asked if any accommodation for EV charging has been included in any of the recently constructed apartment buildings.

Ms. Workin stated that the topic has been brought up with developers. She stated that the developers have commented that it is much more efficient to install conduit at the time of construction rather than attempting to retrofit in the future. She was unsure if that was being done.

Commissioner Meisner commented that he hopes that is being done at that will be valuable in the future.

Ms. Workin stated that Xcel has a program for retrofitting for commercial uses that have more than five electric vehicles in their fleet.

Commissioner Meisner asked the timing for the EV accommodations in the Code and whether that could be accelerated.

Ms. Workin commented that the full recodification schedule is a three-to-four-year process. She believed that issue was listed as a mid-level priority in that process.

Commissioner Meisner asked if there need to be changes in the Code related to public charging infrastructure.

Ms. Workin commented that is something that would require an electrical permit for construction. She did not believe the land use itself has been discussed yet, in terms of a standalone structure.

Commissioner Meisner referenced the energy use targets, noting there are many factors in that calculation. He asked if there were a metric that would include a per capita or per square foot.

Ms. Workin confirmed that the EQEC has discussed that, providing the example of adding electric vehicles which in turn increase energy use. She commented that staff could look into that method.

Commissioner Meisner asked if there is an update on the solar installation at Medtronic.

Ms. Stromberg noted that is included in her year in review presentation.

Commissioner Heintz stated that the Commission for Park Improvement finished its work and provided a recommendation that will be forwarded to other groups. He noted that charging stations were not included and suggested that perhaps staff work together to insert EV charging stations into those park plans.

Ms. Workin confirmed that parking lot reconstruction for parks would be a good time to incorporate those stations.

Commissioner Meisner stated that he would love to see a charging station at Springbrook.

Commissioner Meisner asked how the goal of 20 percent was set.

Ms. Workin replied that goal was set during the original EAP planning phase and explained how that was determined.

Chair Hansen explained the thinking behind the goal, as one of those involved in creating the EAP goal.

Commissioner Meisner commented that gas use should also be tracked. He stated that if vehicles are all electrified, electricity would increase but there would still be more benefit.

Ms. Workin commented that data is collected on a much larger scale and is unsure how locally it can be determined. She stated that she would ask other cities working on similar goals to gain additional input.

Commissioner Dritz stated that perhaps the goal should be related to greenhouse gas reductions.

Commissioner Meisner commented that the consumption of energy itself is not necessarily a bad thing.

Ms. Workin commented that Xcel has a carbon neutral goal by 2050, which is why they are pushing energy conservation and the reduction of peak grid use.

Chair Hansen appreciated the hard work of staff on this matter. He noted that he and Commissioner Dritz were part of the group that created the original EAP and he appreciated the efforts that continue to be put into this.

Commissioner Heintz noted that when the natural gas use increase, that was during COVID when more people were working from home and perhaps there was a related offset of gasoline use during that period.

Motion by Commissioner Meisner approving the Phase 2 Addendum to the Energy Action Plan and the associated Memorandum of Understanding with Xcel Energy. Seconded by Commissioner Dritz.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY.

Ms. Stromberg stated that at the end of each year she likes to provide a presentation of the work that has been done by the Commission. She reviewed the Planning Commission actions during 2021 and compared that to the actions of previous years. She also reviewed examples of Special Use Permits and highlighted the other requests received during the year. She thanked the Commission for its work.

ADJOURNMENT

Motion by Commissioner Meisner to adjourn the meeting. Seconded by Commissioner Buyse.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HANSEN DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:42 P.M.

Respectfully submitted,
Amanda Staple, Recording Secretary



AGENDA REPORT

Meeting Date: March 16, 2022

Meeting Type: Planning Commission

Submitted By: Julie Beberg, Office Coordinator

Title

Receive the Minutes from the other Commissions

Background

Financial Impact

None

Recommendation

Staff recommend acceptance of the other Commission Minutes

Attachments and Other Resources

- December 14, 2021, January 11, 2022, and February 8, 2022, Environmental Quality & Energy Commission Minutes, and the December 6, 2021, January 4, 2022, and February 7, 2022, Parks and Recreation Commission, and 12-2-21, HRA Minutes.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



ENVIRONMENTAL QUALITY AND ENERGY COMMISSION

Fridley Municipal Center, 7071 University Ave Ne

MINUTES

December 14, 2021

Item 2.

Location: City of Fridley Civic Campus, Fireside Room

Call to Order

Chair Dritz called the Environmental Quality and Energy Commission to order at 7:02 p.m.

Present: Sam Stoxen, Justin Foell, Nick Olberding, Mark Hansen, Aaron Klemz, Amy Dritz

Absent: Heidi Ferris

Staff: Rachel Workin, Environmental Planner

Adoption of the Agenda

Commissioner Olberding made a motion to adopt the agenda and Commissioner Hansen seconded the motion to adopt.

MOTION PASSED Unanimously

Approval of Minutes

Commissioner Hansen made a motion to approve the minutes and Commissioner Olberding seconded the motion to approve the minutes.

MOTION PASSED Unanimously

New Business

1) 2022 Outreach Events

Ms. Workin shared outreach events to occur in 2022. Commissioners provided input on additional outreach and topics.

Old Business

1) Energy Action Plan Updates

Ms. Workin shared updates toward implementing the energy action plan. Commissioners discussed recent ordinance updates in Bloomington regarding energy visits and benchmarking.

2) Climate Resiliency Planning Grant

Commissioners decided not to apply for a grant this cycle. Staff continues to investigate potential I and I grant.

Other

1) 2022 Speaker Topics

Commissioners discussed potential speaker topics in 2022. Ideas included benchmarking and suburban/urban habitat restoration.

Adjournment

Commissioner Hansen moved to adjourn the meeting and Commissioner Foell seconded the motion.

MOTION PASSED Unanimously

The meeting adjourned at 8:14 p.m.



ENVIRONMENTAL QUALITY AND ENERGY COMMISSION

Fridley Municipal Center, 7071 University Ave Ne

MINUTES

January 11, 2022

Item 2.

Location: City of Fridley Civic Campus, Fireside Room

Call to Order

Vice Chair Olberding called the Environmental Quality and Energy Commission to order at 7:05 p.m.

Present: Sam Stoxen, Justin Foell, Nick Olberding, Heidi Ferris

Absent: Mark Hansen, Aaron Klemz, Amy Dritz

Staff: Rachel Workin, Environmental Planner

Adoption of the Agenda

Commissioner Foell made a motion to adopt the agenda and Commissioner Stoxen seconded the motion to adopt the agenda as amended.

MOTION PASSED Unanimously

Approval of Minutes

Ms. Workin noted that there were errors in the December 14 to amend the minutes and the agenda which should be struck as no amendments were made. Commissioner Ferris made a motion to approve the minutes and Commissioner Foell seconded the motion to approve the minutes as amended.

MOTION PASSED Unanimously

New Business

- 1) 2022 Planning

Ms. Workin shared the Step 4 GreenStep Cities reporting worksheet, data sources, and reporting progress to date.

Old Business

- 1) Energy Action Plan Updates

Ms. Workin shared activities completed as part of the Energy Action Plan.

- 2) 2022 Outreach Events

Ms. Workin shared completed and scheduled outreach events.

3) Grant updates

Ms. Workin provided grant status updates.

Other

1) Informal Status Reports

Commissioner Ferris shared that she was working with Rice Creek Watershed District on outreach with faith communities.

Adjournment

Commissioner Ferris moved to adjourn the meeting and Commissioner Foell seconded the motion.

MOTION PASSED Unanimously

The meeting adjourned at 8:08 p.m.



ENVIRONMENTAL QUALITY AND ENERGY COMMISSION

Fridley Municipal Center, 7071 University Ave Ne

MINUTES

February 8, 2022

Item 2.

Location: City of Fridley Civic Campus, Fireside Room

Call to Order

Chair Dritz called the Environmental Quality and Energy Commission to order at 7:01 p.m.

Present: Justin Foell, Nick Olberding, Heidi Ferris, Mark Hansen, Aaron Klemz, Amy Dritz

Absent: Sam Stoxen

Staff: Rachel Workin, Environmental Planner

Adoption of the Agenda

Commissioner Olberding made a motion to adopt the agenda and Commissioner Hansen seconded the motion to adopt the agenda as amended.

MOTION PASSED Unanimously

Approval of Minutes

Ms. Workin noted that the minutes were dated January 11, 2021 and should be amended to January 11, 2022.

Commissioner Foell made a motion to approve the minutes and Commissioner Olberding seconded the motion to approve the minutes as amended.

MOTION PASSED Unanimously

New Business

1) BRT Update

Ms. Workin provided an update on the F Line and shared the proposed stop locations. Commissioners provided comments to be shared with Metro Transit.

2) 44th Ave Bridge Improvements

Ms. Workin requested feedback on the need for sidewalk/bicycle improvements on the 44th Ave bridge.

Commissioners stated that the current conditions were unsafe and should be improved. Recommendations were made regarding needed improvements to be shared with Anoka County. Ms. Workin and Chair Dritz will work on a letter of support to bring to the March meeting.

Old Business

- 1) Energy Action Plan Updates

Ms. Workin shared activities completed as part of the Energy Action Plan.

- 2) 2022 Outreach Events

Ms. Workin shared completed and scheduled outreach events.

- 3) Grant updates

Ms. Workin provided grant status updates.

Other

- 1) Informal Status Reports

- a. Commissioners discussed potential speakers on Aquatic Invasive Species and Native Mussels.

Adjournment

Commissioner Hansen moved to adjourn the meeting and Commissioner Olberding seconded the motion.

MOTION PASSED Unanimously

The meeting adjourned at 8:18 p.m.



PARK COMMISSION MEETING

December 6, 2021

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

Chair Heinz called the Parks and Recreation Commission meeting to order at 7:00 p.m.

PRESENT

Mike Heintz
 EB Graham
 Eric Evanson
 Peter Borman
 Ryan Gerhard
 Ken Schultz
 Shanna Larson
 Mike Maher, Community Services Director
 Cody Rossetti, Springbrook Nature Center Interpretive Program Coordinator

APPROVE PARKS & RECREATION COMMISSION AGENDA FOR DECEMBER 6, 2021

MOTION by Commissioner Schultz to APPROVE the December 6, 2021 meeting agenda.
 SECONDED by Commissioner Larson. The MOTION PASSED unanimously.

APPROVE PARKS & RECREATION COMMISSION MINUTES FOR NOVEMBER 1, 2021

MOTION by Commissioner Larson to APPROVE the November 1, 2021 meeting minutes.
 SECONDED by Commissioner Evanson. The MOTION PASSED unanimously.

NEW BUSINESS/ACTION ITEMS

A. Introduction to Springbrook Nature Center Interpretive Program Coordinator, Cody Rossetti

Community Services Director Mike Maher stated that tonight he will continue to introduce new staff members that have joined the team and introduced Springbrook Nature Center Interpretive Program Coordinator Cody Rossetti.

Mr. Rossetti introduced himself to the Commission and stated that he has been in the field of environmental education for the past 13 years. He provided details on his education and

career experience. He reviewed his program responsibilities noting that he coordinates the partnership with the School District, the volunteers, and the special events. He provided additional details on the partnership with the School District. He stated that volunteers are a critical element of the work that is done at Springbrook ranging from animal care, junior leaders, invasive species removal, special events and reception. He highlighted some of the special events, noting that typically there is a special event for each season including Pumpkin Night in the Park, Winterfest, Candlelight Hikes, and Migration Celebration.

The Commission welcomed Mr. Rossetti.

Chair Heintz thanked Mr. Rossetti for the work he has been doing and will continue to do.

Mr. Maher commented that Mr. Rossetti does an excellent job in all his duties but shines working with young children. He noted that staff is excited to have him on the team.

B. Adopt-a-Park Update, Questions and Commission Director for 2022

Mr. Maher commented that there has been a transition in the oversight/management of the Adopt-a-Park program with the staffing changes that have occurred. He stated that this duty will then fall to the Parks and Recreation team and his department. He asked if the Commission has input for the program moving forward. He stated that the program has been running for the past 18 months and almost all the parks have been adopted. He noted that during the winter months staff reached out to those that have adopted parks to determine if they would like to continue.

Chair Heintz asked if there is volunteer recognition for those that adopt a park, similar to what is done for volunteers at Springbrook.

Mr. Maher commented that in the past they have done a volunteer recognition event at Springbrook. He stated that staff has been discussing some type of recognition, such as a certificate that could be mailed out. He agreed that perhaps a summer gathering would be a nice addition to the program to recognize those that participate in the program and are working to improve the parks.

Commissioner Schultz asked if there has been an effort to have those leaving the program assist in finding a replacement.

Mr. Maher replied that at this point, staff is just beginning to reach out to folks in the program. He noted that could be a good tactic to pursue. He stated that from his experience the people that participate in these types of activities are often involved with others that volunteer and could perhaps provide recommendations.

Commissioner Borman asked if there has been feedback from parks maintenance staff as a result of the program.

Mr. Maher stated that he has had a number of conversations with the Parks Operations Supervisor and Lead Parks Maintenance staff and both of them have expressed appreciation and support for the program and the contributions of the program. He commented that staff has stated that the program has helped to keep the parks cleaner and also to have eyes and ears on the parks. He stated that generally speaking, those that adopt a park tend to live in the vicinity of the park and tend to check on them more than the four clean-up events per year.

Commissioner Larson asked if the participants are provided with tools, or if they supply their own materials.

Mr. Maher commented that it is his understanding that once an application is accepted, parks maintenance staff meet the group in the park and they bring some materials that the group can use during the year, such as gloves and trash bags. He did not believe tools were provided such as rakes. He stated that the participants typically pickup litter and alert staff to any maintenance issues. He stated that requests could be reviewed on a case-by-case basis for groups that desire to do additional work, such as invasive species removal.

Commissioner Schultz stated that there is often graffiti on bike trails near his home and asked if that cleanup could be included in the program.

Mr. Maher asked and received confirmation that the trail mentioned in a County trail and maintenance for that would typically be done by Anoka County. He stated that if a resident were to reach out to City staff, staff could reach out to Anoka County to alert them to what needs to be done.

Commissioner Evanson asked if there has been any feedback from the volunteers that participate in the program.

Mr. Maher stated that he has limited experience with the program but has had some conversations with those participating in the program. He commented that the program has allowed residents to take the next step in helping to improve their community and people have appreciated that opportunity. He acknowledged that there is frustration related to vandalism and things of that nature.

Commissioner Evanson stated that he was approached with an opportunity to clean up the park at Moore Lake. He asked if the participants in the program would be comfortable

organizing those types of activities or whether there could be some steps outlined that would assist participants in that process.

Mr. Maher commented that is the type of idea he was hoping to receive tonight. He agreed that it could be helpful to develop a quick how to guide that could be used by participants to engage their neighborhood or community for a clean up event. He reviewed details on an Adopt-a-Park success story.

Chair Heintz thanked the participants for their hard work. He noted that perhaps those that have been successful in the program could be mentors for new participants joining the program.

Commissioner Evanson asked how this program is being broadcast. He noted that perhaps this success story could be shared with the public to market the program.

Mr. Maher commented that the project was recently completed in the last month and he has plans to highlight this story in an upcoming City newsletter to residents.

C. Park System Improvement Plan Task Force Progress Update and Discussion

Mr. Maher stated that the packet included the most recent sets of minutes from the task force meetings and other related committees. He stated that they have worked with a group of resident volunteers to refine down the neighborhood park plans that had been developed. He stated that the task force was pleased with the resident engagement on those park plans. He stated that the input received has been reflected in the plans for the neighborhood parks. He noted that most recent discussions have focused on three of the larger community parks and provided an update on that process. He stated that the concept plans for those parks are available on the City website for those that would like to review them. He noted that the group will next meeting on Thursday, December 9th and the meeting is open to the public.

STAFF REPORTS

A. Springbrook Nature Center

Mr. Maher commented on the success of the Pumpkin Night in the Park. He commented that snowshoes are available for rent at Springbrook. He provided details on the Christmas Bird Count event. He advised of a new exhibit that will be added to the facility through partnerships with grants received from other entities.

B. Fridley Parks and Recreation Division Report

Mr. Maher stated that enrollment numbers were included for programming and staff is working to finalize the winter and spring brochures. He stated that staff has been discussing developing mission, vision and value statements for the department in order to create a focus and ensure that everyone is on the same page in types of programs that should be offered to the community. He stated that the finalists for different contests were included in the report and thanked residents that participated in the events.

C. Park Maintenance and Construction Report

Mr. Maher noted that an update was submitted within the report. He stated that staff has transitioned from summer/fall to prepare for winter activities and duties.

UNFINISHED BUSINESS

None

ADJOURNMENT

Commissioner Graham made the MOTION to adjourn the meeting at 7:45 p.m., SECONDED by Commissioner Larson. The MOTION PASSED unanimously.

Respectfully submitted,

Amanda Staple
Recording Secretary



PARK COMMISSION MEETING

January 4, 2022

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

Chair Heinz called the Parks and Recreation Commission meeting to order at 7:00 p.m.

PRESENT

Mike Heintz
 EB Graham
 Peter Borman
 Ryan Gerhard
 Shanna Larson
 Mike Maher, Community Services Director
 Margo Numedahl, Recreation Program Manager

APPROVE PARKS & RECREATION COMMISSION AGENDA FOR JANUARY 4, 2022

MOTION by Commissioner Graham to APPROVE the January 4, 2022 meeting agenda. SECONDED by Commissioner Borman. The MOTION PASSED unanimously.

APPROVE PARKS & RECREATION COMMISSION MINUTES FOR DECEMBER 6, 2021

MOTION by Commissioner Larson to APPROVE the December 6, 2021 meeting minutes. SECONDED by Commissioner Graham. The MOTION PASSED unanimously.

NEW BUSINESS/ACTION ITEMS

A. Park System Improvement Plan Task Force Progress Update and Discussion

Community Development Director Mike Maher provided background information on the Park System Improvement Plan, the development of the two related task forces, the progress that has been made, and reviewed the two options for implementation.

The Commission commented on how well staff did organizing the work throughout this process. It was noted that this is a proposal and additional input will be solicited as this moves forward. The Commission expressed support of the recommendations and plan within the report.

OLD BUSINESS

STAFF REPORTS**A. Springbrook Nature Center Report**

Mr. Maher provided an overview of the report and highlighted upcoming events, winter hours, summer camp registration, and grants received for new programs.

B. Fridley Parks and Recreation Division Report

Recreation Program Supervisor Margo Numedahl reviewed the Recreation Division Annual Report highlighting the different recreational program offerings for 2021. She also recognized staff, both past and present, for their efforts during 2021.

The Commission commented that it is great to see so many recreation program opportunities following COVID and thanked staff for the excellent work. It was confirmed that some of the virtual programming will continue because of the success.

C. Park Maintenance and Construction Report

Mr. Maher summarized the written report.

ADJOURNMENT

Commissioner Graham made the MOTION to adjourn the meeting at 7:45 p.m., SECONDED by Commissioner Larson. The MOTION PASSED unanimously.

Respectfully submitted,

Amanda Staple
Recording Secretary



PARK COMMISSION MEETING

February 7, 2022

7:00 PM

Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

Chair Heinz called the Parks and Recreation Commission meeting to order at 7:00 p.m.

PRESENT

Mike Heintz
Eric Evanson
Peter Borman
Ryan Gerhard
Ken Schultz
Mike Maher, Director of Community Services

APPROVE PARKS & RECREATION COMMISSION AGENDA FOR FEBRUARY 7, 2022

MOTION by Commissioner Schultz to APPROVE the February 7, 2022 meeting agenda. SECONDED by Commissioner Evanson. The MOTION PASSED unanimously.

APPROVE PARKS & RECREATION COMMISSION MINUTES FOR JANUARY 4, 2022

MOTION by Commissioner Borman to APPROVE the January 4, 2022 meeting minutes. SECONDED by Commissioner Evanson. The MOTION PASSED unanimously.

NEW BUSINESS/ACTION ITEMS

A. Anoka County SHIP Grant for Fridley Bike Fleet

Mike Maher, Director of Community Services, stated that the City of Fridley has the opportunity to accept a SHIP grant for a fleet of bicycles that could be used for recreational programming and provided additional details on the grant and proposed program.

The Commission asked about ongoing maintenance of the fleet, whether there would be opportunities to use the bikes in the winter months, the number of bikes that would be considered to be a fleet, and whether helmets would be part of the fleet. It was also asked as to how Fridley was selected for the grant.

Mr. Maher provided options for ongoing maintenance and possible winter use of the fleet. He estimated between 15 to 20 bicycles in the fleet and confirmed that helmets would be an eligible expense. He stated that although they envision partnerships with other communities as part of the

program, they have not delved into the details of what those agreements may look like. He explained that staff has explored alternative programming options and in discussion with Anoka County found out the City would be eligible for the grant.

MOTION by Commissioner Schultz to support the Anoka County SHIP Grant for the Fridley Bike Fleet. SECONDED by Commissioner Evanson. The MOTION PASSED unanimously.

STAFF REPORTS

A. Fridley Parks and Recreation Division Report

Mr. Maher reviewed highlights from the report.

B. Springbrook Nature Center Report

Mr. Maher provided a summary of the report.

C. Park Maintenance and Construction Report

Mr. Maher reviewed the written report. He provided details on the cross-country ski trail locations, noting that they are being utilized.

UNFINISHED BUSINESS

None

ADJOURNMENT

Commissioner Borman made the MOTION to adjourn the meeting at 7:34 p.m., SECONDED by Commissioner Evanson. The MOTION PASSED unanimously.

Respectfully submitted,

Amanda Staple
Recording Secretary

**CITY OF FRIDLEY
HOUSING AND REDEVELOPMENT AUTHORITY COMMISSION
DECEMBER 2, 2021**

Chair Holm called the Housing and Redevelopment Authority Meeting to order at 7:00 p.m.

MEMBERS PRESENT: William Holm
Elizabeth Showalter
Gordon Backlund
Rachel Schwankl

MEMBERS ABSENT: Kyle Mulrooney

OTHERS PRESENT: Paul Bolin, HRA Assistant Executive Director
James Casserly, Development Consultant
Korrie Johnson, Assistant Finance Director
Nancy Abts, Associate Planner

Action Items:

1. Approval of Expenditures from November 1-24, 2021

MOTION by Commissioner Backlund to approve the expenditures. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

2. Approval of November 4, 2021, Meeting Minutes

MOTION by Commissioner Showalter to approve the minutes. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED AND THE MINUTES APPROVED AS PRESENTED.

3. Certificate of Recognition – James Casserly

Chair Holm presented a certificate of recognition to James Casserly for his service to the HRA from 1988 through 2021. He expressed his thanks, noting that he has appreciated the work that Mr. Casserly has done for the HRA and City of Fridley.

Mr. Casserly thanked Chair Holm and the HRA. He commented that the only reason he has had the success he has in this community is because of the members of the HRA and City Council. He stated that the Fridley Council does a great job selecting candidates and allowing the HRA to complete its work and accomplish an amazing number of things in the community. He stated that Fridley has also had a long line of active Directors and Executive Directors and people that do the work.

4. Approval of 2022 HRA Budget

Korrie Johnson, Assistant Finance Director, stated that staff prepared a proposed budget for review by the HRA which reflects action of the HRA Board including current agreements, existing programs and current or pending Tax Increment Financing (TIF) District plans. She stated that on September 2, 2021, the HRA Board adopted Resolution 2021-26 approving the levy for property taxes payable in 2022. She stated that the budget for the HRA contains three major components: the general fund, housing loan program fund, and TIF District funds. She highlighted significant revenue changes for the proposed 2022 general fund budget including \$110,500 increase in loan interest, \$124,800 decrease in the sale of miscellaneous property, and \$687,400 decrease in miscellaneous revenues. She compared the proposed 2022 budget to the 2019 and 2020 budgets and activity. She noted that previous years experienced large land sales which are not anticipated for 2022. She highlighted significant expenditure changes which include a \$56,000 increase in administrative charges from the city. She also compared the proposed 2022 expenditures to the budget and activities from 2019 and 2020. She stated that staff recommends that the HRA Board adopt the proposed 2022 budget as presented.

MOTION by Commissioner Showalter to approve the proposed 2022 budget as presented. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

5. Approval of 2022 Housing Grant Programs

Nancy Abts, Associate Planner, provided an update on the 2021 housing programs noting an investment of \$1,118,682 in the community through these programs. She provided before and after photographs of homes that participated in the different programs. She stated that in 2022 staff would propose to consolidate the front door and foundation programs and reviewed the appropriate recommendations for the program.

Commissioner Showalter asked for details on the interior projects.

Ms. Abts replied that interior projects would be improvements that would not be taken with you, such as updates to bathrooms and kitchens rather than a new washing machine.

Commissioner Showalter asked if a furnace would qualify.

Paul Bolin, HRA Assistant Executive Director, commented that a furnace would qualify.

Commissioner Schwankl stated that she would agree with making the change this year to see how it goes.

Commissioner Schwankl asked if a home would still need to be 20 years old.

Ms. Abts replied that the valuation criteria would be used from the front door program.

Commissioner Showalter stated that she would also be on board with this change for 2022.

Commissioner Backlund stated that the foundations program has a minimum project cost of \$35,000 and asked if the maximum grant would be \$2,500.

Ms. Abts confirmed that to be true. She noted that if a beautification component is included the grant could go up to \$5,000.

Commissioner Schwankl stated that as proposed for 2022, the minimum project cost would be eliminated, and the home would no longer need to be 20 years old.

Chair Holm asked if the minimum project cost would be eliminated.

Commissioner Schwankl confirmed that is the change proposed. She asked if there are new marketing ideas for the program.

Mr. Bolin commented that the newsletter has been the best method of communication on the programs. He stated that staff would be placing additional information in the newsletter and the communications team would use the website and social media platforms.

Commissioner Backlund stated that it is recommended that a resident be advised by a remodeling advisor and asked how that information would be provided.

Mr. Bolin commented that there is a remodeling advisor offered through CEE and staff asks the resident to meet with an advisor before taking on such projects. He commented that this is a service that the HRA has provided through CEE since 1996. He explained that the advisor would meet with a resident contemplating a project and would provide advice on how to solicit bids from contractors and prioritize projects.

Chair Holm asked if it is required for the CEE remodeling advisor to be used for any project, or whether a resident could hire someone independently.

Mr. Bolin replied that staff has judgement and flexibility based on the project. He noted that paving a driveway would not require a remodeling advisor.

Chair Holm commented that there was fairly good demand for the project this year, which was spread out throughout the year. He stated that it would appear that the City is requesting applications by March this year.

Ms. Abts stated that staff is simply asking for application proposals at that time. She stated that she has been working with the communications teams to increase marketing of the programs.

Chair Holm commented that it was great to see this level of investment in properties from homeowners.

MOTION by Commissioner Showalter to approve the Housing Grant Programs for 2022 as presented. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

6. Insulation Rebate Pilot Program

Paul Bolin, HRA Assistant Executive Director, stated that the HRA has partnered with CEE on Home Energy Squad visits which began in 2014 with the objective of improving energy efficiency. In 2018, the City Council adopted an Energy Action Plan with the goal to reduce community wide energy consumption by 20 percent by 2030. He stated that one of the most cost-effective ways to improve energy efficiency is to increase insulation for homes built prior to current building codes. He stated that in 2021 there were 45 visits where insulation was looked at and 37 of the homes would have been eligible for the program. He explained how the rebate would work and stated that staff recommends approval of the insulation rebate pilot program.

Commissioner Backlund asked if it has been suggested for residents to place an indoor/outdoor thermometer in the attic. He stated that could be used to demonstrate the savings that could be gained.

Chair Holm believed those things are included in an Energy Squad visit.

Commissioner Backlund stated that step could help to show residents the savings that would be gained by adding insulation.

Commissioner Schwankl asked if this would also include crawlspace encapsulation which is an issue an older home may run into.

Mr. Bolin commented that this is being modeled on the CenterPoint program and encapsulation is not a permitted use in that program.

Commissioner Backlund stated that perhaps at some point that type of project should also be looked at.

Commissioner Showalter stated that there may be State run programs available to address that issue that could be promoted by the City.

MOTION by Commissioner Backlund to approve the pilot grant program as presented. Seconded by Commissioner Showalter.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

7. Resolution Approving Interfund Loans

Paul Bolin, HRA Assistant Executive Director, stated that the HRA recently met with Ms. Casserly and the new Development Consultant. He stated that it was discussed that the HRA should consider an interfund loan to acquire properties on the SE quadrant of Mississippi Street and Old Central Avenue. He explained that the interfund loan would allow the HRA to track current general fund expenditures and reimburse itself from future tax increment. Staff recommends approval of the resolution approving the creation of this interfund loan.

Ms. Casserly stated that this resolution has been adopted perhaps a dozen times. He explained that this allow the HRA to reimburse itself to the general fund.

MOTION by Commissioner Showalter to adopt the resolution approving interfund loans associated with the Old Central redevelopment project. Seconded by Commissioner Schwankl.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY.

Informational Items:

8. Update on Housing Programs

Mr. Bolin reported that four revolving loans closed in November and provided an update on the HRA loan program for 2021.

Adjournment:

MOTION by Commissioner Backlund to adjourn. Seconded by Commissioner Showalter.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON HOLM DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING ADJOURNED AT 7:54 P.M.

Respectfully submitted,

Amanda Staple
Recording Secretary



AGENDA REPORT

Meeting Date: March 16, 2022

Meeting Type: Planning Commission

Submitted By: Scott Hickok, Community Development Director

Stacy Stromberg, Planning Manager

Nancy Abts, Associate Planner

Title

Public Hearing to Consider an Ordinance Amendment, TA #22-01 to allow Accessory Dwelling Units

Background

[Accessory Dwelling Units](#) (ADUs), also known as "Mother-in-Law Apartments", "Granny Flats", "Carriage Houses", and "Garden Apartments," are a growing topic of interest in the Twin Cities metro and nationwide. (Attachments 2, 3, and 4 were produced for a Twin Cities audience by the Minneapolis-based Family Housing Fund.)

Permitting ADUs may be one way to address the need for additional housing in Fridley. Advocates of aging in place see ADUs as a way for older adults to remain in their communities (see Attachment 1, *ABCs of ADUs*, produced by the American Association of Retired Persons, AARP). Most ADUs are also rented at rates affordable to households earning 80 percent of Area Median Income (AMI) or less. However, these new dwelling units may also impact neighborhood character. Communities considering allowing Accessory Dwelling Units must balance considerations of housing production and neighborhood preservation.

Staff have studied ADUs for several months and provided information to the City Council at Conference meetings in October and November 2021. Following the November meeting, the City Council felt the topic was best referred to the Planning Commission for further discussion.

Analysis

Based on longer-term experiences in communities like Portland, Oregon, and other more recent experiences of municipalities in the Twin Cities metro, staff expect a slow buildout of ADUs in Fridley. If the expected 1-2% of eligible residential lots add an ADU, Fridley could see 60-120 ADUs in the coming decade. (In the first four years following the adoption of Minneapolis' ADU ordinance, ADUs were added to 0.2% of the city's single-family lots.)

Expensive and challenging construction is one factor that has limited construction of ADUs. Because an ADU must provide its own bathroom and kitchen facilities, as well as adequate insulation and a frost-protected foundation, it is more expensive to construct than an addition or new garage.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Ordinance Summary

Fridley's draft ordinance attempts to balance concerns about impacts to neighborhood character with homeowners' ability to add housing units. The following features are proposed:

- The property owner must live on site, either in the ADU or the Principal Unit
- The non-owner-occupied unit must receive a Rental License
- An ADU must have at least 250 square feet of habitable space
- An ADU must not be larger than 50% of the principal unit's finished square footage
- ADUs may be created by
 - Converting existing space (e.g., basement or attic)
 - Building an attached addition
 - Constructing a new freestanding building
 - An ADU built above a garage may be up to 21 feet tall. Otherwise, the 14-foot height limit for other detached accessory structures applies.
- The ADU must be architecturally compatible with the principal structure's siding, coloring, and roofing.
- The ADU and Principal Structure must have adequate parking.

If feasible, a detached ADU must create a new connection to the City's water and sanitary sewer service. This will also require paying a Sewer Availability Charge (SAC).

Financial Impact

The impact of ADUs on residential housing valuation depends largely on the type of construction (e.g., converting an existing basement into an ADU would be less impactful than building a new freestanding structure). Accessory Dwelling Units can also be quite expensive to construct, in some cases approaching the cost of constructing a new principal dwelling.

Individual property owners may balance construction costs and increased property values with other benefits an ADU provides, including potential rental income and/or offsetting the costs of assisted living facilities for family members in need of supportive care.

Recommendation

Staff recommends the Planning Commission hold a public hearing regarding the ordinance amendment, TA #22-01.

Staff also recommends the Planning Commission discuss the proposed amendment and make a recommendation of approval to the City Council.

The Council is scheduled to hold a public hearing on this ordinance on March 28, 2022.

Focus on Fridley Strategic Alignment

<input checked="" type="checkbox"/> Vibrant Neighborhoods & Places	<input type="checkbox"/> Community Identity & Relationship Building
<input type="checkbox"/> Financial Stability & Commercial Prosperity	<input type="checkbox"/> Public Safety & Environmental Stewardship
<input type="checkbox"/> Organizational Excellence	

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Attachments and Other Resources

1. *ABCs of ADUs: A guide to Accessory Dwelling Units*. American Association of Retired Persons, 2021.
2. *Home + home: Twin Cities ADU Guidebook for Homeowners*. Family Housing Fund, 2019.
3. "Cities in the Twin Cities Metro Area with an ADU Policy." Family Housing Fund, 2019.
4. *ADU Idea Book for Mid-Century Homes*. Family Housing Fund, 2022.
5. "Accessory Dwelling Units in White Bear Lake." *YouTube*, uploaded by Suburban Community Channels, November 1, 2019. <https://www.youtube.com/watch?v=1qwz3dO-Zb4>

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Ordinance No. 1400

Amending the Fridley City Code Chapter 205, Zoning, to Allow Accessory Dwelling Units (ADUs)

The City Council of the City of Fridley does ordain, after review, examination and staff recommendation that the Fridley City Code be amended as follows:

Section 1

That Chapter 205 of the City Code entitled "Zoning" be hereby amended as follows:

Fridley City Code Chapter 205 Zoning

205.03 Definitions

Accessory Dwelling Unit (ADU): a subordinate habitable permanent dwelling unit complying with the Minnesota State Building Code; which is located on a lot with a principal single-family residential dwelling (principal structure). The following are the types of accessory dwelling units:

1. An attached accessory dwelling unit that is located within the same structure as a principal structure, as illustrated in Exhibit 1.

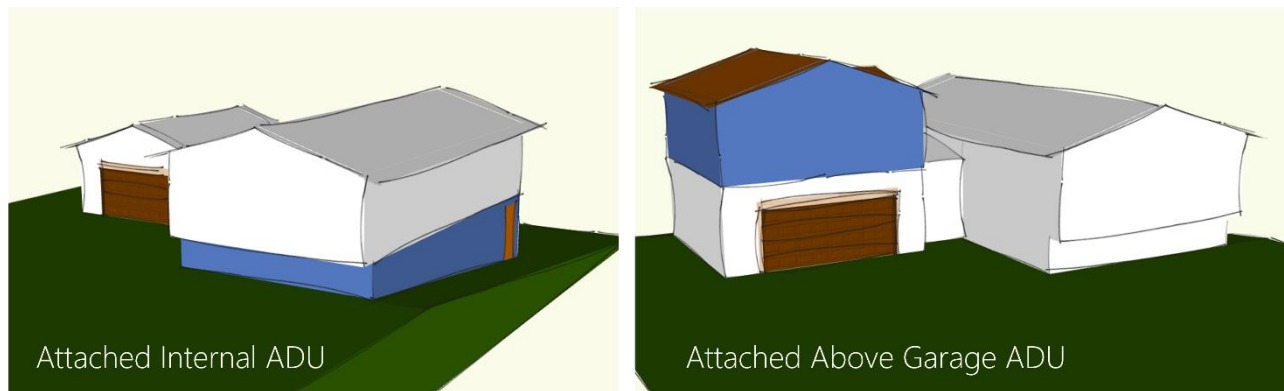


Exhibit 1: Attached Accessory Dwelling Units

2. A detached accessory dwelling unit that is located as a freestanding structure on the same lot as the principal structure. The freestanding structure may also contain a detached garage, as illustrated in Exhibit 2.

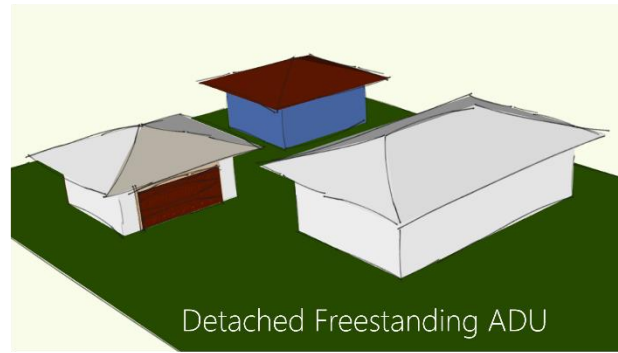
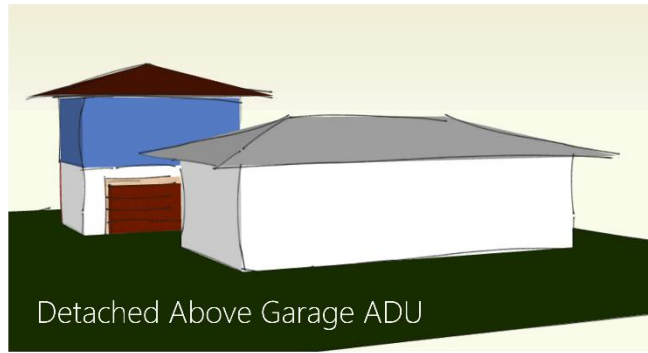


Exhibit 2: Detached ADUs

Habitable: meeting the Minimum Standards for Principal Structures, including ensuring that the unit has the kitchen facilities, toilet facilities, lavatory sink, bathtub or shower, electric outlets, heating, natural light and ventilation, minimum ceiling height, egress, referenced in Chapter 220 of the City Code.

Owner Occupancy: a property owner, as reflected in property records, makes their legal residence at the site, as evidenced by the property's residential homestead classification.

Section 2

That Chapter 205 of the City Code entitled "Zoning" be hereby amended as follows:

Fridley City Code Chapter 205 Zoning

205.04 General Provisions

5. Accessory Buildings and Structures

- (a) No accessory building or structure shall be permitted on any lot prior to the time of the issuance of the building permit for the construction of the principal building.
- (b) Accessory buildings and structures are permitted in the rear yard and side yard only, subject to the following restrictions:
 - (1) Accessory buildings and structures in the rear yard shall not be any closer than three feet to any lot line.
 - (2) Accessory buildings and structures in the side yards shall not be any closer than five feet to any lot line except in the case of additions to existing, attached single-car garages, where the side yard may be reduced to less than five feet from the property line, provided the expanded garage will be no wider than 22 feet.

((a)) The setback for an addition to an attached single-car garage may be reduced to three feet from the side lot line if the nearest structure on the adjacent lot is:

((1)) a living area located at least 10 feet from the lot line; or

((2)) a double-car garage which is located at least five feet from the lot line.

- (3) All exterior walls of attached garages less than five feet from the property line, must be constructed of materials approved for one-hour fire resistance on the inside with no unprotected openings allowed. The maximum roof projection is limited to two feet.
- (4) Any accessory building or structure within three feet of the principal building shall be considered attached and a part of the principal building for applying setback regulations.
- (5) Unless otherwise herein specified, no accessory building or structure shall exceed the height or the size of the principal building.
- (6) Accessory buildings or structures shall not occupy more than 35% of the area of a required rear yard.
- (c) The building height limits for principal buildings established herein for districts shall not apply to belfries, cupolas, domes, spires, monuments, airway beacons, radio towers, windmills, flagpoles, chimneys, flues, bulkheads, elevators, water tanks, poles, towers and other structures for essential services, nor to similar structures or necessary mechanical appurtenances extending above the roof of any building and not occupying more than 25% of the area of such roof.
- (d) In the event there is a request to place a structure that is over 200 feet in height, the Commissioner of Transportation shall be notified of the proposed structure.
- (e) Accessory dwelling units complying with all the following conditions shall be a permitted accessory use to detached single-family dwellings:
 - (1) An accessory dwelling unit shall only be permitted on a lot with a detached single-family dwelling. No accessory dwelling unit shall be permitted upon a lot on which more than one residential dwelling is located.
 - (2) There shall be no more than one accessory dwelling unit permitted per lot.

- (3) The accessory dwelling unit shall not be sold or conveyed independently of the principal residential dwelling and may not be on a separate tax parcel. A parcel with a principal structure and an ADU may not be subdivided through any means including, but not limited to, filing of a plat, a waiver of platting, lot split, a Common Interest Community, or a registered land survey.
- (4) Either the ADU or the principal dwelling shall be occupied by the property owner. There should be a restriction recorded against the property requiring owner occupancy with respect to at least one of the units. A rental license for the non-owner-occupied unit is required.
- (5) An accessory dwelling unit shall be no more than 50 percent of the finished square footage of the principal structure. Notwithstanding this provision, if the accessory dwelling unit is completely located on a single floor of a preexisting structure, the City Manager or their designee may allow increased size in order to efficiently use all floor area on a single floor.
- (6) The accessory dwelling unit shall contain a minimum of 250 square feet of habitable space.
- (7) The exterior appearance of the accessory dwelling unit shall be architecturally compatible with principal structure's siding, color schemes, roofing materials, roof type and roof pitch.
- (8) The accessory dwelling unit shall have a separate address from the principal structure and shall be identified with address numbers assigned by the City.
- (9) A detached accessory dwelling unit shall have a water and sewer connection to directly to the respective utility main within the public right of way, or if direct connection is impractical, to the existing water and sewer connection at a location on the service to the principal structure. Utility service shall be in conformance with building codes and utility provider requirements.
- (10) Accessory dwelling units in combination with their associated principal structure must conform to Zoning Code requirements for single family dwellings, including but not limited to setback, height, impervious surface, curb cut and driveway, and accessory structure standards. The accessory dwelling unit must meet current Building, Plumbing, Electrical, Mechanical, and Fire Code provisions including there must be fire or emergency vehicle access to the accessory dwelling unit.
- (11) Any exterior stairway which accesses an accessory dwelling unit above the first floor shall be located in a way to minimize visibility from the street and, to the extent possible, from neighboring property.

- (12) Balconies and decks above the ground floor shall not face an interior side yard or an interior rear yard not abutting an alley. Rooftop decks for an accessory dwelling unit are not allowed.
- (13) The home and the accessory dwelling unit together must have adequate off-street parking for any use on the lot. Parking spaces may be garage spaces or paved outside parking spaces.
- (14) Detached accessory dwelling units shall also comply with the following additional requirements:
- ((a)) For construction of a new detached building, the accessory dwelling unit shall be separated from the principal structure by a minimum of five feet; and
- ((b)) The accessory dwelling unit shall be located on a frost-protected foundation.
- (15) Accessory dwelling units that are detached from the principal structure shall comply with the regulations for accessory structures set forth in Section 205.04 (5) of the Zoning Code (General Provisions for Accessory Buildings & Structures) with the following exceptions:
- ((a)) Detached accessory dwelling units shall be located a minimum of 10 feet from any side or rear lot line, unless the rear lot line is adjacent to an alley, in which case the setback may be reduced as provided for in Section 205.04(5) of the Zoning Code.
- ((b)) An accessory dwelling unit constructed above a detached garage shall not exceed 21 feet in height. Detached accessory dwelling units not constructed above a garage shall comply with the applicable height limit for accessory structures in the district where they are located.

Section 3

That Chapter 205 of the City Code entitled "Zoning" be hereby amended as follows:

Fridley City Code
Chapter 205 Zoning

205.07 R-1 One Family Dwelling District Regulations

2. Accessory Uses

h. An Accessory Dwelling Unit, provided the criteria established in this Chapter are met.

Section 4

That Chapter 205 of the City Code entitled "Zoning" be hereby amended as follows:

Fridley City Code
Chapter 205 Zoning

205.08 R-2 Two Family Dwelling District Regulations

2. Accessory Uses

i. An Accessory Dwelling Unit, provided the criteria established in this Chapter are met.

Section 5

That Chapter 205 of the City Code entitled "Zoning" be hereby amended as follows:

Fridley City Code
Chapter 205 Zoning

205.09 R-3 General Multiple Dwelling District Regulations

2. Accessory Uses

i. An Accessory Dwelling Unit, provided the criteria established in this Chapter are met.

Section 6

That Chapter 205 of the City Code entitled "Zoning" be hereby amended as follows:

Fridley City Code
Chapter 205 Zoning

205.23 S-1 Hyde Park Neighborhood District Regulations

2. Accessory Uses

h. An Accessory Dwelling Unit, provided the criteria established in this Chapter are met.

Passed and adopted by the City Council of the City of Fridley on this xx day of Month, 2022.

Scott J. Lund - Mayor

Melissa Moore - City Clerk

Public Hearing: xx, 2022

First Reading: xx, 2022

Second Reading:

Publication:



The ABCs of ADUs

A guide to
Accessory Dwelling Units
and how they expand housing options
for people of all ages



DETACHED ADU



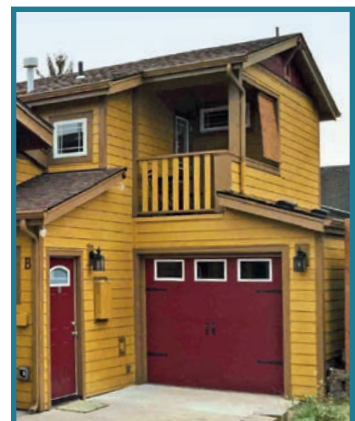
BASEMENT ADU



GARAGE-CONVERSION ADU



ATTACHED ADU



SECOND-STORY ADU

[AARP.org/ADUs](https://www.aarp.org/ADUs)



Websites: [AARP.org](https://www.aarp.org) and [AARP.org/Livable](https://www.aarp.org/Livable)
Email: Livable@AARP.org
Facebook: /AARPLivableCommunities
Twitter: @AARPLivable
Free Newsletter: [AARP.org/LivableSubscribe](https://www.aarp.org/LivableSubscribe)

AARP is the nation's largest nonprofit, nonpartisan organization dedicated to empowering people 50 or older to choose how they live as they age. With nearly 38 million members and offices in every state, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, AARP strengthens communities and advocates for what matters most to families: health security, financial stability and personal fulfillment. The AARP Livable Communities initiative works nationwide to support the efforts by neighborhoods, towns, cities, counties, rural areas and entire states to be livable for people of all ages.

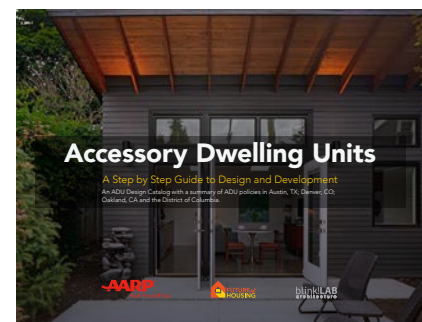
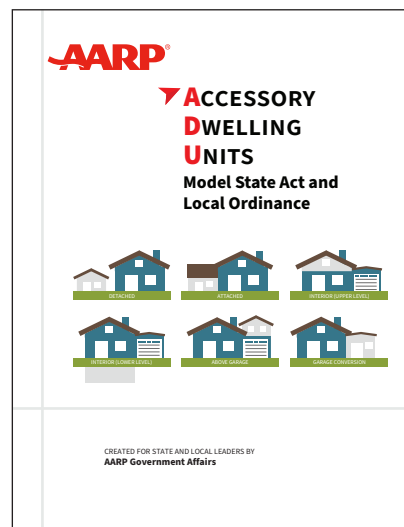
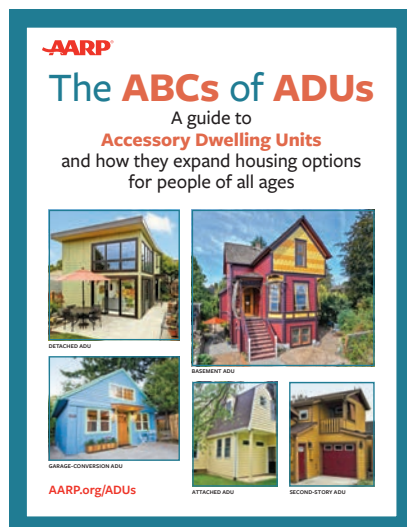


Website: [OrangeSplot.net](https://www.OrangeSplot.net)
Email: eli@OrangeSplot.net

Orange Splot LLC is a development, general contracting and consulting company with a mission to pioneer new models of community-oriented, affordable green housing developments. Orange Splot projects have been featured in the *New York Times*, *Sunset* magazine and on NBC's *Today* show. (The detached ADUs on page 3 and the back cover are by Orange Splot.) Company founder Eli Spevak has managed the financing and construction of more than 300 units of affordable housing, was awarded a Loeb Fellowship by the Harvard University Graduate School of Design, cofounded the website [AccessoryDwellings.org](https://www.AccessoryDwellings.org) and serves as chair of Portland, Oregon's Planning and Sustainability Commission.

AARP and Accessory Dwelling Units

Visit [AARP.org/ADU](https://www.aarp.org/ADU) to order or download our free publications and find more resources about ADUs.



AARP's ADU Publications
 (from left): This introductory guide; guidance about creating an ADU model state act or local ordinance; a detailed guide to design and development.

Welcome! Come On In

Accessory dwelling units are a needed housing option for people of all ages

We know from surveys by AARP and others that a majority of Americans prefer to live in walkable neighborhoods that offer a mix of housing and transportation options and are close to jobs, schools, shopping, entertainment and parks.

These preferences — coupled with the rapid aging of the United States' population overall, the decrease in households with children and the national housing shortage — will continue to boost the demand for smaller homes and affordable, quality rental housing.

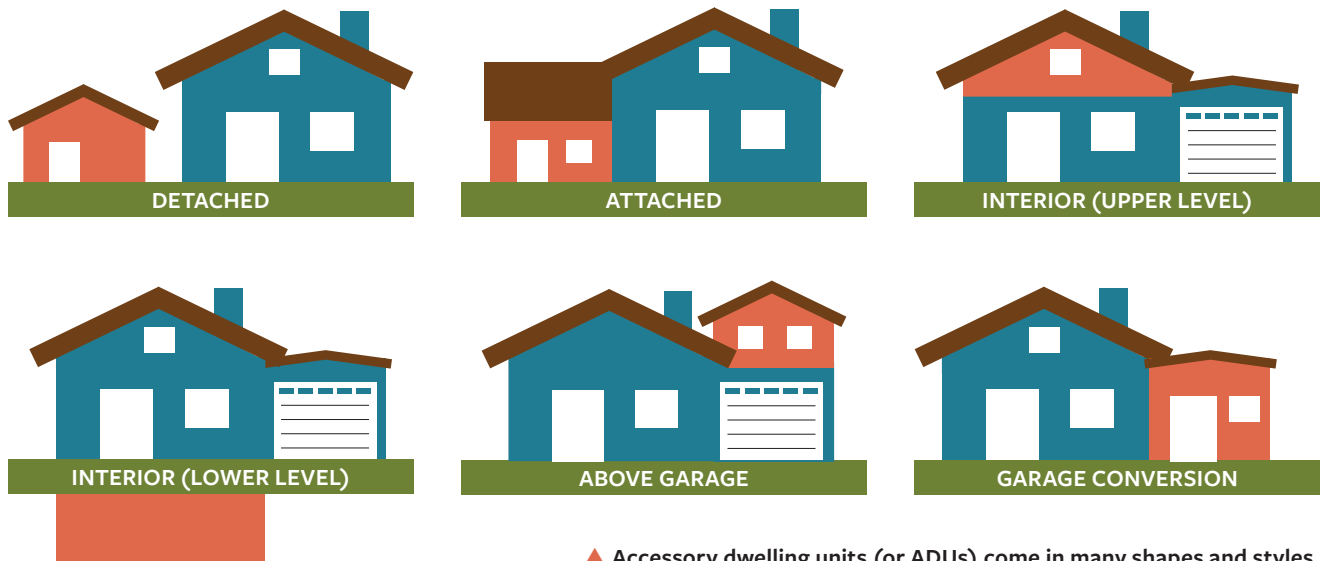
As small houses or apartments that exist on the same property lot as a single-family residence, accessory dwelling units — or ADUs — play a major role in serving a national housing need.

This traditional home type is reemerging as an affordable and flexible housing option that meets the needs of older adults and young families alike.

In fact, in the 2021 AARP Home and Community Preferences Survey, adults age 18 or older who would consider creating an ADU said they'd do so in order to:

- provide a home for a loved one in need of care (86%)
- provide housing for relatives or friends (86%)
- have a space for guests (82%)
- create a place for a caregiver to stay (74%)
- increase the value of their home (69%)
- feel safer by having someone living nearby (67%)
- earn extra income from renting to a tenant (63%)

Since ADUs make use of the existing infrastructure and housing stock, they're also environmentally friendly and respectful of a neighborhood's pace and style. An increasing number of towns, cities, counties and entire states have been adapting their zoning or housing laws to make it easier for homeowners to create ADUs. ■



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

The ABCs of ADUs is a primer for elected officials, policymakers, local leaders, homeowners, consumers and others to learn what accessory dwelling units are and how and why they are built. The guide also suggests best practices for how towns, cities, counties and states can support the creation of ADUs as a way to expand and diversify housing options.

What ADUs Are — And What They Can Do

ADUs are a family-friendly, community-creating type of housing the nation needs more of

Although many people have never heard the term, accessory dwelling units have been around for centuries (see page 6) and are identified by many different names. To be clear about what’s being discussed:

- An ADU is a small residence that shares a single-family lot with a larger, primary dwelling
- As an independent living space, an ADU is self-contained, with its own kitchen or kitchenette, bathroom and sleeping area
- An ADU can be located within, attached to or detached from the main residence
- An ADU can be converted from an existing structure (such as a garage) or built anew
- ADUs are found in cities, in suburbs and in rural areas, yet are often invisible from view because they’re positioned behind or are tucked within a larger home
- Because ADUs are built on single-family lots as a secondary dwelling, they typically cannot be partitioned off to be sold separately
- An ADU can enable family members (including family caregivers) to reside on the same property while having their own living spaces
- An ADU can provide housing for a hired caregiver
- An ADU can provide rental income to homeowners
- ADUs are a practical option for tenants seeking small, affordably priced rental housing
- For homeowners looking to downsize, an ADU can be a more appealing option than moving into an apartment or, if they’re older, an age-restricted community
- ADUs can help older residents remain independent and “age in place”
- As an adaptable form of housing, ADUs provide flexible solutions for changing needs. ■



▲ Accessory dwelling units show up in neighborhoods throughout the country — and even in pop culture. One example: In the sitcom *Happy Days*, Fonzie (right) rents an above-garage ADU from the Cunningham family in 1950s-era Milwaukee, Wisconsin.

CREATIVE COMMONS

ADUs Are Also Known As ...

Although most local governments, zoning codes and planners in the United States use the term *accessory dwelling unit* or *ADU*, these small homes and apartments are known by dozens of other names. The different terms conjure up different images. (Who wouldn’t rather live in a “carriage house” than in an accessory or “ancillary” unit?) Even if you’ve never heard of accessory dwelling units or ADUs, you have likely heard of — and perhaps know the locations of — some of the home types noted in the list at right. ■



▲ Renting out this 350-square-foot garage-conversion ADU in Portland, Oregon, helps the property owner, who lives in the lot’s primary residence, pay her home mortgage.

- accessory apartment
- backyard bungalow
- basement apartment
- casita
- carriage house
- coach house
- English basement
- garage apartment
- granny flat
- guest cottage
- guest house
- in-law suite
- laneway house
- multi-generational house
- ohana unit
- secondary dwelling unit

PHOTO AND LIST FROM ACCESSORYDWELLINGS.ORG

ADUs Come in Many Shapes and Styles

Since ADUs are custom designed and created, they're able to fit discreetly into all sorts of locations, including suburban subdivisions, walkable towns, urban neighborhoods — and, of course, large lots and rural regions.



◀ A **DETACHED ADU** (aka DADU) is a stand-alone home on the same lot as a larger, primary dwelling. Examples include backyard bungalows and converted outbuildings.

Location: Portland, Oregon
Photo by David Todd



▲ An **ATTACHED ADU** connects to an existing house, typically through the construction of an addition along the home's side or rear. Such units can have a separate or shared entrance. In this example, the owners built a connection between the house and what was a detached garage. The addition and the space above the garage contain the ADU, which has its own entrance (pictured at right).

Location: Anne Arundel County, Maryland
Photo by Melissa Stanton, AARP



▲ A **GARAGE ADU** converts all or part of an attached or detached garage into a residence. Other options: adding an ADU above a garage or building a new unit for both people and cars.

Location: Cape May, New Jersey
Photo by Melissa Stanton, AARP

▶ Access to an **UPPER-LEVEL ADU** can be provided through a stairway inside the main home or directly from an exterior staircase. This 500-square-foot ADU is part of a 1,900-square-foot primary dwelling.

Location: Portland, Oregon
Photo by Eli Spevak,
Orange Splot LLC



▲ A **LOWER-LEVEL ADU** is typically created through the conversion of a home's existing basement (provided that height and safety conditions can be met) during construction of the house or (above and on page 7) as part of a foundation replacement and house lift.

Location: Portland, Oregon | Photo by Chris Nascimento

ADUs Are Good for People and Places

Communities that understand the benefits of ADUs allow homeowners to create them

ADUs are an economical housing option

- ADUs can generate rental income to help homeowners cover mortgage payments or simply make ends meet. The income provided by an ADU tenant can be especially important for older people on fixed incomes.
- Since the land on which an ADU is built already belongs to the homeowner, the expense to build a secondary residence is for the new structure only.
- Many ADUs are created for family members or friends to reside in for free or at a discounted rate. In fact, when a loved one is in need of care or can't live alone, an ADU can be a viable alternative to a costly assisted-living facility.
- Although market rate rents for ADUs tend to be slightly more than for similarly sized apartments, they often represent the *only* affordable rental choices in single-family neighborhoods, which typically contain few or no small or rental housing options at all.
- The state of California and some municipalities are boosting ADUs by providing grants and other incentives as part of affordable housing and anti-displacement strategies to help lower-income households build ADUs or reside in them at reliable rents.

ADUs are community-compatible

- ADUs offer a way to include smaller, relatively affordable homes in established neighborhoods with minimal visual impact and without adding to an area's sprawl.
- ADUs provide a more dispersed and incremental way of adding homes to a community than other options, such as multistory apartment buildings.
- ADUs are typically managed by homeowners who live on the premises. Such landlords are less likely to tolerate a destructive tenant.

ADUs are good for the environment

- ADUs require fewer resources to build and maintain than full-sized homes.
- ADUs use significantly less energy for heating and cooling. (Of all the ADU types, internal ones tend to have the lowest building and operating costs.)

ADUs are just the right size

- Generally measuring between 600 and 1,000 square feet, ADUs work well for the one- and two-bedroom homes needed by today's smaller, childless households, which now account for nearly two-thirds of all households in the United States.

ADUs are able to house people of all ages

- ADUs offer young people entry-level housing choices.
- ADUs enable families to expand beyond their primary home.
- ADUs provide empty nesters and others with the option of moving into a smaller space while renting out their larger house or letting an adult child and his or her family reside in it.
- An ADU's use can be adapted for different household types, income levels, employment situations and stages of life. ■

Big houses are being built, small houses are needed

Do we really need more than three times as much living space per person as we did in 1950? Can we afford to buy or rent, heat, cool and care for such large homes?

YEAR	1950	2020
Median square footage of new single-family homes	983	2,261
Number of people per household	3.8	2.5
Square feet of living space per person	292	904

FACT: ADUs house more people per square foot of living area than single-family homes do.

HOME VISIT #1**Attached ADU Addition****Santa Cruz, California****Size:** 500 square feet

AARP



▲ The area with the darker roof shingles is the ADU that was added onto the home of Carrie and Sterling Whitley.

◀ ▼ The Whitleys' ADU (that's Carrie showing off the front yard's new paths and plantings) has its own entrance on the side of the home and is being rented to the couple's daughter so she can help her elderly parents when needed.

When Carrie and Sterling Whitley bought their house in 1971, they paid less than \$15,000. Nearly 50 years later, similar homes on their street have sold for more than \$1 million.

THE PROBLEM: The Whitleys, who are in their 80s, own the house outright and don't want to move. But the financial and physical demands involved in maintaining the house are a challenge.

A SOLUTION: To help low-income homeowners age 62 or older live independently and keep their homes, the Monterey Bay affiliate of Habitat for Humanity and the City of Santa Cruz launched My House My Home: A Partnership for Aging-in-Place. The pilot program builds accessory dwelling units so older homeowners can downsize into a new, aging-friendlier home and earn rental income from their original house. Or such homeowners can remain in their house and rent out the new, smaller residence. Participating homeowners are required to charge an affordable rental rate.

REALITY CHECK: When the Whitleys' project broke ground in April 2017, they were the first homeowners to receive an ADU through the program, which worked with them to design the ADU as an addition to their existing home. Since the dwelling was built with accessibility features, Carrie and Sterling know they can downsize into it if they ever need to. Until then, their daughter, Brenda, resides in the addition.

REAL LIFE: "I'm right next door to my parents in case they need me or need any help," Brenda says.

Design: Historic Sheds | Builder: Historic Sheds | Cost to build: \$158,000 in 2017 (not including volunteer labor) | Photos by Michael Daniel | Article adapted from Where We Live: Communities for All Ages (AARP 2018)



ADU ADVICE: With an attached ADU, privacy between the two residences can be achieved by locating the ADU bedroom(s) and bathroom(s) as far as possible from the main house. Providing the ADU with its own yard or outdoor space is helpful too.

ADUs Are an American Tradition

While today's interest in ADUs may be new, the housing type is centuries old

Early settlers often built a small home to live in while constructing their larger, primary house nearby.

When farming was a source of survival for most of the nation's households, families routinely constructed additional homes on their land when needed.

People with wealth and acreage regularly populated their lands with secondary mansions and ancillary buildings independent of the main estate house.

In fact, until the 20th century, people who owned land built as many homes as they wished, often for extended family or workers. There were few or no zoning rules, municipal services or infrastructure needs (utilities, roads, schools, trash collection, first-responders) to consider.

A historic precedent for the modern day accessory dwelling unit is the “carriage house,” or “coach house.” Originally built for horse-drawn carriages, the structures associated with grander homes were frequently large enough to double as living quarters for workers such as stable hands.

Decades later, in response to housing shortages and economic needs, many surviving carriage houses were

converted into rental homes. By becoming landlords, the owners gained income from their often unused outbuildings.

Automobile garages have a similar history. Some were originally built with a housing unit upstairs. Over time, many garages were converted (often illegally or under zoning codes no longer applicable today) into small homes when the spaces became more valuable for housing people than vehicles.

With the rise of suburban single-family home developments following World War II, ADUs practically ceased to be built legally in the United States. Then as now, residential zoning codes typically allowed only one home per lot, regardless of the acreage and with no exceptions. Attached and detached garages occupied yard space that might otherwise have been available for ADUs.

Some cities, including Chicago, grandfathered in pre-existing “coach house” ADUs — but only if they remained consistently occupied. In Houston's historic and trendy Heights neighborhood, old and new garage apartments are common and desired.

Many communities don't allow new ADUs, even if they did in the past. Even in rural areas with ample land, property owners are often prohibited from creating secondary dwellings or continuing to live in preexisting ones. Countless units in single-family homes or yards are technically illegal simply because they date from when such units were not allowed.

ADUs began making a comeback in the 1980s as cities explored ways to support smaller and more affordable housing options within single-dwelling neighborhoods. In 2000, in response to a growing demand for ADU-supportive guidelines, AARP and the American Planning Association partnered to release a model state act and local code for ADUs. An updated resource was published by AARP in 2021. (See an image of it on the inside front cover of this guide.)

Many state and local governments are legalizing and encouraging the creation of ADUs (see page 8), driven by high housing costs and, in some cases, the belief that homeowners with suitable space shouldn't be so restricted in the use of their property. ■

▼ This carriage house containing a one-bedroom, one-bath ADU above a two-car garage sits behind a six-level, Gilded Age, Hoboken, New Jersey, townhome that was built in 1883. The dual residence property was on the market in 2018 for \$5 million.



HOME VISIT #2

Garage Apartment ADU

Denver, Colorado

Size: 360 square feet



▲ The apartment above the garage can be reached from inside the garage or from an exterior side entrance accessed from the yard it shares with the primary residence.

“I see our ADU as something very similar to a student loan,” says Mara Owen. “It’s something you invest in the future with. It was cheaper than buying a house for Mom, and it lets her have independence. It’s great knowing we can check in on her whenever.”

AH-HA MOMENT: Owen, her partner, Andrew, and their three dogs were sharing a one-bedroom, one-bath house with her mother, Diane. When Owen learned that ADUs were allowed in the city, she decided the best way to get more space for her small home’s many residents would be to remove their “leaky and defunct” garage and build a new two-car garage with an apartment above it.

WISE ADVICE: “Get a really great builder and architect,” says Owen. “Interviewing architects was similar to a first date. It’s not just who you feel connected with. That’s important, but get to the values. It’s a niche market, so see if you can find someone who has built ADUs before, because ADUs are a little different.”

FUTURE PLANS: The stairs to Diane’s apartment are wide enough for a stair lift, if it’s ever needed. The roof was built at the correct slope for the eventual installation of solar panels.

Design: Hive Architecture | Builder: Hive Architecture | Cost to build: \$167,000 in 2016 | Photo by Mara Owen | Article adapted from “ADU Case Studies” by Lina Menard on AccessoryDwellings.org. Visit the website to read about and see photographs of more ADU projects.

HOME VISIT #3

Basement ADU

Portland, Oregon

Size: 796 square feet

The transformation of this colorful Victorian was both a preservation and expansion project.

TEACHING MOMENT: “Here’s a very welcome breath of fresh air, especially in the face of so much gentrification that is going on in Portland!” declared Mark Lakeman, principal of Communitecture, an architectural, planning and design firm, about the pictured remodel. Writing on his company’s website, he says the project provides a lesson in how to “adapt and reuse our precious historic houses so they can accommodate more people while also providing more income to support the existing home.”

HOW’D THEY DO IT? To add a basement rental unit, engineers lifted the house. The resulting ADU is roughly four feet underground and four feet above.



▲ By lifting the house and digging beneath it, designers, engineers and builders turned a two-story, single-family home into a three-story, multifamily residence. (The ADU’s entrance is pictured on page 3.)

THE ACHIEVEMENT: Adds Lakeman: “Unlike the seemingly pervasive method of simply tearing down existing buildings so that new, giant ones can be built, this approach achieves upgrades in energy efficient living places and adds density while retaining the continuity of our beloved historical urban environment.”

Design: Communitecture | Home Lift: Emmert International Builder: Tom Champion | Cost to build: \$125,000 in 2015 | Photos by Communitecture (before) and Chris Nascimento (after)

The Time Is Now

Rules for ADUs continue to evolve and frequently differ from one town to the next

Some communities allow almost any home to be set up with an ADU — so long as size limits, property line setbacks and placement caveats in relation to the primary dwelling are met. Others start with those basic standards and then layer on extra requirements that can make it challenging to create an ADU. (Learn more on pages 14 and 15.)

Municipalities nationwide have been relaxing their restrictions against ADUs, and several states now require communities to allow them. Some examples:

- New Hampshire and Vermont allow ADUs nearly everywhere single-family housing is permitted. New Hampshire's 2017 legislation stemmed in large part from the frustration of builders who couldn't construct the backyard cottages and garage apartments their clients desired.
- In 2020, the California legislature declared that "allowing accessory dwelling units in zones that allow single-family and multifamily uses provides additional rental housing, and is an essential component in addressing California's housing needs." The state allows up to one ADU and one JADU per lot. (What's a JADU? See page 14.)
- Oregon requires cities and counties of certain sizes to allow ADUs in all single-family areas within urban growth boundaries. In 2021, the state extended ADU rights to rural residential areas.
- Other states allowing ADUs include Connecticut, Rhode Island and Utah. Many cities now allow ADUs, including Anchorage, Alaska; Atlanta, Georgia; Annapolis, Maryland; Asheville, North Carolina; Austin, Texas; Denver, Colorado; Honolulu, Hawaii; Houston, Texas; Louisville, Kentucky; Philadelphia, Pennsylvania; Phoenix and Tucson, Arizona; Seattle, Washington; and Washington, D.C. ■

► Located on the lowest floor of a town house, an English basement is a partially belowground apartment that has its own exterior entrance. They are typically found in older cities such as New York or (pictured) Washington, D.C. In the past, property owners used the space as servant quarters. Today, these essentially built-in ADUs are often used as rental apartments.

To Encourage ADUs

LOCAL OFFICIALS can ...

- allow all ADU types (detached, attached, interior)
- simplify the building permit process for ADUs
- waive or reduce permit and impact fees
- establish funding programs to help homeowners create ADUs
- let garages be converted into ADUs without requiring replacement off-street parking
- allow for the creation of a second ADU, subject to a combined size cap

COMMUNITY PLANNERS can ...

- adopt simple, flexible but nondiscretionary ADU rules about setbacks, square footage and design compatibility with the primary dwelling

LENDERS can ...

- work with homeowners to finance the construction of ADUs by using renovation loans

ADVOCATES can ...

- organize tours of completed ADUs in order to inform and inspire the community
- educate homeowners, real estate agents, architects and builders about local zoning regulations and the permit process

REAL ESTATE AGENTS can ...

- educate themselves and their clients about rules for the construction of ADUs

LOCAL MEDIA can ...

- report on how and why homeowners build ADUs



PHOTO: SARAH DALE FOR AARP

HOME VISIT #4**Internal ADU (Main Level)****Portland, Oregon****Size:** 220 square feet

Even small homes can have enough space for an ADU. An underused main floor bedroom in this 1.5-story, 1,500-square-foot bungalow was transformed into a studio apartment.

AH-HA MOMENT: According to Joan Grimm, who owns the home with Rita Haberman: “What we were looking for in terms of a community and aging in place was right under our noses. Remove a fence and create a shared open space. Build a wall and create a second dwelling unit. It doesn’t have to be complicated.”

REAL LIFE: “Creatively carving out an ADU from the main floor of our house saved on design and construction costs,” Grimm adds. “It provides an opportunity for rental income, with no significant compromise to the livability of our home.”



▲ The steps and side entrance lead to the studio apartment ADU, which was crafted out of an existing space. The covered porch to the right leads to the primary residence. The ADU contains a kitchen, small dining and living area, sleeping area, bathroom and laundry area. (See two interior photos on pages 19 and 20.)

*Design: Rita Haberman | Builder: RS Wallace Construction
Cost to build: \$55,000 in 2015 (with some work done by the homeowners)
Photos courtesy Billy Ulmer | Article adapted from “ADU Case Studies” by Lina Menard on AccessoryDwellings.org*

HOME VISIT #5**Internal ADU (Lower Level)****Portland, Oregon****Size:** 795 square feet

“We were looking for a way to live in our house for the rest of our lives and to generate at least some income in the process,” Robert Mercer and Jim Heuer wrote for the program guide of the annual Portland ADU Tour when their home was part of the lineup. “An ADU offers the possibility of caregiver lodging in the future or even a place for us to live while we rent out the main house if we get to the point where we can’t handle the stairs any longer.”

THE SOUND OF SILENCE: Internal ADUs often require that soundproofing insulation be installed between the primary dwelling and the accessory unit that’s below, above or beside it. In Portland, the building code for duplex residences requires a sound insulation rating of at least STCC45. To property owners thinking about a similar ADU setup, the duo advise: “Think about how you live in your home and how having downstairs neighbors will change what

▼ The door to the right of the garage leads to a ground-floor ADU with windows along the back and side walls. The upper-level windows are part of the main residence.



you can and can’t do with your space and what investment you are prepared to make in sound insulation.”

AN ADDED BONUS: “We are pleased that we have been able to provide more housing density on our property and still be in keeping with the historic character of our home.”

*Design: DMS Architects | Builder: Weitzer Company | Cost to build: \$261,000 in 2016 | Photo by Melissa Stanton, AARP
Article adapted from the 2017 ADU Tour project profiles on AccessoryDwellings.org*

Bringing Back ADUs

The reasons for creating or living in an ADU are as varied as the potential uses

ADUs are flexible. Over time, a single ADU might be used in many ways as an owner's needs and life circumstances change. Following are just a few reasons why ADUs are created and by whom:

EMPTY NESTERS can build an ADU and move into it, then rent out the main house for supplemental income or make it available to their adult children.

FAMILIES WITH YOUNG CHILDREN can use an ADU as housing for a nanny or au pair or even a grandparent or two, who can then help raise their grandkids and be assisted themselves as they age.

INDIVIDUALS IN NEED OF CARE can reside in an ADU to be near family members, or they can use the ADU to house a live-in aide. (In fact, ADUs can be an affordable and more comforting alternative to an assisted-living facility or nursing home.)

HOME BUYERS can look forward to the rental income from an ADU to help pay their mortgage or finance home improvements, especially in expensive housing markets.

HOME-BASED WORKERS can use an ADU as their office or workshop.

HOMEOWNERS can use an ADU for guests or as housing for friends or loved ones who:

- aren't yet financially independent, such as new high school or college graduates
- need temporary housing due to an emergency or while renovating their own home
- have disabilities but can live independently if family reside nearby ■



▲ The zoning code in Evanston, Illinois, permits accessory dwelling units, creating an opportunity for the owners of this 1911 home with an outbuilding in the backyard.

Planning and Paying for ADUs

Most new homes are built by developers, entire subdivisions at a time. Apartments are also built by pros.

But ADUs are different.

Although ADUs are occasionally designed into new residential developments, the vast majority are created by individual homeowners after they move in. In other words, ADUs are usually created by enthusiastic and motivated *amateurs*.

An ADU may present the ultimate chance for a do-it-yourselfer to build his or her small dream home. More often, homeowners bring in a combination of architects, designers and construction contractors to do the work, much as they would for a home addition or major kitchen remodeling. The local municipality's planning department can provide guidance on the rules for ADUs and information about what permits, utility connections and fees are involved.

ADUs aren't cheap, and they are often the most significant home improvement project a homeowner will undertake.

Although internal ADUs can sometimes be built for about \$50,000, new detached ADUs often exceed \$150,000. Most ADUs are financed through some combination of savings, second mortgages, home equity lines of credit and/or funds from family members (sometimes a relative who ends up living in it).

In some areas, the cost of building an ADU can be recouped after a few years of renting it. If that's the plan, it's worth estimating the expenses versus the potential income before undertaking an ADU project.

A few cities, nonprofits and start-ups are experimenting with creative financing options that could put ADUs within reach for more homeowners and their families, as well as prospective renters.



▲ Walt Drake's southern-style, one-bedroom ADU has an outdoor, wraparound porch that can be accessed without using steps. The design is in keeping with other buildings in the neighborhood.

HOME VISIT #6

Detached ADU (One-Story)

Decatur, Georgia

Size: 800 square feet

When Walt Drake decided to downsize, his son Scott purchased his dad's house for himself and his family and built a detached ADU (or DADU) for Walt.

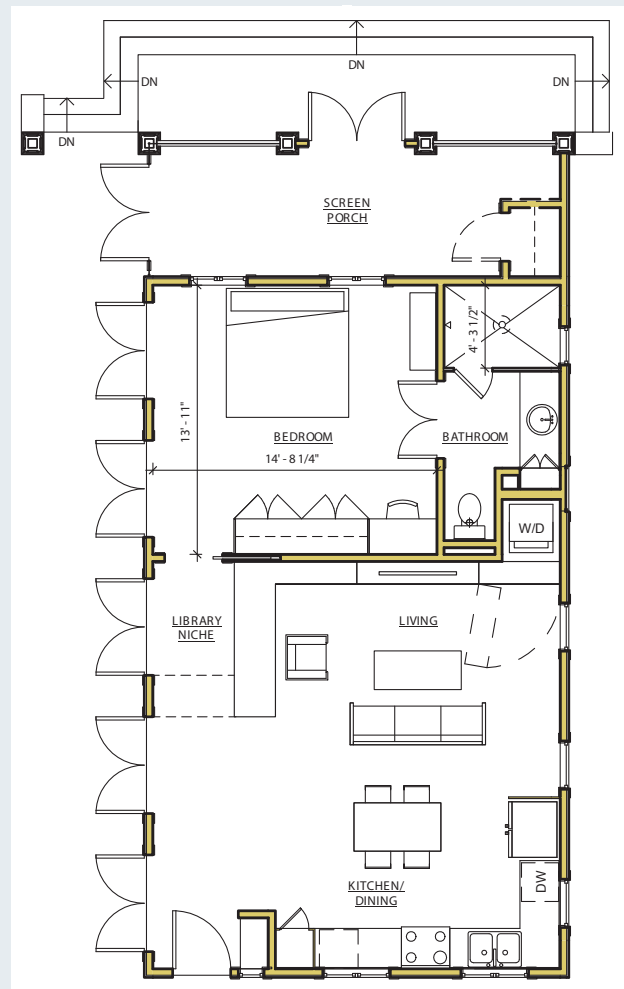
"From not finding what we wanted for Dad, we decided to create it," says Scott. "Neighborhoods built in the 1920s have carriage houses. Building an ADU was a modern day version of something people have been doing on their property in this area for a hundred years."

NEAR AND FAR: "We wanted the houses to be separate and to feel like we're each on our own property, but we're there for each other," says Scott.

AGING-FRIENDLY: Building the ADU meant Walt didn't have to leave his home and neighborhood. "He was able to keep his own stuff and turn over what he didn't need to us," says Scott. "It kept my dad in place, which I think was important."

FUTURE PLANS: Scott says the ADU is "serving its intended purpose" but that someday down the road it could be used as a long- or short-term rental. "The ADU could turn into lots of different things over the course of its lifetime."

Design: Adam Wall, Kronberg Wall | Builder: Rob Morrell | Cost to build: \$350,000 in 2014 | Photo by Fredrik Brauer | Floor plan by Kronberg Wall Architects | Article adapted from "ADU Case Studies" by Lina Menard on AccessoryDwellings.org



ADUs Are Age-Friendly Housing

New-construction ADUs can be created with “universal design” features

An “age-friendly” home has a zero-step entrance and includes doorways, hallways and bathrooms that are accessible for people with mobility differences. Converted garages (such as the one pictured on page 2) are among the easiest and least expensive ADU solutions for aging in place since they’re preexisting structures and generally have no-step entries. To learn more about making a home aging-friendly, download or order the *AARP HomeFit Guide* at AARP.org/HomeFit.

HOME VISIT #7

Detached ADU (Two-Story)

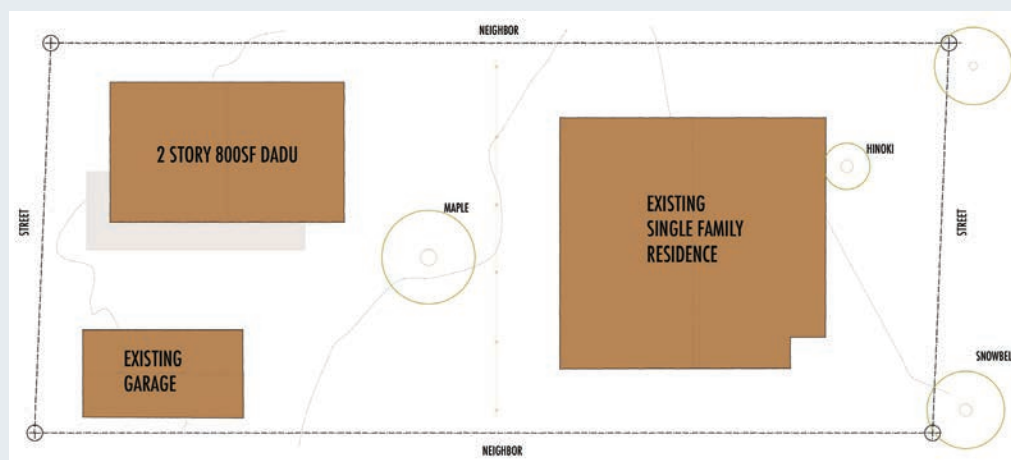
Seattle, Washington

Size: 800 square feet

Evelyn Brom’s plan was to build a backyard cottage and rent it out. She would keep living in her two-bedroom home.

AH-HA MOMENT: As the design developed, Brom realized that *she* wanted to live in the stunning wood-and-glass ADU. It was a good decision. A week before moving in, Brom was laid off from her job.

REAL LIFE: The \$3,000 a month Brom receives in rent for the main house (which is occupied by a three-generation family) provides a needed income. “Being laid off has made this arrangement a lifesaver,” Brom says. If the stairs in the cottage ever become too hard to navigate, she can move back into her original one-story house and rent out the cottage instead. “Now I have options,” she says.



▲ There’s a powder room, open kitchen and living room on the first floor, with a bedroom and bathroom upstairs.

◀ Although Brom’s property is only 0.13 acres, it’s large enough to accommodate two homes, a patio, a lawn and a garage. A slatted wood fence with a gate divides the space between the two houses and provides privacy.

Design: Chrystine Kim, NEST Architecture & Design | Builder: Ian Jones, Treebird Construction | Photo by Alex Hayden
Cost to build: \$250,000 in 2014 | Article adapted from Where We Live: Communities for All Ages (AARP 2018)

HOME VISIT #8

Detached Bedroom

St. Petersburg, Florida

Size: 240 square feet

Bertha and her son John talked about someday buying a house with a mother-in-law suite. “Then one day someone came along and wanted my house, so I up and sold it,” she explains. “But that left me homeless. I asked John if I could build a small house in his backyard and he agreed.”

CREATIVE THINKING: A detached bedroom is a permanent, accessory structure that, unlike ADUs, lacks a kitchen. But that’s what makes these cabin-like homes more affordable to build than many ADUs and even tiny houses.

WHAT’S INSIDE: Bertha’s home contains a sleeping and living area and a full bathroom. “I paid for the little house and it’s on my son’s property. So I figured, if I’m cooking I can do it at my son’s house,” she says. (Her laundry is also done at his house.)



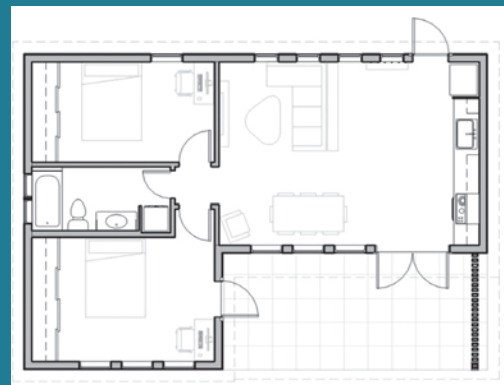
▲ A detached bedroom, which contains a bathroom but no kitchen, can provide housing for a loved one or serve as a home office or guest cottage.

REAL LIFE: “Having access to my son’s house makes it livable. Otherwise, I personally would not be happy. It’s very comforting to know that John is close by. Hopefully this will be my home forever.”

Design: Historic Sheds | Builder: Historic Sheds | Cost to Build: \$50,000 in 2017 | Photo by Historic Sheds | Article adapted from “ADU Case Studies” by Lina Menard on AccessoryDwellings.org

Trading Spaces

An ADU is always the smaller of two dwellings on a property, but it’s possible for an existing home to become the ADU when a larger house is built and becomes the primary dwelling. Or the opposite can happen! Tired of living in an older house that didn’t get a lot of natural light, the home’s owners built and moved into the bright, airy, modern and very accessible ADU they created in their yard. The original, larger home has become a rental.



▲ Although this ADU has only 721 square feet of living space, there is room enough for two bedrooms.

*Design: Propel Studio | Builder: JLTB Construction | Photo by Josh Partee | Cost to build: \$185,000 in 2017
Adapted from “ADU Case Studies” by Lina Menard on AccessoryDwellings.org*

Practical Solutions for ADUs

Local laws can both allow and appropriately control the creation of accessory dwellings

There are more than 19,000 cities, 16,000 towns and 3,000 counties in the United States. ADU regulations are typically adopted at the local level, although several state legislatures have required cities to allow them.

Where it's legal to build ADUs, homeowners still need to follow rules about where it can be done, how many square feet they can contain, how they can be used. These rules can be found in the local zoning code.

There is a balance to strike between prudent ADU laws and encouraging their construction. For instance, after Portland, Oregon, relaxed its ADU rules in 2010 and waived impact fees (a savings of up to \$12,000), the number of ADUs built rose from about 30 per year between 2000 and 2009 to nearly one a day in 2015.

Changes in California's ADU rules saw Los Angeles go from 80 applications in 2016 to nearly 2,000 in 2017. Allowing Sonoma County homeowners to add both an ADU and a JADU (see the green box below) were among the policies adopted in the wake of the area's many devastating fires.

Well-intentioned but burdensome rules can stymie the creation of ADUs. ADU-related zoning codes should be restrictive enough to prevent undesirable development but flexible enough that ADUs get built.

When a community is worried about a potentially undesirable outcome, it can — and many do — craft regulations to prevent particular building types, locations or uses. A city concerned about the environmental impact of new structures might prohibit placing detached ADUs in precarious locations, such as on steeply sloping lots. Communities wary of ADUs becoming, for instance, off-campus student housing can establish occupancy rules.

Every community has its own priorities and concerns, and there's a wide enough range of regulatory controls that communities can write appropriate ADU rules.

This inherent flexibility in the form and function of ADUs allows them to pass political muster and get adopted in a wide range of places. (See page 16 for more about uses and rules.) ■

Rules that discourage ADUs

- ADU-specific regulations that don't also apply to primary dwellings (e.g., owner-occupancy requirements)
- complex design compatibility criteria and approval steps
- off-street parking requirements beyond those required for the primary dwelling
- restrictions that limit ADUs to certain areas, particular zoning categories or to large lots
- caps on square footage relative to the primary house that make it easy to add an ADU to a large home but hard or impossible to add one to a small home

Are ADUs allowed?

Find out by calling your town, city or county office in charge of land use and permits — or stop by in person. You can also search for and read the zoning code through the local government's website.

- If ADUs are allowed, ask what conditions, permit needs and impact fees apply.
- If ADUs are not allowed and you want them to be, ask an elected official or your community's department of zoning and planning how the codes can be updated.
- Then get organized and start advocating!

JUNIOR ACCESSORY DWELLING UNITS (or JADUs) are smaller than 500 square feet and have a separate entrance but are created within the existing dwelling. A JADU can share a bathroom with the main house and contain a basic kitchen equipped with small plug-in appliances.

Creating (or Understanding) an ADU Zoning Code

The ADU section of a community's zoning code needn't be overly complicated. It just needs to establish clear, objective and fair rules for the following:

1. A Definition: A good zoning code clearly defines its terminology. Here, for example, is a useful outline for what, in the real world, is a very fluid term: “An ADU is a smaller, secondary home on the same lot as a primary dwelling. ADUs are independently habitable and provide the basic requirements of shelter, heat, cooking and sanitation.”

2. The Purpose: This is where the code describes key reasons a community allows ADUs. They should:

- increase the number of housing units while respecting the style and scale of the residential neighborhood
- bolster the efficient use of existing housing stock and infrastructure
- provide housing that's affordable and responds to the needs of smaller, changing households
- serve as accessible housing for older adults and people with disabilities

3. Eligibility: Who can build an ADU and on what type of lot? A statement in this part of the code clarifies that an ADU can be placed only on a “residentially zoned lot.” (Some communities provide lot size standards.)

4. Creation: The code sets out how an ADU can be built. For instance: “An ADU may be created through new construction, the conversion of an existing structure, as an addition to an existing structure or as a conversion of a qualifying existing house during the construction of a new primary dwelling on the site.”

5. Quantity: Most municipalities that permit ADUs allow one per lot. Those allowing two typically permit one internal and one external. Some allow duplexes or townhomes to have an ADU, either in the backyard or on the ground floor.

6. Occupancy and Use: A code should state that the use-and-safety standards for ADUs match those used for the main dwelling on the property. (See page 17 for more.)

Visit [AARP.org/ADU](https://www.aarp.org/ADU) to download **Accessory Dwelling Units: Model State Act and Local Ordinance**, a free publication that can be used by state and local officials to develop ADU policies.

7. Design Standards:

- **Size and height:** A zoning code might specify exactly how large and tall an ADU is allowed to be. For instance: “An ADU may not exceed 1,000 square feet or the size of the primary dwelling, whichever is smaller.” Codes often limit detached ADUs to 1.5 or 2 stories in height. An example of that language: “The maximum height allowed for a detached ADU is the lesser of 25 feet at the peak of the roof or the height of the primary dwelling.”
- **Parking:** Most zoning codes address the amount and placement of parking. Some don't require additional parking for ADUs, some do, and others find a middle ground — e.g., allowing tandem parking in the driveway and/or on-street parking. (See page 16 for more about parking.)
- **Appearance:** Standards can specify how an ADU's roof shape, siding type and other features need to match the primary dwelling or neighborhood norms. Some codes exempt one-story and internal ADUs from such requirements. (See page 16 for more.)

8. Additional Design Standards for Detached ADUs:

- **Building setbacks:** Many communities require detached ADUs to either be located behind the primary dwelling or far enough from the street to be discreet. (A code might exempt preexisting detached units that don't meet that standard.) Although such a rule can work well for neighborhoods of large properties with large rear yards, communities with smaller lot sizes may need to employ a more flexible setback-and-placement standard.
- **Building coverage:** A code will likely cap the combined lot coverage of a detached ADU and the primary dwelling to a specific percentage.
- **Yard setbacks:** Most communities have rules about minimum distances to property lines and between buildings on the same lot. ADUs are typically required to follow the same rules. ■

ADU “Hot Topics”

As communities allow ADUs or update existing zoning codes and rules to be more ADU-friendly, they inevitably wrestle with some or all of the following issues:

Adding ADUs to neighborhoods

Recognizing that ADUs may represent a new housing type for existing neighborhoods, communities often write special rules to ensure they'll fit in well. These guidelines typically address visual compatibility with the primary dwelling, appearance from the street (if the ADU can be seen) and privacy for neighbors. Rules that help achieve these goals include:

- height and size caps mandating that ADUs be shorter and smaller than the primary dwelling
- requirements that detached ADUs be behind the main house or a minimum distance from the street
- mandates that the design and location of detached ADUs be managed the same way as other detached structures (e.g., garages) on the lot
- design standards for larger or two-story ADUs so they architecturally match the primary dwelling or reflect and complement neighborhood aesthetics
- encouragement for the creation of internal ADUs, which are often unnoticeable from the street

Each community can strike its own unique balance between strict rules to ensure that ADUs have a minimal impact on neighborhoods and more flexible rules that make them easier to build.



▲ Providence, Rhode Island, has many homes that were built as or long-ago converted into multidwelling units. (Notice the two front doors.) A homeowner can live in one apartment while renting out the other.

Providing places to park

ADU regulations often include off-street-parking minimums on top of what's already required for the primary dwelling. Such rules can prevent homeowners from building ADUs if there's insufficient space for added parking. However, the extra parking often isn't needed.

Studies of Portland, Oregon, and the San Francisco Bay area found that ADU households own an average of 0.9 cars. That's half the national average of 1.8 cars per household. With just over 2 percent of Portland homes having an ADU (the highest percentage of any large city in the country), there's roughly one extra car parked on the street every six blocks. This suggests that, even in booming ADU cities, any impact on street parking from ADUs is likely to be very small and dispersed. More-realistic parking rules might:

- require the creation of new parking only if the ADU displaces the primary dwelling's existing parking
- waive off-street-parking requirements at locations within walking distance of transit
- allow parking requirements for the house and ADU to be met by using a combination of off-street parking, curb parking and tandem (one car in front of the other) parking in a driveway

Dealing with unpermitted ADUs

It's not uncommon for homeowners to convert a portion of their residence into an ADU in violation (knowingly or not) of zoning laws or without permits.

Such illegal ADUs are common in cities with tight housing markets and a history of ADU bans. One example is New York City, which gained 114,000 apartments between 1990 and 2000 that aren't reflected in certificates of occupancy or by safety inspections. Sadly, in 2021, several city residents living in unsafe basement apartments drowned in their homes due to flooding caused by Hurricane Ida.

Some cities have found that legalizing ADUs, simplifying ADU rules and/or waiving fees can be effective at getting the owners of illegal housing units to “go legit” — and address safety problems in the process. ■

Allowing and Restricting Uses

Communities get to decide whether to let ADUs be used just like any other housing type or to create special rules for them. Some municipalities prefer the simple approach: regulating ADUs like other homes. So if a home-based child-care service is allowed to operate in the primary dwelling, it is also allowed in an ADU. Conversely, communities sometimes adopt ADU-specific regulations in order to avoid undesirable impacts on neighbors. Examples of those regulations include:

Limiting short-term rentals

ADUs tend to work well as short-term rentals. They're small and the owner usually lives on-site, making it convenient to serve as host. However, if ADUs primarily serve as short-term rentals, such as for Airbnb and similar services, it undermines the objective of adding small homes to the local housing supply and creating housing that's affordable.

In popular markets, short-term rentals can be more profitable than long-term ones, allowing homeowners to recoup their ADU expenses more quickly. In addition, short-term rentals can provide owners with enough income that they can afford to occasionally use the ADU for friends and family.

A survey of ADU owners in three Pacific Northwest cities with mature ADU and short-term rental markets found that 60 percent of ADUs are used for long-term housing as compared with 12 percent for short-term rentals.

Respondents shared that they “greatly value the ability to use an

ADU flexibly.” For instance, an ADU can be rented nightly to tourists, then someday rented to a long-term tenant, then used to house an aging parent. ADUs intended primarily for visiting family are sometimes used as short-term rentals between visits.

Cities concerned about short-term rentals can regulate them across all housing types. Doing so might mean that special rules are not needed. An approach employed in Portland, Oregon, is to treat ADUs the same as other residences except that any financial incentives (such as fee waivers) to create them are available only if the property owner agrees not to use the ADU as a short-term rental for at least 10 years.

Requiring owner occupancy

Some jurisdictions require the property owner to live on-site, either in the primary house or its ADU. This is a common way of addressing concerns that absentee landlords and their tenants will allow homes and ADUs to fall into disrepair and negatively impact the neighborhood.

Owner-occupancy rules are usually implemented through a deed restriction and/or by requiring that an annual statement confirming residency be filed. Some cities go further, saying ADUs can be occupied only by family members, child- or adult-care providers, or other employees in service of the family.

Owner-occupancy requirements make the financing of ADUs more difficult, just as they would if applied to single-family homes. But as ADUs have become more common, owner-occupancy restrictions have become less so, which is good. Such requirements limit the appraised value of properties with ADUs and reduce options for lenders should they need to foreclose.

Enforcing owner-occupancy laws can be tricky, and the rules have been challenged in courts, sometimes successfully. However, according to a study by the Oregon Department of Environmental Quality, more than two-thirds of properties with ADUs are owner-occupied even without an owner-occupancy mandate. ■



◀ The zoning code of Brevard, North Carolina, a city of fewer than 10,000 residents, allows ADUs, which are referred to as “secondary dwelling units” and are allowed “within residentially-zoned, single-family and duplex lots.” The code states that such homes “shall be encouraged and designed to meet housing needs,” adding that “[s]econdary dwelling units shall be accessory and subordinate to the primary living quarters.” In the image at left, the one-story cottage is the primary dwelling. The apartment above the detached garage is the secondary dwelling.

Inside Spaces

ADUs vary from studio apartment-like spaces to multi-bedroom, multi-story structures. Regardless of size, the result is a needed residence



▲ A top floor ADU can be a suitable rental for a student or someone who travels a lot for work. ADU expert Kol Peterson grew up in a home with an attic ADU that was usually rented to law school students. “They had to walk up the primary house’s interior stairs in order to access the affordable attic unit,” he writes in *Backdoor Revolution: The Definitive Guide to ADU Development*. “Over the years that each of them lived there, the tenants became part of our family.”



▲ The alcoves in the ADU area above a garage provide a light-filled work space in one, and a reading nook in the other. (See the attached ADU’s exterior on page 3.)



▲ This studio apartment internal ADU uses a wardrobe cabinet to separate the bedroom from the living area and kitchen (seen on page 19).

PHOTOS: KOI PETERSON, BUILDING AN ADU.COM (TOP) | MELISSA STANTON (BOTTOM LEFT) | BILLY ULMER (BOTTOM RIGHT)



▲ As an independent living space, an ADU has its own bathroom and kitchen. Depending on the available square footage — and sometimes on the local zoning code or the property’s plumbing and utility connections — an ADU might have a full kitchen with full-sized appliances and a dining area (top) or a smaller but functional kitchenette. This interior is from the detached ADU pictured below right and on the back cover. Fun fact: A coat closet and extra kitchen shelving are built into the base of the circular staircase. In a small home, every bit of space counts!



▲ The kitchen of this internal ADU (also seen at the top of page 9 and in the bedroom image at left) has a full-sized range but a mini-refrigerator. Some ADU owners install a one- or two-burner electric cooktop and a convection microwave in lieu of an oven.



▲ The second story of this detached ADU is accessed by the spiral staircase shown in the image at top. The space features a bedroom and a sitting area that could be used as a nursery, office or den. A full-sized, stacked washer-dryer is hidden behind a closet door.

Just One More

While not technically ADUs, tiny houses can serve a similar purpose

Because tiny houses are typically built on a trailer with wheels rather than a fixed foundation, they are usually treated by zoning as recreational vehicles (RVs) or manufactured (aka mobile) homes. In Portland, Oregon, and a growing number of smaller cities, tiny houses can be legally occupied on any residentially-zoned lot. Since they're small — typically under 400 square feet — tiny houses can fit in a space too small for an ADU. Many include a kitchen and bathroom. Some function more like a detached bedroom. A unique plus: Unlike ADUs, tiny houses can move to a new location as needed.



◀ ▲ “The Lucky Penny” tiny house measures 8 feet wide by 14 feet, 6 inches long and provides 100 square feet of living space. The home, which is located in the backyard of a single-family residence, features a pullout bed, a kitchenette, a shower, built-in storage, and three large windows plus a skylight to provide lots of nature light.



◀ ▼ ADUs are sometimes used as short-term rental units for travelers. The “Kangablu,” is one of several units at Caravan, the “world’s first tiny house hotel.” At 170 square feet, the home is the largest tiny house on the lot, located in the Cully neighborhood of Portland, Oregon. The tiny space includes a kitchen, living area, bathroom (with a shower and toilet) and a sleep loft.



Top: Design and Builder: Lina Menard, Niche Consulting | Photos by Guillaume Dutilh, PhotoXplorer
Bottom: Design and Builder: Benn Kovco | Photos by Jeff Freeman Photography

The ABCs of ADUs

A guide to Accessory Dwelling Units and how they expand housing options for people of all ages

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A NOTE TO READERS: Many of the photographs and project examples in this publication are from Portland, Oregon, which was one of the first municipalities in the nation to allow and encourage the creation of accessory dwelling units.

To learn more about ADUs — and to order or download this guide — visit [AARP.org/Livable](https://aarp.org/Livable).

Other useful resources include:

- *AccessoryDwellings.org*
- *BuildingAnADU.com*
- *Planning.org* (the website of the American Planning Association)
- And the websites of the states, cities and towns mentioned in this guide as allowing and encouraging the creation of accessory dwelling units.



ABOVE-GARAGE ADU



DETACHED-BEDROOM ADU



DETACHED ADU

- An accessory dwelling unit is a small residence that shares a single-family lot with a larger primary dwelling.
- As an independent living space, an ADU is self-contained, with its own kitchen or kitchenette, bathroom and living/sleeping area. (Garage apartments and backyard cottages are each a type of ADU.)
- ADUs can enable homeowners to provide needed housing for their parents, adult children, grandchildren or other loved ones.
- An ADU can provide older adults a way to downsize on their own property while a tenant or family member resides in the larger house.
- Since homeowners can legally rent out an ADU house or apartment, ADUs are an often-essential income source.
- ADUs help to improve housing affordability and diversify a community's housing stock without changing the physical character of a neighborhood.
- ADUs are a beneficial — and needed — housing option for people of all ages.

Learn more about ADUs and
order or download

The ABCs of ADUs
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Home + home
Twin Cities
ADU Guidebook

FOR HOMEOWNERS





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Introduction





In this section you will...

- Learn how to use this guidebook.
- Learn what an ADU is.
- Discover the different types of ADUs.
- Find answers to common questions.

Home + home: Are you interested in building an Accessory Dwelling Unit (ADU) and creating another home in your little corner of the world? ADUs have existed historically throughout the Twin Cities, providing important space to rent out for extra income or to meet other household needs. As the metropolitan region grows and changes, homeowners and city planners alike are rediscovering the benefits of ADUs and the role they play in meeting our housing needs. Still, a homeowner thinking about building an ADU can be uncertain about where to start. This guidebook can help make your ADU dreams a reality.

How to Use this Guidebook

This guidebook is organized in two sections:

A. GET INSPIRED. Learn about the benefits of ADUs and see the ADU experiences of real Twin Cities families.

B. HOW TO BUILD AN ADU. Learn the basics of ADU development, from start to finish.

This guidebook is a resource to help you get started, but it cannot replace the knowledge and experience of local designers, builders and planners. The size and shape of your property, the rules of the city you live in, your budget and your own design needs and preferences will make your ADU-building experience unique.

What is an Accessory Dwelling Unit?

An ADU is a self-contained residential unit with its own living room, kitchen and bathroom.

ADUs are known by many names: carriage or coach houses, accessory apartments, garden apartments, mother-in-law suites, granny flats, backyard cottages and secondary dwelling units. Whatever it is called, an ADU is smaller than the primary or main house on the same lot.





self-contained
it with its own
kitchen and

ADUs ARE ALSO KNOWN AS:

*Backyard
Cottages*

*Garden
Apartments*

*Accessory
Apartments*

*Mother-in-law
suites*

*Granny
Flats*

*Secondary
Dwelling Units*

*Carriage
Houses*

How are ADUs different from duplexes?

Item 3.

While they share some similarities, ADUs are generally differentiated from duplexes (two-family houses) in their size, construction timing and use. City building and zoning laws often treat the two housing forms differently.

- An ADU is smaller than the main home. Units in duplexes are usually about the same size.
- Duplexes are usually in the same building, but ADUs can be located within, attached to or detached from the main home.
- Duplexes are usually built as one construction process; ADUs are often built after the main home is completed.
- ADUs are designed as flexible housing and can generate rental income, house multigenerational families or serve other uses.

Could a tiny house be an ADU?

Most tiny houses on the market are set on trailers and have wheels. These are categorized as Recreational Vehicles (RVs) and are usually not allowed as a permanent living space. However, if a tiny house meets residential building standards, is placed on a permanent foundation and is connected to utilities, it could be considered an ADU. Ask your city's building department to learn more.

A historic form of housing

Although there is a recent resurgence of interest in ADUs, they are actually a historic form of housing that was common in the Twin Cities before World War II. For example, in the Frogtown neighborhood of St. Paul, new immigrants would commonly build an alley house in the back of their lot while saving to build a larger home in the front (McClure 2018). Many carriage houses (living quarters located above garages) were built alongside larger homes and are still used for housing today. Some modest single-family homes included attic or basement apartments that helped to house larger city populations in the early- and mid-20th century.



Coach house at Minnesota Governor's Residence.

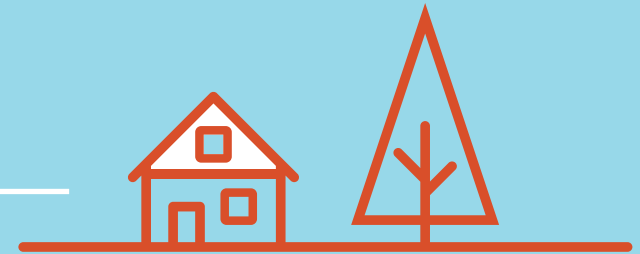
PHOTO CREDIT Minnesota Department of Administration

Types of ADUs

There are three basic types of ADUs:

Internal

ADUs are located within the structure of the main house, for example, a converted basement or attic. These are generally the least expensive to build.



Attached

ADUs share one or more walls with the primary house. These ADUs are commonly constructed as additions or conversions of attached garages.



Detached

ADUs are the most visible type of ADU. They are typically the most expensive to build and include freestanding backyard structures, detached garage conversions, same-level additions to a detached garage or above-garage units.



Is the usable space above my garage, in my basement, or in my attic an ADU?

If the space has a living area, a kitchen, a bathroom and its own entrance, it may be an ADU. ADUs must also meet certain residential building code requirements, so check with your local planning office. See also Legalizing an Existing ADU on page 38.

Is a granny pod an ADU?

In 2016, the Minnesota Legislature approved a definition of “Temporary Family Health Care Dwellings,” the backyard dwellings sometimes called “granny pods.” The statute defines them as mobile residential dwellings or providing care for a mentally or physically impaired family member. Most Minnesota cities do not allow these temporary care dwellings, and they are treated differently from ADUs in local code (Bekker 2016).

What type of ADU works best for you?

As you go through this guidebook, return to this question and consider which type of ADU best fits your goals and budget. Local regulations may limit which type you can build.



Am I allowed to build an ADU? 28

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Where can I learn more? 44

GET INSPIRED: ADU

PHOTO CREDIT Jill Greer photography (both pages)

Stories

In this section you will...

- Learn about the benefits of ADUs.
- Read the stories of other local homeowners who have built them.



Benefits of ADUs Building an ADU offers many benefits for you and your neighborhood. ADUs are flexible and can serve many purposes over time. While every home's story is unique, here a few examples.

ADU



EXPANDING HOUSING OPTIONS

An ADU can have a positive effect on your community. ADUs provide more housing options in neighborhoods that are already built out, which can help relieve the growing demand for housing in a way that does not alter the character of existing neighborhoods.



EARNING INCOME

Depending on the circumstances, rental income may make it possible to cover the cost of monthly loan payments and, over a number of years, pay back the initial cost of the ADU's construction. Even when financial returns are not a primary motivation, earning rental income might make it possible to work part-time, stay home with a child or save for a major expense.



AGING IN PLACE AND DOWNSIZING

Some people move into the ADU while their adult children move into the main house, or they rent out the main house for extra revenue in retirement.

Benefits



HOUSING FRIENDS, FAMILY AND CAREGIVERS

ADUs can provide important independent living space for friends, family members and caregivers.

Many homeowners are motivated to build their ADU to provide a combination of in-home care and independent living for a family member. The cost of ADU construction and maintenance may be comparable or less expensive than some assisted-living or skilled-nursing facilities, with the added benefit of keeping a loved one close by.



REDUCING ENVIRONMENTAL IMPACTS

ADUs tend to be environmentally-friendly simply because they are smaller and use less energy for heating, cooling and light (Stephan and Crawford 2016). Energy-saving designs can be incorporated into an ADU, further lowering its environmental impact. ADUs may help reduce transportation-related environmental impacts when they are located near employment centers and established public transit routes.

A 2014 study found that ADU residents in Portland were less likely than other residents to own cars (Brown and Palmeri 2014).

ADU Under Consideration

Getting Started

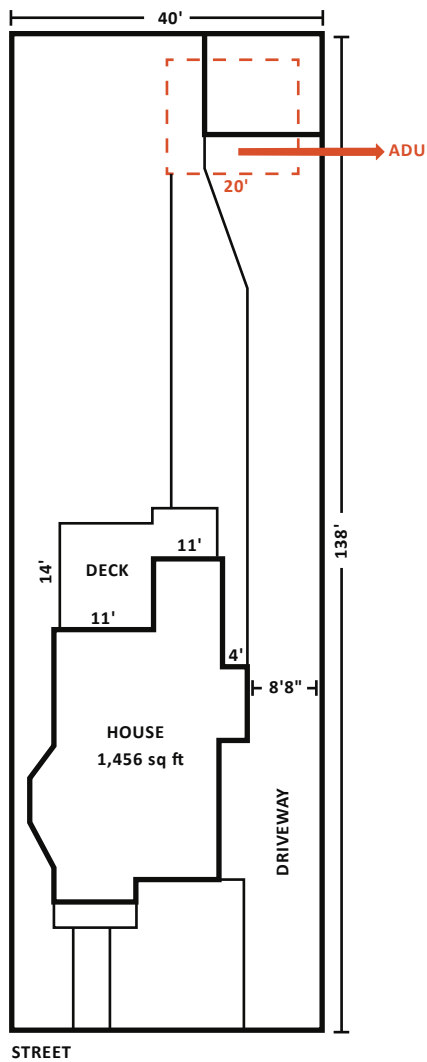
**TYPE***Detached***STATUS***Early planning***SIZE***TBD***BEDROOMS***TBD***BUDGET***TBD*

The old garage in Megan and Rob's backyard had seen better days. With no need for enclosed parking, they were hoping to put it to better use. Inspired by the tiny-house movement, Megan and Rob started looking into the possibility of building a detached backyard ADU on their roughly 5,000-square-foot lot. Not only could an ADU replace their old garage, but it could add a needed home in the popular Kingfield neighborhood. An ADU could generate rental income or give the homeowners the option to downsize.

Megan and Rob had many questions at the beginning, including what information they would need to get started. After doing some research online and sketching out a few layout ideas for the ADU, Megan and Rob scheduled a pre-application meeting with Minneapolis city planning staff. This free service allows city residents to ask planning staff questions and learn about applicable regulations and the permitting process.



After going over the general permitting process, planning staff members answered some of Megan and Rob's questions about their specific property, helping them think through how height limits and parking requirements would apply to their project. With this initial information in hand, Megan and Rob are starting to save for their project and preparing to take the next steps toward their ADU.



Not only could an ADU replace their old garage, but it could add a needed home in the popular Kingfield neighborhood. An ADU could generate rental income or give the homeowners the option to downsize.

CASE STUDY

The case studies that follow profile real Twin Cities residents at different points along their ADU journeys—from initial planning and visioning, to construction, to completion.

DIY

ADU



TYPE

*Interior,
basement*

STATUS

*Under
construction*

SIZE

702 sq. ft.

BEDROOMS

2

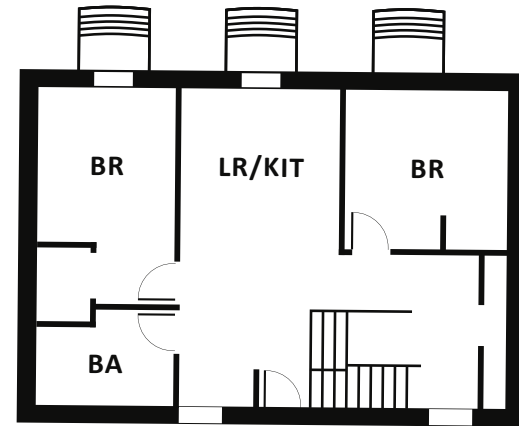
BUDGET

\$80,000

Mike started his ADU journey when his father, Dallas, decided to downsize and sell his home in St. Paul. Mike researched multigenerational living options and decided to build an internal ADU by converting the basement in his south Minneapolis home into an apartment for Dallas.

Mike took on the work of being the designer and general contractor for the ADU. He used software to model the design and then drafted plans to submit for the city permit application. Mike's design features a spacious two-bedroom unit with lots of natural light. This arrangement will allow Mike and Dallas to stay close while maintaining their own personal space.

After a few rounds of revisions, Mike's plans were approved and, with building permit in hand, he quickly got started on construction. Mike hired subcontractors to help with specialized work but




Item 3.



did most of the project himself. Dallas and Mike's brother have pitched in, too. While self-managing the project has extended the timeline, it has also saved money, and the new ADU is starting to take shape.

Once completed, their DIY ADU will serve as a place for Mike and Dallas to call home for years to come. Dallas says, "We've always been close, but working on this project has brought us even closer together."

A photograph of two men standing outdoors in front of a house with light-colored siding. The man on the left is older, has a white beard, wears glasses, a brown U.S. Army cap, and a red and blue plaid shirt over a grey hoodie. The man on the right is younger, has grey hair, wears glasses, a blue polo shirt, and a black zip-up jacket. He has his arm around the older man's shoulder. Both are smiling at the camera.

“We’ve always been close, but working on this project has brought us even closer together.”

CASE STUDY

The case studies that follow profile real Twin Cities residents at different points along their ADU journeys—from initial planning and visioning, to construction, to completion.

A Dream to Downsize

**TYPE**

*Detached,
above garage*

STATUS

Complete

SIZE

528 sq. ft.

BEDROOMS

Studio

BUDGET

\$225,000

BUILDER

*White Crane
Construction*

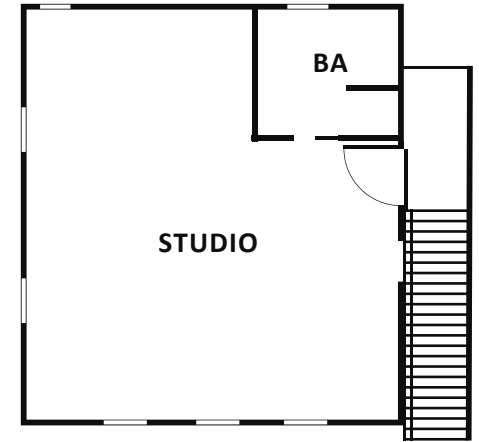
Cate and Jason loved their neighborhood near Minnehaha Creek in Minneapolis but yearned to downsize when their kids left for college. They initially planned to sell their home and move, but then they came up with a better solution: building a new unit in the backyard that they could live in while renting out their main house.

After looking into various options, including prefabricated modular designs, Cate and Jason decided to pursue a traditional site-built ADU above a two-car garage.

Cate and Jason hired a design-build firm that took them through the process from initial design to city permitting and construction. They learned that they would have to tear down their existing garage and build a new structure with frost footings in order to meet the building code. Still, they were able to cut costs by reusing their old garage door and performing some work themselves, such as ordering the appliances and painting the interior.



The completed ADU, sitting in a shaded backyard, features an open layout with new appliances and an in-unit washer and dryer. Cate and Jason plan to rent it for a few years until they are ready to move in and fulfill their dream of downsizing.



Curious about the difference between prefabricated and traditional construction? See page 32.

The case studies that follow profile real Twin Cities residents at different points along their ADU journeys—from initial planning and visioning, to construction, to completion.

ADU

in the Family



TYPE

Attached

STATUS

Complete

SIZE

540 sq. ft.

BEDROOMS

1

BUDGET

*\$40,000
part of total
development cost*

Fue Lee's family had always envisioned multigenerational living when they were on the hunt for their first house.

Working with the City of Lakes Community Land Trust (CLCLT), the Lee family had the opportunity to buy one of the very first homes in Minneapolis developed with an attached ADU.

The brand new home they purchased in the Lind-Bohanon neighborhood has the perfect layout for their close-knit family. Fue and two of his adult siblings live in the main house. His parents have their own private space in the first-floor ADU.

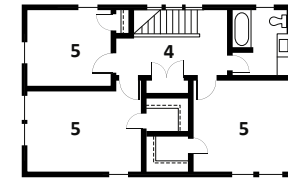
The house is designed for flexibility. While the Lees have no plans to move, any family that buys the house in the future could choose to rent out the attached unit for extra income.



Responding to demand from its members, the nonprofit CLCLT has recently built two more multigenerational homes with ADUs. Thanks to the community land trust model, all of these homes will remain affordable for future generations of new homebuyers.

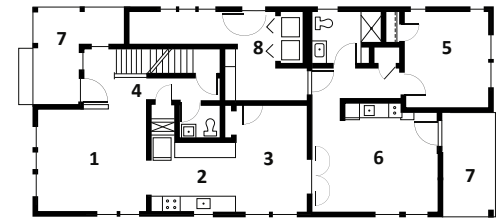
Thanks to the community land trust model, all of these homes will remain affordable for future generations of new homebuyers.

CREDIT Marnie Peichel Architecture and Design, LLC



- 1 LIVING
- 2 KITCHEN
- 3 DINING
- 4 HALL
- 5 BEDROOM
- 6 ACCESSORY DWELLING UNIT
- 7 PORCH
- 8 LAUNDRY/ MUDROOM

SECOND FLOOR PLAN



FIRST FLOOR PLAN

CASE STUDY

The case studies that follow profile real Twin Cities residents at different points along their ADU journeys—from initial planning and visioning, to construction, to completion.

Flexible for the Future



TYPE

Detached,
above garage

STATUS

Complete

SIZE

624 sq. ft.

BEDROOMS

1

BUDGET

\$125,000

When Eric & Chrissi

purchased their home near a Green Line station in the Hamline-Midway neighborhood of St. Paul, they knew from the start that the house's detached garage didn't meet their needs. As they made plans to replace it, they heard from a friend about a new ordinance that gave them the option to build an ADU. Eric and Chrissi started to envision all the ways an ADU could benefit them in the future and met with a designer to develop a plan for a one-bedroom unit above a new two-car garage.

Eric and Chrissi liked the idea of having a flexible space to support more community-oriented living while still maintaining the privacy of their main home. Their ADU could be a place to host friends and family, and it could potentially generate rental revenue that would make it possible for one of them to stay home with a future child.

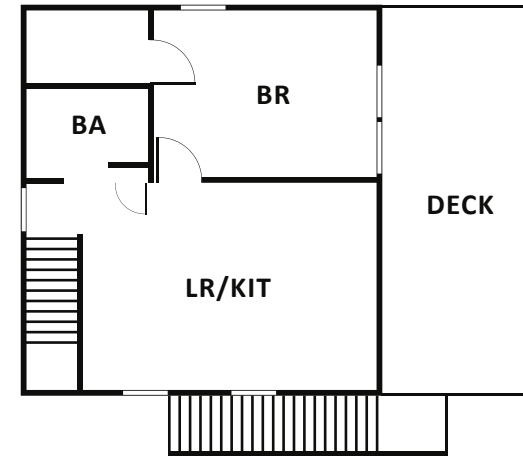
With experience in home remodeling, Eric decided to become the general contractor for the project. He worked full-time for six to seven months to


complete the construction of the ADU, hiring subcontractors for electrical and plumbing work. Chrissi led the interior design work, and friends and family members also helped.

Eric is pleased with the solution they arrived at for connecting water and sewer lines from the ADU to the main lines in the street. Instead of the traditional method of digging an open trench, the lines were installed through an underground, lateral drilling process that preserved more of their existing landscaping and was about one-third less expensive than trenching. Eric and Chrissi also designed the ADU for energy efficiency and for compatibility with photovoltaic panels, so that it can run mostly on solar energy.

Now that the ADU is complete, Eric and Chrissi's friends and family tell them it does not look at all like what they imagined as a "garage apartment"—the unit is spacious and feels like a home. Eric and Chrissi rent their bright, modern ADU at an affordable price to a student at a nearby university.

Item 3.



A man with a beard and glasses, wearing a blue and grey hoodie, stands next to a woman with glasses wearing a green long-sleeved shirt and a colorful patterned scarf. They are in a kitchen with a large wooden range hood, a black stove, and a white countertop. A teal semi-transparent box is overlaid on the bottom left of the image.

Eric and Chrissi's friends and family tell them it does not look at all like what they imagined as a "garage apartment"—the unit is spacious and feels like a home.

GET EDUCATED: How to Build



an ADU

In this section you will...

- Learn the basics of ADU development, from start to finish.



Inspired? The following pages will walk you through the basics of getting started and what to expect as you explore an ADU project.

1. Research.....	p28
2. Design ideas	p32
3. Team selection	p34
4. Finances	p36
5. Permits	p38
6. Construction	p40
7. Move-in	p42

1 RESEARCH



- Clarify your goals.
- Determine if an ADU is allowed on your property.



There are printable worksheets for this step.

2 DESIGN IDEAS



- Consider your goals and design options together.
- Work on your own or with a designer to sketch out your ADU.



There are printable worksheets for this step.

3 TEAM SELECTION



- Learn about types of development teams.
- Find out what information to prepare when contacting a company.
- Review suggested considerations for hiring a company and signing a contract.

Process Overview

From Point A to Point ADU



Print out the included worksheets along the way, and start putting pencil to paper.

5 PERMITS



- Review the steps involved in a typical permitting process.
- Learn why it's important to permit an existing ADU.

4 FINANCES



- Learn about resources to help you make an informed decision.
- Learn about potential financing options.

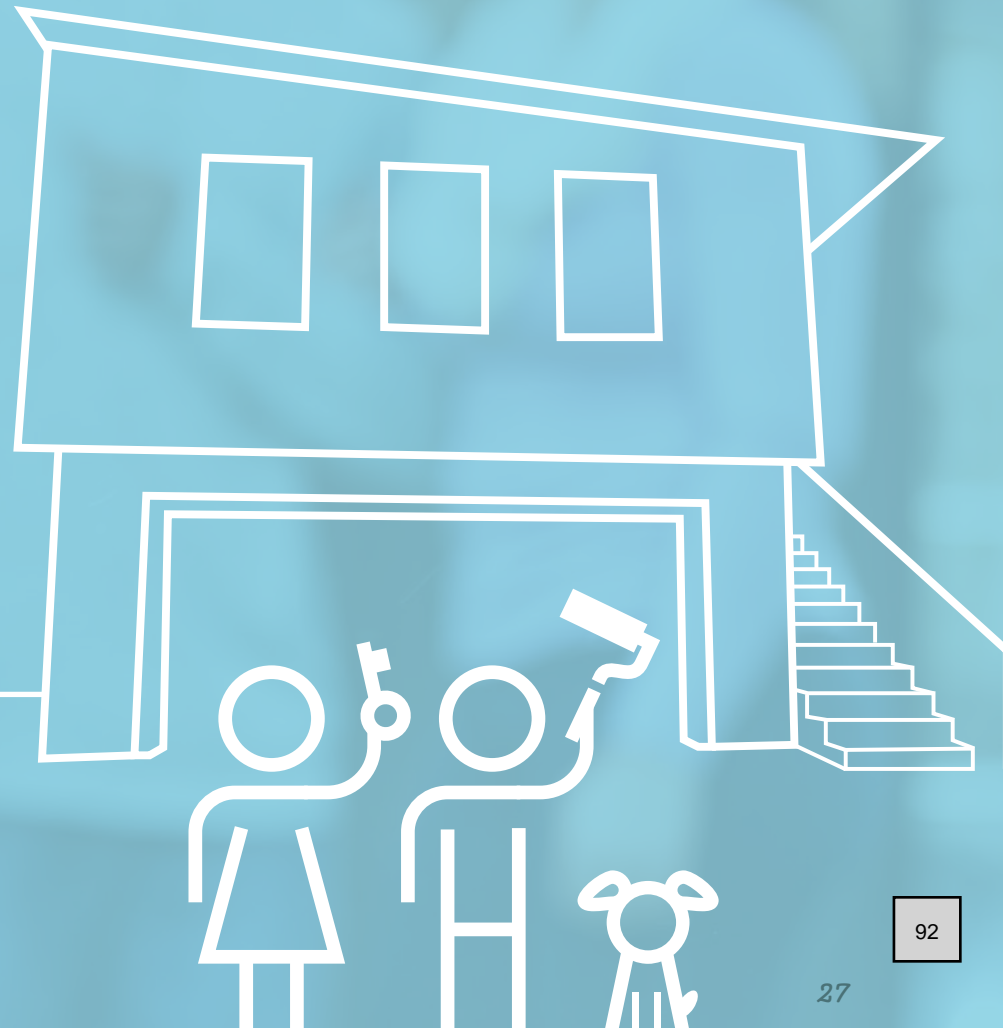
6 CONSTRUCTION



- Learn what to expect during construction.
- Understand your responsibilities.

7 MOVE IN!

- Find resources on how to be a landlord.



What story will your ADU tell?

In this step you will...

- Clarify your goals.
- Determine if an ADU is allowed on your property.

An ADU will become part of the story you tell about your life. But what role will it play? Will it help bring your family closer together? Provide a financial cushion? Both?

Determine if an ADU is allowed on your property

One of the first things you'll need to do is determine whether the ADU you envision is allowed on your property. There are three ways you can do this:

1. Enlist your designer

If you already have a designer or contractor in mind, enlist their help.

2. Check online

Many cities and counties have web links to city codes, zoning maps and property information on their websites.

3. Ask a city planner

This is the most direct way to get up-to-date information about what will be allowed on your property. You can get help from most cities by calling or visiting the planning department. If your city does not have a planning department, ask a representative to connect you to a staff member who is knowledgeable about land use, zoning or building permits. Tell the staff member that you are interested in building an ADU and want to know if it is allowed on your property. Also ask about the types of ADUs allowed and how big and tall they can be. The answers will affect your ADU design decisions.

DISCLAIMER

Laws and processes are subject to change, and vary between cities, so be sure to consult with your local planners or other knowledgeable professionals as you move forward.



Print this page and use this worksheet to write down your ideas, short- and long-term goals, and questions. Don't worry if you are unsure of some information about your property. You'll be able to fill it in throughout.

TIP Note that information you receive from your city at this stage is preliminary. Some properties have unique circumstances that can affect the outcome of decisions, but these may not be revealed without the thorough process that a formal application provides. The city staffer assigned to your application will work with you to provide solutions to issues that arise.

TIP You can find a list of cities in the region that allow ADUs, along with their contact information, at the end of this guidebook.

In this step you will...

- Clarify your goals.
- Determine if an ADU is allowed on your property.

My Property Information

ADDRESS:

PROPERTY IDENTIFICATION (PID) NUMBER:

ZONING:

BUILDING TYPE:

single-family, duplex, other

YEAR BUILT:

LOT SIZE:

LOT COVERAGE:

GROSS FLOOR AREA:

UNIQUE CHARACTERISTICS, IF ANY, OF YOUR LOT:

LOT COVERAGE CALCULATION

$$5,000 \text{ sq. ft.} \times 45\% = 2,250 \text{ sq. ft.} - 1,500 \text{ sq. ft.} = 750 \text{ sq. ft.}$$

LOT SIZE

MAX. ALLOWED LOT
COVERAGE %

MAX. BUILDING
FOOTPRINT ALLOWED

EXISTING BUILDING
FOOTPRINT

POTENTIAL FOOTPRINT
FOR ADU
(if not otherwise restricted)



Print these pages and use the worksheets
to determine what's allowed on your property.

Suggested Questions

Is an ADU permitted on my property?

What types of ADUs are allowed? (attached, detached, internal)

Where can it be located? (required setbacks)

A setback, or required yard, is an amount of space required between two structures, or between a structure and a property line or utility line.

ADU design constraints:

How big can it be?

How small can it be?

How tall can it be?

What is the required ceiling height?

Where can the entrance be located?

If an internal ADU, are the existing stairs and windows adequate?

Is owner-occupancy required? If so, how is it defined and enforced?

Owner-occupancy: Many cities in the region require you to live in either the main house or the ADU and will require filing a covenant with the county recorder. Some, but not all, cities further define owner-occupancy to say how many days out of the year the owner must reside there. If you think you might live somewhere else temporarily, be sure to ask about these requirements and any associated fees.

What will be the address of the ADU?

Some cities require the ADU to have a separate address while others forbid it. Be sure to understand your city's rules.

What are the parking requirements?

What are the requirements for water and sewer hook-ups?

What fees should I expect?

How much work am I permitted to do and what is required to be done by a licensed subcontractor?

How does the permitting process for ADUs work?
(see also Permitting on page 38)

TIP Take photos of the exterior of the house and of the site where you want to locate your ADU.

Considerations

While you may already have a vision of what your ADU will look like, it is important to spend some time thinking about function. How will the design of the ADU meet your short-term and long-term objectives?

Bedrooms

The number of bedrooms should reflect who you think will spend time there. Studios are attractive for their open and flexible space, but designated bedrooms offer more privacy. Units with designated bedrooms usually rent at a higher price, but they could be more expensive to build.

Access

Think about how ADU residents will get to their front door. At a minimum, you'll need to provide them a stable, well-lit path. Your city may have regulations that specify where you can place the ADU entrance.

Finished materials

While you don't need to make decisions yet, keep in mind that the materials you use will affect your budget. A designer can provide cost estimates. You might also be able to save money by reusing some materials. Be aware that some selections, like doors and appliances, might affect the design of the ADU.

Universal design & accessibility

A home built with universal design means that anyone, regardless of age or ability, can live there comfortably. In addition to ensuring that there is easy access to the unit without stairs, universal design features include pull-out lower drawers, level-entry showers, lower countertops and raised electrical outlets. Building to universal design standards is a smart way to ensure the ADU will meet your needs over time.

Environmental

You can reduce environmental impacts and save on energy costs through the layout and materials that you choose for your ADU. For instance, you can use recycled materials, insulate well and place windows in locations that will take advantage of the sun's location throughout the year. You can also incorporate solar panels so that the ADU can generate its own energy. Work with your development team to understand what's possible.

Traditional or prefabricated construction

In addition to the many design choices you have for your ADU, you also can choose whether to build your ADU using traditional "stick-built," on-site construction or some form of prefabricated assembly. Factory-built, modular, panelized and other newer construction technologies are increasingly available, and in some situations can reduce your costs or the time it takes to build. You might also be surprised by the high quality. If you are interested in a prefabricated method, consider how the building will be delivered to your lot, the delivery costs and what site-preparation work will be required.

In this step you will...

- Consider your goals and design options together.
- Work on your own or with a designer to sketch out your ADU.



Print this page and sketch your ADU floor and site plans.

TIP Chances are you’ve already come across many inspiring designs either online or perhaps in your own neighborhood. Use an old-fashioned scrapbook or an online service to help organize these inspirations so you can refer to them later or use them to convey to your designer what resonates with you.

Building a team

ADU it yourself? This section is primarily aimed at homeowners with little or no experience in construction or construction management. Homeowners who feel comfortable managing the development of their ADU may still find some helpful tips to keep in mind when hiring subcontractors.



In this step you will...

- Learn about types of development teams.
- Find out what information to prepare when contacting a company.
- Review suggested considerations for hiring a company and signing a contract.

Types of Companies and Their Roles

There are a number of ways homeowners can get the help they need to design and build their ADU. Most homeowners choose one of three types of development teams:

ARCHITECT + CONTRACTOR/BUILDER: The homeowner hires an architect to complete the design of the ADU and then hires a contractor/builder to construct it.

DESIGN-BUILD FIRM: The homeowner hires a design-build firm that will, as the name implies, design and build the ADU.

DIY: The homeowner acts as the general contractor, coordinating the overall project and hiring subcontractors for specialized work. Remember, while being your own designer and/or general contractor can save money, it is an involved process and will likely add to your overall timeline, especially if you cannot devote yourself to it full time. Consider, too, that professionals often bring problem-solving skills that save time and money.

A homeowner may also specifically look for designers and builders who specialize in modular or prefabricated-construction methods. A homeowner typically works with an architect to revise an existing ADU design template and the builder arranges for shipment of the building components, prepares the site for delivery and completes finishing touches.

What to Prepare

There are a few basics you'll want to prepare before contacting designers and builders.

GOALS: First, go back to Step 1 to review your goals. Understanding your goals will help your architect create a design that's right for you.

BUDGET: Next, you'll want an initial budget. The cost of ADU construction can vary dramatically (for example, from \$10,000 to \$350,000) depending on ADU type, site and finishes. Your builder or architect can help narrow the price range. The financing available to you will also help determine what you can afford (See Step 4).

SUPPORTING INFORMATION: Bring along your property information, a survey and any sketches you made in Step 2 to share with potential architects or builders.

Hiring a Team

An ADU is a long-term personal investment for most homeowners, so it is important to have a development team that understands your vision and with whom you can communicate well. Below are key questions to help you choose a design and development team. Be sure to get bids from multiple designers and builders.

COST AND SERVICES: What will the firm charge and what services are included?

CREDENTIALS: Has the firm built other ADUs, or completed remodels or new construction at a similar scale? Does it have experience with your municipality's permitting process? Always verify professional licenses and business addresses:

- for contractors
- for architects, designers and engineers

COMMUNICATION AND PROCESS: Do you feel that you are being heard and are you receiving responses in a timely manner?

Signing a Contract

When you've decided which firm(s) you want to hire, a final contract should detail the work they will do and all costs. The contract is a legal promise by both you and the company to complete the tasks outlined within it. The contract is a foundation for good communication between you and your team.

Make sure everything that you discussed is included in the contract. For example, if you are building an above-garage ADU and want to reuse your old garage door, make sure that's noted. You have the right to add or modify elements of the contract, even after it is signed, by using a change order.

TIP The following is a helpful list of what your contract should include:

- contractor's license number, name and address
- total project cost and payment schedule
- start date and timeline
- list of work to be accomplished and materials to be used
- work (if any) to be subcontracted
- specific terms about what constitutes substantial "completion of work"
- the terms of warranties
- a provision requiring the contractor to obtain lien releases from all subcontractors and suppliers (to protect the homeowner if a subcontractor claims they were not paid)
- a cancellation penalty (if any)
- plan for cleanup and removal of material and debris
- any special requests (such as saving scrap lumber or bricks)
- requirements for protecting property and landscaping
- areas where materials may or may not be stored
- any instructions regarding children or pets

Financing Considerations

In this step you will...

- Learn about resources to help you make an informed decision.
- Learn about potential financing options.

Obtaining financing is often the greatest challenge homeowners face in trying to build an ADU. That's because the upfront cost can be large and there are not many financial options specifically tailored to this type of development yet. Typically, homeowners use their own savings, a loan or some combination of those sources to finance their ADU.

Here is an overview of some basic considerations and available resources to help you manage or lower your costs.

Making an informed decision

Before making big financial decisions, it's a good idea to seek advice from an independent homeownership expert. One option in Minnesota is to contact a member of the non-profit [Homeownership Advisors Network](#). Advisory services are available to households of all income levels.

Remember that you don't have to get a loan from the first lender you meet. Be prepared to seek quotes from several different lenders to see which can offer you the best rate and/or terms.

Building an ADU may raise your property taxes because it will add value to your home, and rental income may affect your income taxes. The specific impacts will be unique to your home and circumstances. Be sure to consult with a qualified professional tax advisor.

Financing Sources & Resources

SPECIALIZED PROGRAMS

The Minnesota Homeownership Center offers a Rehab and Repair Program Matrix that outlines renovation loan programs available by region in the state, some of which may be targeted to specific household income levels:

www.hocmn.org/resources-for-homeowners/

Minnesota Housing, a state agency, offers home-improvement loans that could be used for ADU projects, in partnership with lenders throughout the state:

www.mnhousing.gov

TIP If you are applying for a loan, secure your financing about one month before you're ready to apply for permits.

RENTING

Renting out your ADU may earn back some of your construction costs over time. Be aware that lender guidelines may not allow consideration of your future rental income when determining your eligibility for a loan.

SWEAT EQUITY

Find opportunities to do some of the work yourself, depending on your skills. Some ideas include installing cabinets, ordering appliances, painting and landscaping.

Item 3.



Permitting

Process Overview

In this step you will...

- Review the steps involved in a typical permitting process.
- Learn why it's important to permit an existing ADU.

Prepare and Submit Your Application

Once all your application materials are ready, submit them to the appropriate department (usually the planning department) and, if applicable, pay the application fee. After receiving the application and payment, city staff will conduct an initial review to make sure your application is complete before sending it forward for review.

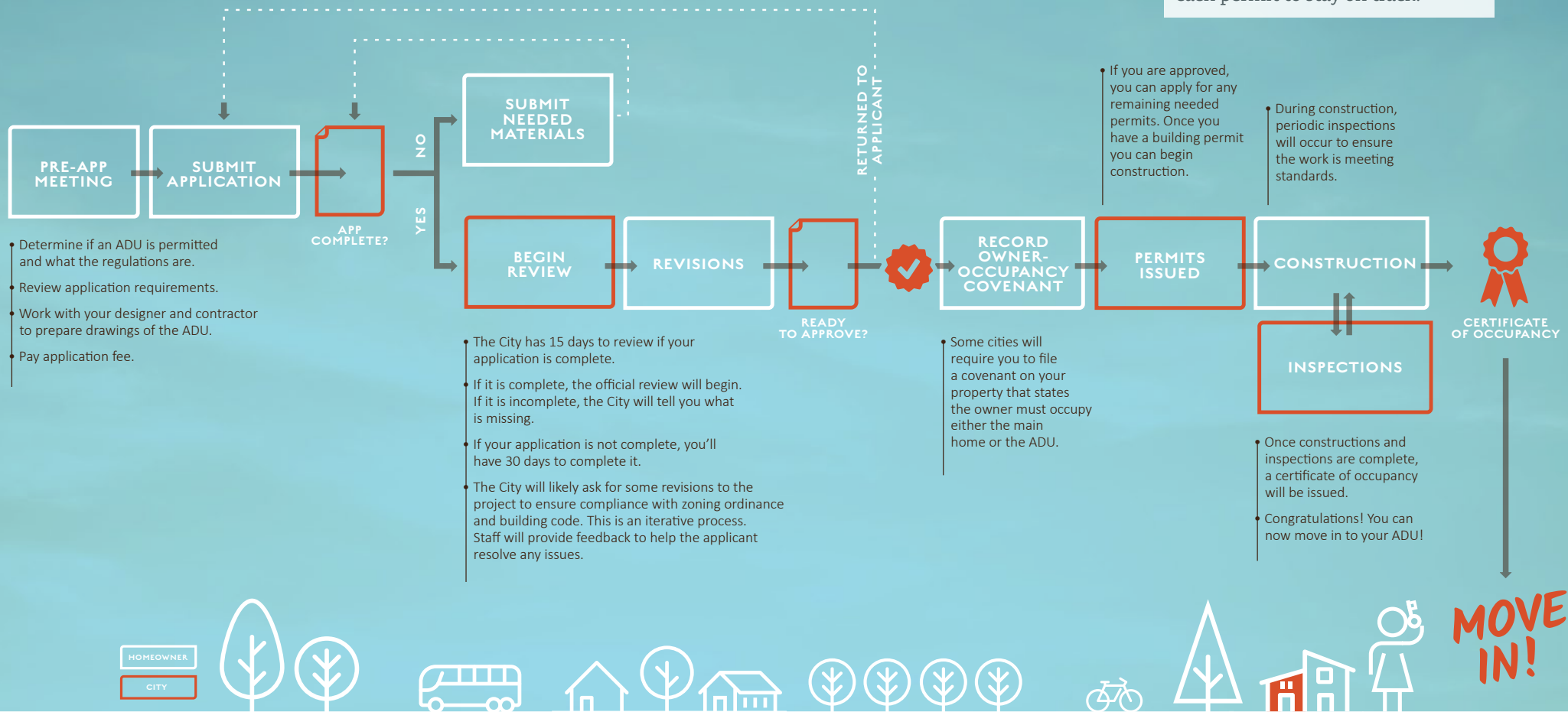
Revisions

One or more of the city departments reviewing your application will likely request revisions. Revisions are a normal and expected part of the permitting process. There may be several rounds of revisions before your application is approved.

Permitting an Existing ADU

The easiest way to add an ADU to your property is to get a permit for the one you already have! If you're lucky enough to already have an ADU in your home, or a space that could be converted to an ADU (for example, a basement suite with a mini-bar), find out if you're legally required to have a permit for it. In some jurisdictions, an unpermitted ADU is illegal. Expect that you may need to upgrade some safety measures, such as smoke detectors, or make other improvements to bring your ADU up to code. Check with your city staff to determine what you need to do.

TIP After meeting with the relevant city staff, create a checklist of requirements and due dates for each permit to stay on track.



This diagram illustrates a typical permitting process in Minneapolis, where permits are approved by staff in the planning department. Some municipalities require the permit to be approved by a body such as a planning commission or city council. Use this diagram as an example when visiting the planning counter to gain a better understanding of how your city's permitting process works and how long each step usually takes. Be sure to clarify with your development team which steps in the process they will lead on your behalf.

Permit in hand you're ready to build!

In this step you will...

- Learn what to expect during construction.
- Understand your responsibilities.

Preparing for disruption

Part of the process of building an ADU is preparing yourself mentally for the disruption that occurs during any construction project. Construction typically lasts from a few months to a full year, during which time workers will have access to your property. There will likely be instances where the construction will reach into places that you use on a normal basis, such as a driveway, yard or basement. Talk about these details with your builder to understand what to expect.

Your responsibilities

While it may feel as though you're in the backseat during construction while working with a contractor, there are many important responsibilities that you need to fulfill. You'll need to:

- Monitor the work to make certain it's progressing according to schedule and that the work quality is high.
- Make decisions in a timely manner when questions arise.
- Ensure that required inspections are occurring.

NOTE: Inspections are usually coordinated by the builder, but it is still your responsibility to confirm that they are performed.

TIP

Refer back to p.35 for more information about working with contractors.

TIP

Remember to update your property insurance to include the completed ADU.

Move in!

Construction is complete!

In this step you will...

- Learn what you must do before renting out your ADU.
- Find resources on how to be a landlord.
- Consider hiring property management assistance.

NOTE

This section presumes that the ADU is being rented out, but everything discussed also applies if you want to move into your ADU and rent out your main home.

After construction is complete and the final inspections are done, your ADU will be ready for you or someone else to call home. This section will provide a handful of resources for renting out your ADU, should you choose to do so.

License and Registration

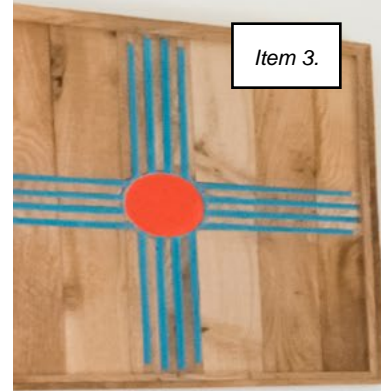
Before you can rent out your ADU you'll need to know whether your city requires you to apply for a rental license or to register your unit. Typically, a short application and fee are required. These applications are managed by different departments depending on the city. Call the city's general line and asked to be directed to the right department, or ask city staff members for more information during the permitting process.

Becoming a Landlord

If you decide to rent out your ADU, you should brush up on important landlord-tenant and fair housing laws to know your legal obligations and how to resolve any issues that might arise. Having this information can help you and your tenant maintain a positive relationship. A few resources are highlighted on the next page.

If becoming a landlord isn't for you, look into hiring a property management company to take care of the details.

Item 3.





Landlord Resources

Item 3.

The Office of the Minnesota Attorney General provides a handbook that contains a thorough overview of landlord-tenant laws.

[Landlords and Tenants: Rights and Responsibilities](#)

HousingLink is a nonprofit organization with a mission of expanding housing and neighborhood choices for renters. HousingLink offers landlords the chance to advertise their rental-housing openings for free.

[List a Property](#)

The Minnesota Multihousing Association promotes high standards in the development, management and maintenance of rental and owner-occupied multi housing and offers educational programming for landlords.

[MHA Industry Education](#)

HOME Line is a Minnesota tenant advocacy organization that offers publications and trainings to help landlords and tenants understand the laws that govern their relationship

[The Landlord's Guide to Minnesota Law](#)

[Trainings](#)

Many cities offer support and training for new landlords. Check with city staff to learn what your city offers.

References

Bekker, Jessie. 2016. “Despite new law, ‘granny flats’ are a no-go in east metro.” *Pioneer Press*, Dec. 2, 2016. www.twincities.com/2016/12/02/despite-new-law-granny-flats-are-a-no-go-in-east-metro/.

McClure, Jane. 2018. “Alley House,” Saint Paul Historical, accessed August 9, 2018, saintpaulhistorical.com/items/show/273.

Brown, M. and Palmeri, J. 2014. “Accessory Dwelling Units in Portland, Oregon: Evaluation and Interpretation of a Survey of ADU Owners.” Oregon Department of Environmental Quality. www.oregon.gov/deq/FilterDocs/ADU-surveyinterpret.pdf.

San Mateo County. 2018. “Second Unit Workbook.” secondunitcentersmc.org/wp-content/uploads/Second-Unit-Workbook-FINAL-ONLINE.pdf.

Stephan, A. and R.H. Crawford. 2016. “The relationship between house size and life cycle energy demand: implications for energy efficiency regulations for buildings.” *Energy* 116 (Part 1), 1158–1171. [dx.doi.org/10.1016/j.energy.2016.10.038](https://doi.org/10.1016/j.energy.2016.10.038).

Additional Resources

BOOK

Peterson, Kol. 2018. Backdoor Revolution: *The Definitive Guide to ADU Development*. Accessory Dwelling Strategies, LLC.

WEBSITES

Accessory Dwellings: “A one-stop source about accessory dwelling units, multigenerational homes, laneway houses, ADUs, granny flats, in-law units...” www.accessorydwellings.org

Building an ADU: “THE site for those interested in planning, designing, and building accessory dwelling units (aka ADUs).” www.buildinganadu.com

American Planning Association KnowledgeBase - Accessory Dwelling Units: “This collection catalogs resources that provide background, policy guidance, and examples of local plan recommendations and zoning standards for accessory dwelling units from across the country.” www.planning.org/knowledgebase/accessorydwellings

Terner Center for Housing Innovation ternercenter.berkeley.edu

Second Unit Center San Mateo www.secondunitcentersmc.org

OTHER GUIDEBOOKS

Los Angeles, California | Building an ADU: Guidebook to Accessory Dwelling Units in the City of Los Angeles

citylab.ucla.edu/adu-guidebook/

Honolulu County, Hawaii | Accessory Dwelling Unit Homeowners’ Handbook: A Guide for Homeowners on Oahu Interested in Building an Accessory Dwelling Unit

hawaiiadu.org/wp-content/uploads/2016/07/ADU-Manual-ver-1-FINAL-Web.pdf

San Mateo County, California | Second Unit Inspiration

secondunitcentersmc.org/wp-content/uploads/ADU-Idea-Book-FINAL-ONLINE-VERSION.pdf

San Mateo County, California | Second Unit Workbook

secondunitcentersmc.org/wp-content/uploads/Second-Unit-Workbook-FINAL-ONLINE.pdf

Santa Cruz, California | Accessory Dwelling Unit Manual: Growing Santa Cruz’s Neighborhoods from the Inside

www.cityofsantacruz.com/home/showdocument?id=8875

Santa Cruz County, California | ADU Basics

www.sccoplanning.com/Portals/2/County/adu/ADU%20Basics.pdf?ver=2018-06-07-110146-073

Santa Cruz County, California | ADU Financing Guide

www.sccoplanning.com/Portals/2/County/adu/ADU%20Financing%20Guide.pdf?ver=2018-06-07-110307-117

San Francisco, California | sf-ADU

sfplanning.org/plans-and-programs/planning-for-the-city/accessory-dwelling-units/2015-ADU-Handbook-web.pdf

Seattle, Washington | A Guide to Building a Backyard Cottage

www.seattle.gov/Documents/Departments/SeattlePlanningCommission/BackyardCottages/BackyardCottagesGuide-final.pdf

Twin Cities Planning Departments Contact Information

Contact information for cities that permit Accessory Dwelling Units (ADUs) as of 2018.

CITY OF APPLE VALLEY

Community Development/Planning
7100 147th St. W.
Apple Valley, MN 55124
952-953-2575
commdev@ci.apple-valley.mn.us
www.ci.apple-valley.mn.us/index.aspx?nid=83

CITY OF BLOOMINGTON

Planning Division
1800 West Old Shakopee Road
Bloomington, MN 55431-3027
952-563-8920
planning@BloomingtonMN.gov
www.bloomingtonmn.gov/plan/planning-division

CITY OF BURNSVILLE

Planning Department
100 Civic Center Parkway
Burnsville, MN 55337
952-895-4455
www.ci.burnsville.mn.us/index.aspx?nid=139

CITY OF CHASKA

Planning Department
One City Hall Plaza
Chaska, MN 55318
952-448-9200
www.chaskamn.com/148/Planning-Department

CITY OF CRYSTAL

Planning and Zoning
4141 Douglas Dr. N.
Crystal, MN 55422
763-531-1142
www.crystalmn.gov/resident/community-development/planning_and_zoning/

CITY OF EAGAN

Planning Division
3830 Pilot Knob Road
Eagan, MN 55122
651-675-5685
planning@cityofeagan.com
www.cityofeagan.com/accessory-dwelling-unit-registration

CITY OF INVER GROVE HEIGHTS

Community Development Department
8150 Barbara Ave.
Inver Grove Heights, MN 55077
651-450-2545
www.ci.inver-grove-heights.mn.us/55/Community-Development

CITY OF LAKEVILLE

Planning Department
20195 Holyoke Avenue
Lakeville, MN 55044
952-985-4420
planninginfo@lakevillemn.gov
lakevillemn.gov/342/Planning-Department

CITY OF LONG LAKE

City Clerk
450 Virginia Ave.
Long Lake, MN 55356
952-473-6961 x1
www.longlakemn.gov/index.asp?Type=B_BASIC&SEC={885FA881-1825-4CE7-9338-B6EBB7AB1836}

CITY OF MINNEAPOLIS

Community Planning & Economic Development
Public Service Center
250 South Fourth Street (Room 300)
Minneapolis, MN 55415
612-673-5095
www.ci.minneapolis.mn.us/cped/projects/ADU

CITY OF MINNETONKA

Planning Division
14600 Minnetonka Blvd.
Minnetonka, MN 55345
952-939-8290
eminnetonka.com/planning

CITY OF PLYMOUTH

Planning Division
3400 Plymouth Blvd.
Plymouth, MN 55447-1482
763-509-5450
planning@plymouthmn.gov
www.plymouthmn.gov/departments/community-development/planning

CITY OF RICHFIELD

Planning and Zoning
Richfield Municipal Center
6700 Portland Avenue
Richfield, MN 55423
612-861-9760
com_dev@richfieldmn.gov
www.richfieldmn.gov/departments/community-development

CITY OF ROSEVILLE

Planning and Zoning
2660 Civic Center Dr.
Roseville, MN 55113
651-792-7005
www.cityofroseville.com/307/Planning-and-Zoning

CITY OF SHOREVIEW

Planning and Zoning
4600 Victoria Street North
Shoreview, MN 55126
651-490-4680
www.shoreviewmn.gov/government/departments/community-development/planning-and-zoning

CITY OF SAINT PAUL

Safety & Inspections
375 Jackson Street Suite 220
Saint Paul, MN 55101
651-266-9008
www.stpaul.gov/departments/safety-inspections/accessory-dwelling-units

CITY OF STILLWATER

Planning and Zoning
216 North Fourth Street
Stillwater, MN 55082
651-430-8818
www.ci.stillwater.mn.us/communitydevelopment

CITY OF WHITE BEAR LAKE

Planning and Zoning
4701 Highway 61
White Bear Lake, MN 55110
651-429-8534
www.whitebearlake.org/communitydevelopment/page/planning-zoning

About the Family Housing Fund

The Family Housing Fund believes it takes all of us working together to build a strong system that supports access to decent, affordable homes for everyone. Established in 1980, we support the Cities of Minneapolis and Saint Paul, the Metropolitan Council, and Minnesota Housing in their efforts to meet the seven-county metropolitan region’s affordable housing needs. We are unique in focusing on all facets of the housing system and working across sectors to ensure real change.

ACKNOWLEDGEMENTS

Family Housing Fund thanks the following people for making this guidebook possible:

Betsy Gabler, Austin Young | *Alchemy Architects*
Jason Rysavy and Cate Christenson
Chris Strom | *Christopher Strom Architects*
Andrew Frenz, Shanna Sether | *City of Minneapolis*
Josh Abrams | *Community Planning Collaborative/Second Unit Center San Mateo*
Laurie and Larry Demos
Jeff Washburne, Staci Horwitz | *City of Lakes Community Land Trust*
Eric and Chrissi Larsen
Fue Lee
Marnie Peichel | *Marnie Peichel Architecture and Design, LLC*

Eric Meyers | *Minneapolis Area Association of Realtors*
Mariia Zimmerman | *MZ Strategies*
Faith Cable Kumon, Chris Wilson | *Project for Pride in Living, Inc.*
Mike Radel and Dallas Radel
Megan and Rob Seeds
Gary Findell | *Smart Home Construction*
Karen Chapple, David Garcia | *Terner Center for Housing Innovation at UC Berkeley*
Cathy Bennett | *Urban Land Institute Minnesota*
Renee Martinez-Stone | *West Denver Renaissance Collaborative*
Nancy Sparrow | *White Crane Design:Build*

Homeowners, architects, and contractors who responded to a survey on ADU development
Planners and other public officials from around the Twin Cities region who helped provide information

The Family Housing Fund would also like to acknowledge the many other resources used in creating this guidebook, all of which are listed under Additional Resources.

CREDITS

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310 4th Ave South / Minneapolis, MN 55415
Suite 9000 MAIN 612.375.9644



Local Cities	Where are ADUs allowed?	Special Permit Required?	Parking for ADU	Owner Occupancy	Water/ Sewer	Min. Lot Size	Lot Coverage	Min. ADU Size	Max. ADU Size	Type	Ordinance Section	Notes	# Built or legalized
Apple Valley	In R-1 zoning district	Conditional Use Permit	2 off-street for the ADU and 2 off-street for the main home	Yes	Must connect to main house	40,000 SF	Cannot exceed 35%	300 SF	Shall be no larger than 40% of the main home's footprint	Attached, Internal	155.382	ADU occupancy limited to 3 people; ADUs must be two bedrooms or fewer	2
Bloomington*	In R-1 and RS-1 zoning districts		Primary home must have 4 off-street parking spaces	Yes	Must connect to main house	11,000 SF		300 SF	960 SF or 33% of the 4-season living area of the main home	Attached, Internal	§ 21.302.03	ADU occupancy limited to 2 people; ADUs must be two bedrooms or fewer	1 permitted and constructed
Burnsville	In R-1 and R-1A zoning districts		1 off-street for the ADU and 2 off-street for the main home	Yes	Must connect to main house. If not on municipal lines, must meet private well and septic standards	10,000 SF for attached 1 acre for detached		300 SF	960 SF or 33% of the footprint of the main home	Attached, Detached, Internal	10.7.52	ADUs must be two bedrooms or fewer; require park dedication and utility fees	0
Chaska	In Planned Unit Developments			Yes					768 SF	Detached, above garage with alley access	Ord. #708		10
Crystal	In R-1 and R-2 zoning districts		1 additional for the ADU	No	Can be connected to property or utility main	6,000 SF			Shall not exceed 50% of the finished floor area of the primary home	Attached, Detached, Internal	Chapter V, Subsection 515.23, Subdivision 3		1 permitted
Eagan	In Estate and R-1 zoning districts	Annual Registration	2 off-street for the ADU and 2 off-street for the main home	Yes	Must connect to main house		Cannot exceed 20%	300 SF	960 SF or 33% of the 4-season living area of the main home	Attached, Internal	Section 11.70, subdivision 32	ADU occupancy limited to 2 people; ADUs must be two bedrooms or fewer	1 constructed and 1 legalized
Inver Grove Heights	In the A, E-1, E-2, R-1A, R-1B, and R-1C zoning districts		2 off-street for the ADU and 1 off-street for the main home	Yes	Must share with main house	1 acre for detached		250 SF	1,000 SF	Attached, Detached, Internal	10.18.1	ADU occupancy limited to 3 people	5 registered
Lakeville	In RS-1, RS-2, RS-3, and RS-4 zoning districts and Planned Unit Developments		3 garage stalls for the ADU and main home		Must share with main house					Attached, Internal	11.50.11.F, 11.51.11.F, 11.52.11.F, 11.53.11.F	Must be accessed from inside the main home	2 permitted
Long Lake	In the R-1, R-1A, R-2, R-3, and R-4 zoning districts	Conditional Use Permit	2 for the ADU	Yes		x2 the minimum lot size required by the zoning district			900 SF			Cannot be rented to non-family members	



Local Cities	Where are ADUs allowed?	Special Permit Required?	Parking for ADU	Owner Occupancy	Water/ Sewer	Min. Lot Size	Lot Coverage	Min. ADU Size	Max. ADU Size	Type	Ordinance Section	Notes	# Built or legalized
Minneapolis	As an accessory to a permitted or conditional single-family or two-family dwelling.		0 for the ADU, 1 space each for other units	Yes	Connect to main home or the street			300 SF	Internal: 800 SF not to exceed the first floor of the main home. Attached: 800 SF Detached: 1,300 SF (incl. parking areas) or 16% of the lot area. Footprint not to exceed 676 SF or 10% of the lot area, not to exceed 1,000 SF	Attached, Detached, Internal	537.11		~120 permitted and built
Minnetonka	In R-1 and R-2 zoning districts	Conditional Use Permit	Determined on a case by case basis	Yes	Must connect to main home				No more than 35% of the gross living area of the home, including the ADU or 950 SF, whichever is smaller.	Attached, Internal	Section 300.16.3.d		30
Plymouth	Within residential subdivisions in RSF-R, RSF-1, RSF-2, and PUD zoning districts, that have received preliminary plat approval on or after June 1, 2001 and that include 10 or more single-family lots		2 off-street for the ADU	Yes	Detached must connect to utility main				Shall not exceed the gross floor area of the main home or 1,000 SF, whichever is less	Attached, Detached	21190.04	Can only be constructed at the same time as the primary home, as part of a subdivision of 10 or more homes	0
Richfield	In R and R-1 zoning districts		3 off-street spaces are required	Yes	Attached and Internal may connect to home			300 SF	800 SF or the gross floor area of the principal dwelling, whichever is less	Attached, Detached, Internal	514.05 Subd. 8, 518.05 Subd. 8	Detached units are only allowed as part of a garage.	2 existing
Roseville	In the LDR-1 zoning district		1 additional off-street space for the ADU	Yes	Attached and Internal may connect to home			300 SF	650 SF or 75% of the 4-season living area of the main home	Attached, Detached, Internal	11.011.12.B.1	ADU occupancy limited to 2 people; ADUs must be one bedroom or fewer	5, 2 of which were legalized; 1 in processing
Shoreview	In RE and R-1 zoning districts	Accessory Apartment Permit	3 off-street spaces are required	Yes	Must share with main house			500 SF	No more than 30% of the building's total floor area nor greater than 800 SF	Attached, Internal	207.01	ADUs must be two bedrooms or fewer	
St. Paul	R1-R4, RT1, RT2, RM1, RM2	Annual affidavit of owner-occupancy	No additional spaces if principal home meets minimum parking requirement	Yes	Must connect to principal home	5,000 SF			800 SF; if interior to the principal structure, the principal structure must be at least 1,000 SF and the ADU must not exceed 1/3 of the total floor area	Attached, Detached, Internal	Chapters 61, 63, 65, and 66		1



Local Cities	Where are ADUs allowed?	Special Permit Required?	Parking for ADU	Owner Occupancy	Water/ Sewer	Min. Lot Size	Lot Coverage	Min. ADU Size	Max. ADU Size	Type	Ordinance Section	Notes	# Built or legalized
Stillwater	In TR, CTR, and RB zoning districts	In CTR and RB: Special Use Permit	4 off-street for the ADU and main house	No	Can be connected to property or utility main	TR and RB: 10,000 SF CTR: 15,000 SF			CTR: 500 SF, one story attached or 720 SF above a detached garage RB: 800 SF	TR and CTR: Attached, Detached, Internal RB: Detached, above garage	Sec. 31-501		16 approved, but likely more that were permitted by right in RB
White Bear Lake	Where single-family homes are permitted	Conditional Use Permit Annual Certificate of Occupancy renewal	Determined on a case by case basis	Yes	Can be connected to property or utility main			200 SF for the first occupant plus 100 SF for each additional occupant	880 SF or 40% of the habitable area of the main home	Attached, Detached	Section 1302.125	Maximum of 4 occupants	10 permitted
* Updated policy is currently under consideration as of February 2019													



ACCESSORY
DWELLING
UNIT

Idea Book

FOR
MID-CENTURY
HOMES

built between
1949-67



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Get Inspired

ADUS FOR MID-CENTURY HOMES

Do you own a home built in the mid-twentieth century? Have you ever wished that your mid-century home had more space and capacity to house your family, relatives, or neighbors? Do you love your neighborhood but have concerns about your home's ability to meet your needs as you get older? Adding an Accessory Dwelling Unit (ADU) to your home could be a great option for you, your home, and your community.

An ADU—also known as a granny flat, mother-in-law suite, or carriage house—is a small unit with its own entrance, kitchen, and bathroom positioned on the same lot as the larger primary house. ADUs have historically existed in the Twin Cities region as flexible housing options that help families and communities meet their housing needs. They are great options for families who are interested in housing a relative, generating rental income,

downsizing in retirement, and/or aging-in-place. ADUs are also good for communities, as they tend to provide affordable private rental options in established neighborhoods, are environmentally friendly, and add value to existing properties. ADUs can help communities meet growing demand for both multigenerational living options and housing for smaller (1-2 person) households.

While municipalities across the Twin Cities region have adopted formal policies allowing ADUs in recent years, ADUs remain scarce in the mid-century neighborhoods that surround Minneapolis and Saint Paul. Without existing models, it may be difficult to envision how an ADU would fit into your property and your mid-century neighborhood. The purpose of this book is to help you visualize a tangible, feasible ADU that meets your family's needs and provides a new home in your community.

This Idea Book is organized in three sections:

- 01 Learn about your neighborhood's history.** Explore how mid-century neighborhoods were developed to address some of the same challenges that the Twin Cities region experiences today.
- 02 Review the basics of ADU planning.** Learn about different ADU types, consider key design questions, and get acquainted with architectural graphics.
- 03 Get inspired.** Take a look at six sample ADU plans—including architectural drawings and cost estimations—that are compatible with the architectural style, common site conditions, and local regulations for mid-century homes in the Twin Cities.

Mid-Century Housing History: How the Post-War Era Transformed the Twin Cities Region

WHY MID-CENTURY HOMES?

Houses in the mid-century neighborhoods surrounding the Twin Cities offer many commonalities—the style, size, and lot of each house on the block might look the same, and historical context reveals that these homes share a design that prioritizes affordability and flexibility to meet the changing needs of families.

The mid-century housing boom following World War II was created by a mix of market pressure, government incentives, and a booming economy. These factors spurred the building sector to produce single family homes at an unprecedented rate, in a new architectural style, leveraging new building technologies. Architects, builders, designers, and manufacturers altered their practices and learned from each other, through mass media and concerted effort, to meet the needs of the postwar housing demand. With the advent of the automobile, townships and farmland surrounding the Twin Cities became increasingly reachable and were soon subdivided, with most platting occurring south and west of Minneapolis. These first ring suburbs are packed with mass-produced, so-called “economy homes.” In the Twin Cities, the number of housing units nearly doubled between 1940 and 1960, with peaks in the years 1950 and 1955.¹ Postwar suburban development in the Twin Cities illustrates how innovative design and economic efforts changed the housing industry, created a lasting architectural style, and incorporated new building and city planning technologies.

MID-CENTURY HOUSING BOOM

During WWII, home building in the Twin Cities came to a virtual standstill. In Minneapolis, the city only issued three residential building permits in 1943.² Material scarcity, insufficient labor, and weak demand during the war created a housing shortage in the years following. Throughout the 1930s and 40s, various federal efforts sought to satiate America’s changing housing needs. New Deal legislation supported loans for the production and purchase of housing. In 1933, the government-sponsored Home Owners Loan Corporation (HOLC), provided financial assistance for new homeowners who qualified.

Page from Atlas of Richfield
Hennepin County Minnesota, 1941³

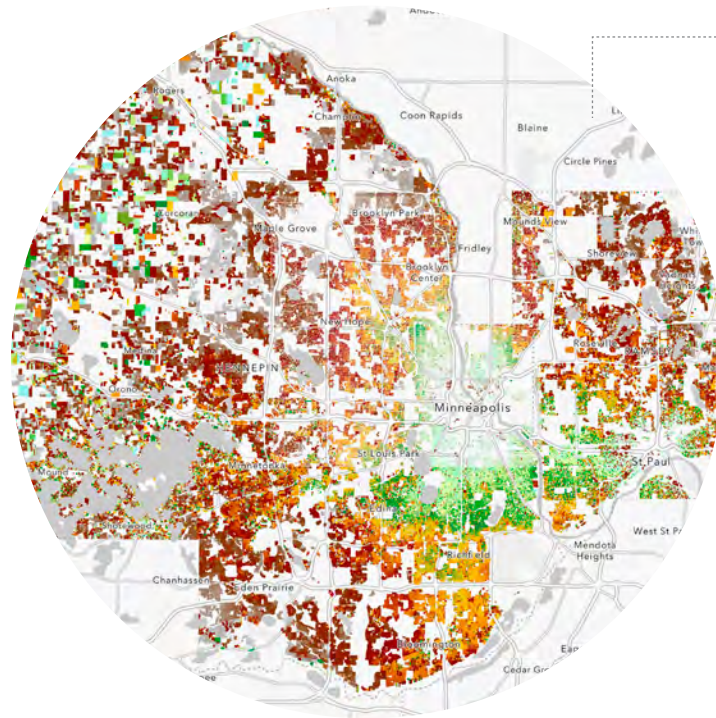
Exterior of
prefabricated house⁴



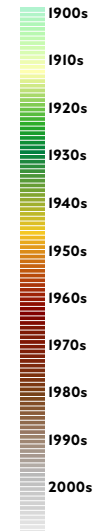
The Federal Housing Authority (FHA), established in 1934, insured mortgages to buyers and builders who operated within their austere guidelines. In 1944, the Serviceman's Readjustment Act (also known as the GI Bill) guaranteed loans with a low interest rate and small down payment to WWII veterans for the purchase of a home. The HOLC, FHA, and GI Bill were intended to help white homebuyers and purposefully excluded people of color.

These federal programs, along with private lending practices, shaped real estate development patterns in suburbs and served to deepen and solidify structural racism and segregation. The HOLC included a policy of "minority containment", an issue compounded by racist lending practices throughout the period, known as redlining.⁵ To this day, the impact of these policies and practices is evident in the demographic makeup of mid-century neighborhoods.

As the war drew to a close, the housing shortage intensified when a rush of veterans returning home were flush with purchasing power from these postwar federal policies. By the end of the 1940s, the stage was set for builders, developers, and manufacturers to change the housing industry, ushering in the mid-century housing boom: an era of mass-produced, mass-customized, single-family homes, designed for the economic and material conditions of a family. After wartime restrictions on building were lifted in 1945, the postwar housing boom took off. Three factors contributed to changing the housing industry, with lasting effects: economic growth, strong demand for housing, and readily available credit for white men.⁷ These factors gave rise to a new type of builder, one who built without a customer in mind. This merchant builder designed homes based on trade journals, market research, and in compliance with FHA guidelines. Advances in production technology allowed for mass pre-fabrication, while a surging labor force could build homes quickly. Levittown, PA, is the most famous example of this postwar mass-produced housing, creating one of the largest new suburban developments in the eastern US. Builders in the Twin Cities area tended to operate on a smaller scale, but with similar urgency.



Housing development in the Twin Cities over the last century⁶



In 1946, a Minneapolis builder boasted about finishing one house every eight hours.⁸ The Housing Act of 1949, produced in part by Senator Joseph McCarthy, reasserted the reliance of the country on private industry to meet housing demands.⁹ With subsidies for the building industry,¹⁰ more easily available mortgages, and mass production techniques, home builders were able to build cheaply like never before and worked together to meet demand.

Builders of this period exchanged information abundantly, meeting at conferences to exchange plans, specifications, and price lists.¹¹ Trade publications broadcast designs and building expertise, enabling a smaller scale of builders—a professional class as opposed to the newly emergent commercial class—who built at scale and occasionally in the speculative manner of merchant builders. In the Twin Cities, most homes were built by hundreds of small firms, who produced between 6 and 20 homes per year.¹² This exchange of information, combined with mass-produced building components and FHA guidelines, created a new type of suburban home specific to the era, with a design that would become commonplace across the country.

Levittown, PA. circa 1953



ECONOMY OF STYLE

Changes in the housing industry resulted in a new architecture of economy. FHA guidelines required that homes available for financing be priced between \$6,000 and \$8,000, and between 800 and 1000 square feet in size.¹³ This period produced the economy house, done in the minimal traditional style. FHA guidelines prohibited prewar styles, typically two stories with a pitched roof and basement, and required homes to be built with no excessive size or cost.¹⁴ The latter half of the 1940s saw rising material and labor costs, keeping house sizes small and causing a brief ebb in the housing industry.

Architectural style can be expressed in form and ornamentation. The forms of postwar single-family homes were dictated by FHA guidelines, material availability and cost, lot size, and city requirements. To keep costs down, ornamentation was one of the first design choices to be eliminated. Builders adapted existing, traditional architectural styles to these new challenges. High architectural style was a low priority. Though some homes were designed by architects, many were developer-built homes in the “minimal traditional” architectural style, where the compact and simplified form of the house takes precedence over ornamentation of a particular style.

CHANGING NEEDS

The middle of the last century saw societal changes across the world at a rate like never before. In the Twin Cities, houses were built at breakneck pace to meet demand fueled by federal housing policies and the end of a long wartime period. The housing industry changed drastically to meet the needs of the moment. By using new building technologies, sharing information, and building speculatively, the homebuilders of the postwar period built the first ring suburbs of the Twin Cities. In the 21st century, our region faces another housing shortage. Yet again, the housing industry must adapt to provide more housing options and meet growing demand, so every Minnesotan may have a safe and affordable home. Mid-century neighborhoods can adapt to create new housing options, in part by adding Accessory Dwelling Units.



Mid-century house construction¹⁵

Planning an ADU

There are three basic types of ADUs: internal, attached, and detached. The six ADU case studies in this booklet show variations of these types, such as an internal basement conversion ADU and a detached single-level ADU with a garage.

ADU TYPES

INTERNAL

ADUs are located within the structure and footprint of the main house, such as a converted basement or attic renovation.



ATTACHED

ADUs share one or more walls with the primary house. This type of ADU is commonly constructed as an addition or a conversion of an attached garage.



DETACHED

ADUs are often the most visible type of ADU, existing within the lot, but as a separate building in the back or side yard. They are typically the most expensive to build and include freestanding backyard structures, detached garage conversions, same-level additions to a detached garage, or above-garage units.





DESIGN CONSIDERATIONS

As of 2021, nineteen cities in the Twin Cities metro currently have zoning policies that allow for ADUs. Each city publishes unique provisions for building ADUs such as where on the lot ADUs are permitted, whether owner occupancy is required, and minimum and maximum sizes for ADUs. Municipalities may also regulate the appearance of an ADU, its architectural style and view from the street, alley and driveway orientation, or number of garages.

Consider these questions as you envision an ADU that could be right for you:

- How will your ADU be used?
- Who will be living in your ADU and what might be your relationship with them?
- How many rooms are preferred?
- What are the opportunities and constraints of your lot configuration?
- What is allowed in your municipal area? (see **Resources** on page 52 for contact information for your local planning department.)

For more details on the process of adding an ADU to your home, see Family Housing Fund's [Home + home: Twin Cities ADU Guidebook for Homeowners](#).

ARCHITECTURAL SYMBOLS

In the next section, you will find midcentury ADU case studies that use a variety of common architectural graphics to communicate different structural, contextual, and aesthetic features of each site and ADU.

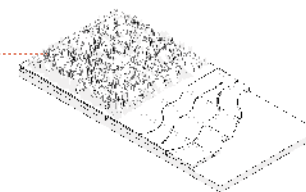
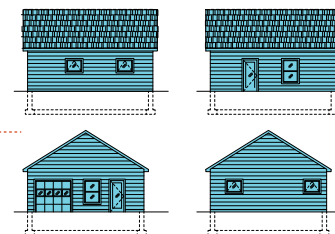
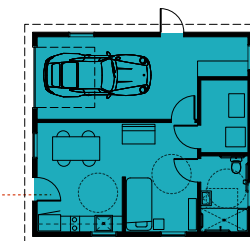
Site plans are used to communicate site conditions of the site from above.

Floor plans communicate the layout of the building and locations for walls, doors, windows, stairs, furniture, and appliances from above.

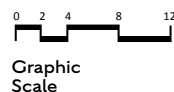
Elevations are used to communicate what each exterior side of the building and site looks like in 2D.

Details are used to communicate how structures and components are put together. Details show relationships between studs, joists, stringers, and other individual parts of the building and structure.

Renderings are artistic depictions of the look and feel of the building. Renderings are used to show relationships between things like color, scale, finish, vegetation, and people.



LEGEND



ADU Case Studies



CASE STUDY A

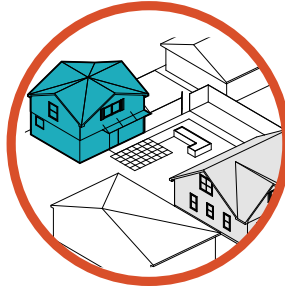
ADU TYPE
Detached, single level with garage

YEAR EXISTING HOME WAS BUILT
1949

LOCATION
Crystal

ADU BEDROOMS
Studio

ESTIMATED COST
\$258,890



CASE STUDY B

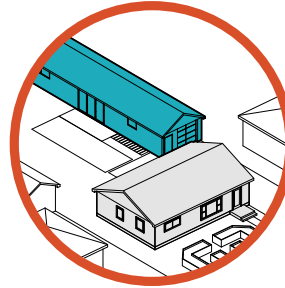
ADU TYPE
Detached, above garage

YEAR EXISTING HOME WAS BUILT
1950

LOCATION
Richfield

ADU BEDROOMS
Studio

ESTIMATED COST
\$254,870



CASE STUDY C

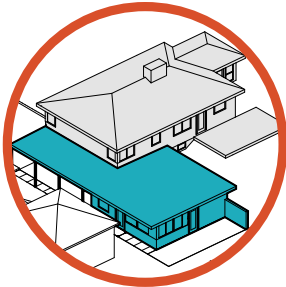
ADU TYPE
Detached, single level with garage

YEAR EXISTING HOME WAS BUILT
1952

LOCATION
Crystal

ADU BEDROOMS
1 Bedroom

ESTIMATED COST
\$258,890



CASE STUDY D

ADU TYPE
Attached, single level with carport

YEAR EXISTING HOME WAS BUILT
1954

LOCATION
Richfield

ADU BEDROOMS
2 Bedrooms

ESTIMATED COST
\$214,780



CASE STUDY E

ADU TYPE
Attached, second level addition

YEAR EXISTING HOME WAS BUILT
1962

LOCATION
White Bear Lake

ADU BEDROOMS
1 Bedroom

ESTIMATED COST
\$153,200



CASE STUDY F

ADU TYPE
Attached, interior/basement conversion

YEAR EXISTING HOME WAS BUILT
1967

LOCATION
Roseville

ADU BEDROOMS
1 Bedroom

ESTIMATED COST
\$76,250

ADU AT A GLANCE

Primary Home Built: 1949

City: Crystal

Type: Detached, single level with garage

Size: 730 sq ft ADU, 250 sq ft garage

Bedrooms: Studio

Budget: ADU: \$248,900
Landscape: \$1,600

Case Study A

DETACHED, SINGLE LEVEL WITH GARAGE

Practicality and affordability drew homeowner Tony to this 1949 Crystal home, where he currently lives and rents out a room to a friend. With a square footprint and symmetrical layout, this classic home fits well into the character of the postwar era suburb. Tony envisions himself as the primary user and resident of the proposed ADU and is considering renting out his main home to his aging parents or long-term renters.

This ADU design replaces the home's detached garage with a miniature version of the primary home. The ADU's exterior shares the same gabled roof and window shape as the existing house. Because Tony imagines one day providing housing to his parents, the single-level floor plan includes accessibility considerations such as wide doorways, low door thresholds, and no stairs.

In the landscape surrounding the new ADU, ornamental grasses and shrub plantings can be added at the edges to soften the appearance of the building and help add privacy from neighbors and the primary dwelling unit.

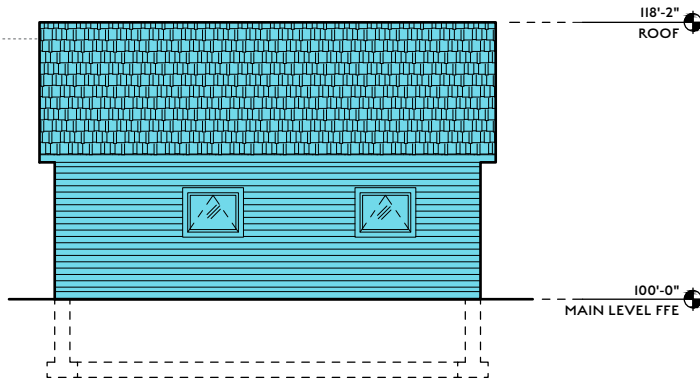
To meet Crystal's zoning code, this ADU includes an enclosed garage and does not exceed 50% of the finished floor area of the main home. Considering the finished floor area of the main home is 1,750 square feet in size, this studio ADU with attached garage is an ideal fit for Crystal's current zoning and building code.

Through conversations with city officials, a homeowner may apply to construct a design that differs from current city code; this is called a variance. With a variance, this ADU design could be constructed with an additional bedroom instead of a garage, providing more living space for a future resident or family. While variances are common, it is important to determine early in your ADU design process whether to apply for a variance, and you should work with an experienced designer to include quality plans in a variance application.

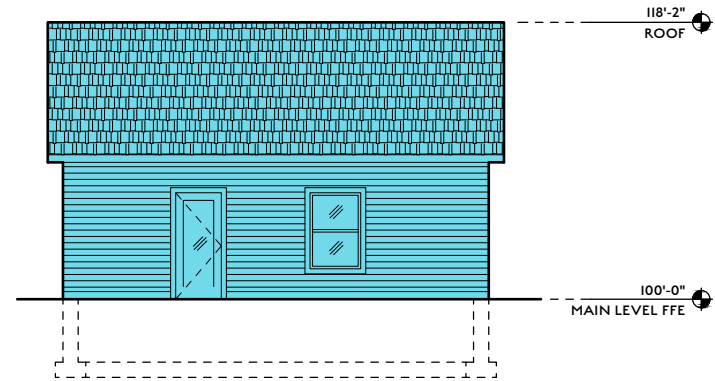
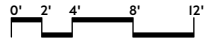


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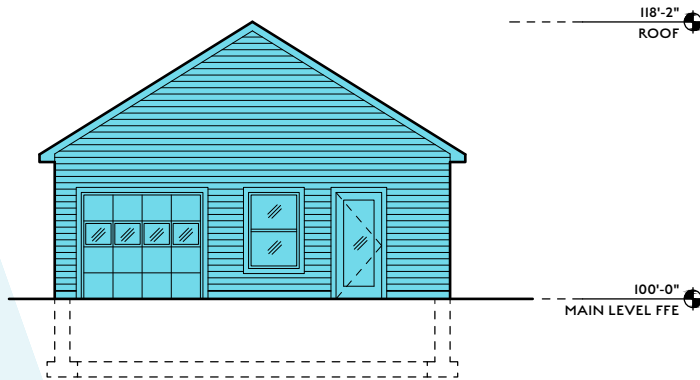
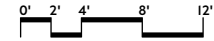
ADU Elevations



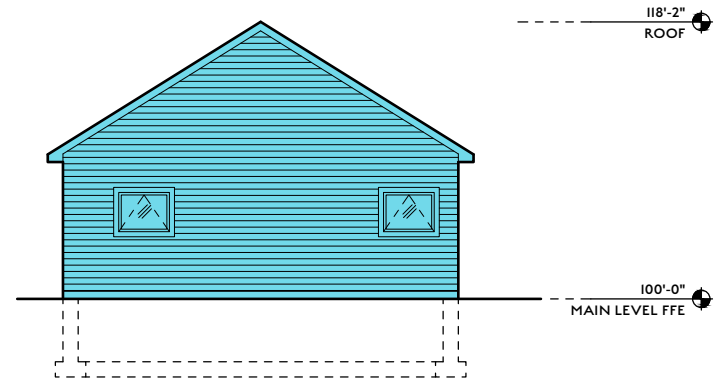
SIDE ELEVATION (NORTH)



SIDE ELEVATION (SOUTH)



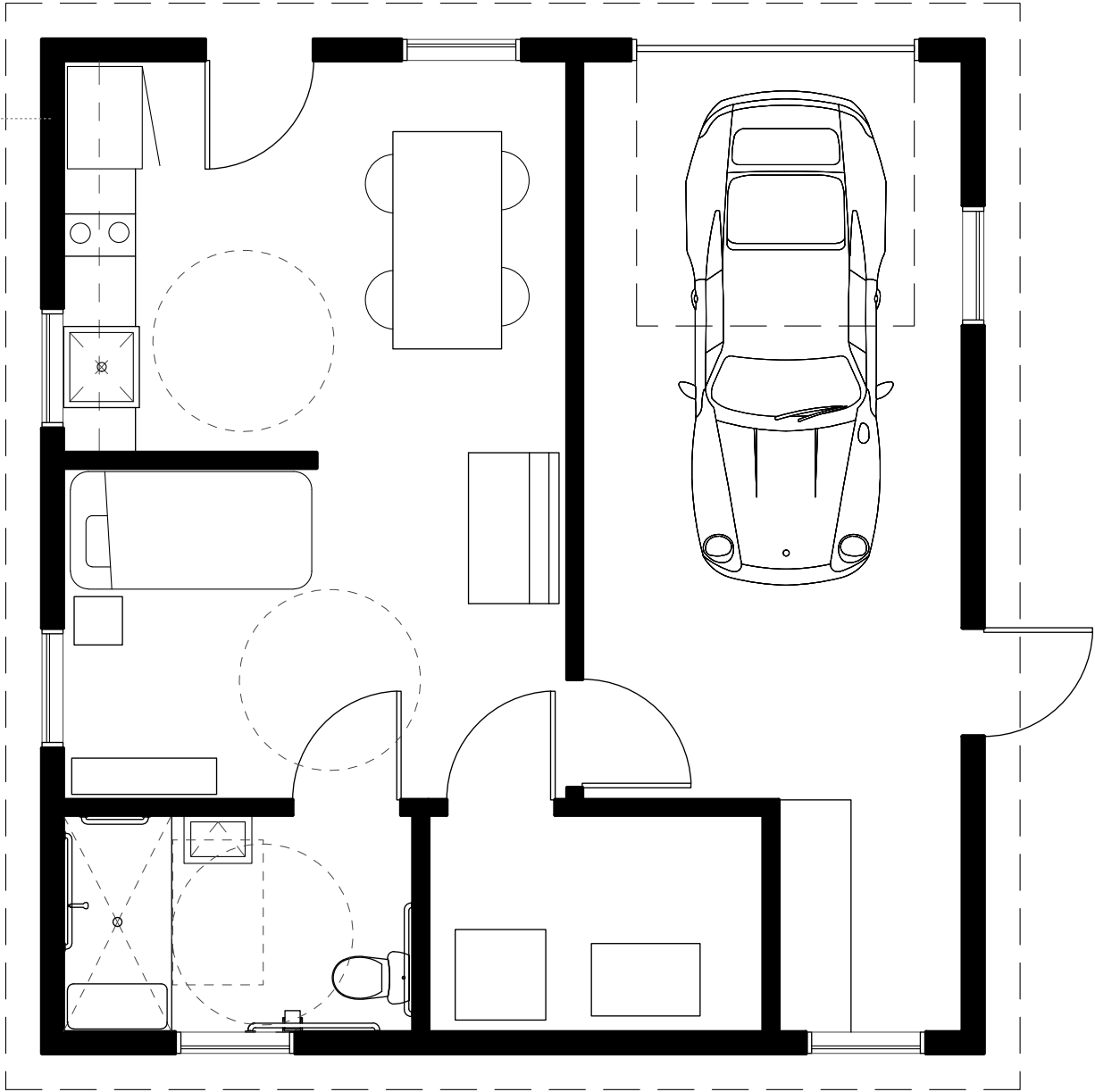
FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)



Floor plan





DESIGN FEES THROUGH PERMIT	\$10,000	APPLIANCES	\$4,800
ENGINEERING	\$3,000	GYP BOARD	\$10,500
SURVEY FEES (EXIST, NEW)	\$2,000	CABINETS	\$4,500
PERMIT FEES	\$1,500	INTERIOR FINISHES - KITCHEN	
EXCAVATION / SHORING / DEMO	\$32,900	PAINT	\$4,300
FOUNDATION / FROST FOOTING	\$14,500	VINYL PLANK FLOORS	\$3,200
FRAMING		QUARTZ COUNTERTOP	\$4,600
TRUSSES	\$18,700	TILE	\$3,200
SHEATHING	\$6,800	INTERIOR FINISHES - BATHROOM	
STUDS	\$4,100	PAINT	\$1,200
LABOR	\$10,200	QUARTZ COUNTERTOP / VANITY	\$800
PLUMBING		TILE	\$2,100
SEWER FROM STREET	\$15,600	INTERIOR FINISHES - LIVING / BEDROOM	
WATER FROM STREET	\$7,500	PAINT	\$4,300
INTERNAL PLUMBING	\$8,800	VINYL PLANK FLOORS	\$4,600
FIXTURES / TUB / TOILET / SINK	\$1,800	SUMP PUMP / RADON / DRAIN TILE	\$6,000
WINDOWS	\$9,700	LANDSCAPE	
DOORS	\$2,500	PERENNIALS	\$980
STUCCO / BRICK EXTERIOR / PAINT	\$12,300	TREES	
ROOF / GUTTERS	\$9,000	TURF GRASS	
INSULATION	\$5,600	CONCRETE WALKWAYS / STEPS	\$870
ELECTRICAL		GATHERING AREA (PAVERS)	
HOOK UP FROM STREET	\$2,500	CONCRETE DRIVEWAY	
GENERAL ELECTRICAL INTERNAL	\$9,200	GATHERING AREA (GRAVEL)	\$440
HVAC		FENCING	
AC UNIT	\$5,000	PLANK PAVERS	\$720
FURNACE	\$7,000		
GAS HOOKUP- STREET	\$2,300		

**TOTAL
ESTIMATED
COSTS**

\$258,890

ADU AT A GLANCE

Primary Home Built: 1950

City: Richfield

Type: Detached, above garage

Size: 420 sq ft ADU, 270 sq ft garage

Bedrooms: Studio

Budget: ADU: \$247,970;
Landscape: \$6,900



Item 3.



Case Study B

DETACHED, ABOVE GARAGE

Sean's grandmother bought this two-bedroom minimal traditional style home in 1954. Unlike the low, expansive ranch style homes typical of later neighborhoods, homes in this style are compact dwellings from the postwar housing boom. Sean bought the home from his grandmother a few years ago when she moved into a senior housing apartment. Now, Sean is interested in building an ADU to rent out or eventually move into and use the primary home to house renters or family.



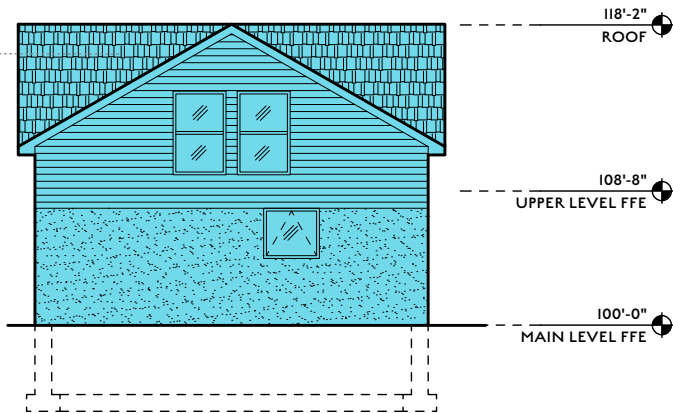
130

An above-garage ADU is the best choice for Sean, considering the lot size, alley access, and Richfield's current parking requirements. This detached two-story structure would replace the existing garage, providing a new one-car garage on the first level and a studio apartment on the second.

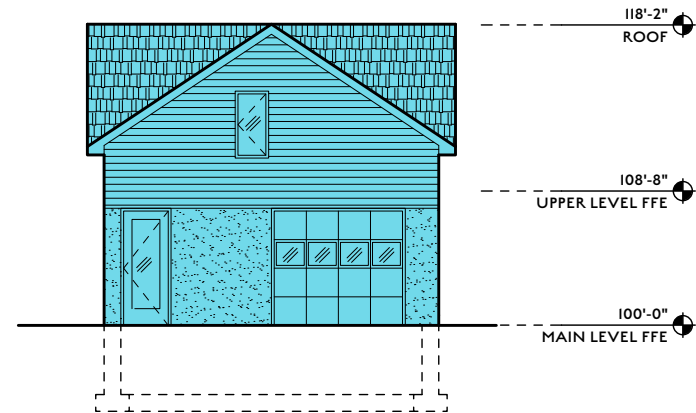
The ADU will have a private interior entry with space for laundry machines and stairs that lead up to the second floor. To conform with Richfield's height requirements, this ADU has a cross gable roof that maximizes the unit's volume while also nodding to the primary home's minimal traditional style. The cross-gable roof organizes the studio apartment into four quadrants: the kitchen, living area, bathroom, and stairs. The corners of this ADU design have low ceilings, perfect for storage and utility space (either finished or unfinished). Outside the ADU's entrance is a private patio and raised beds that can be shared by tenants and divide the outdoor spaces of the two homes.



ADU Elevations

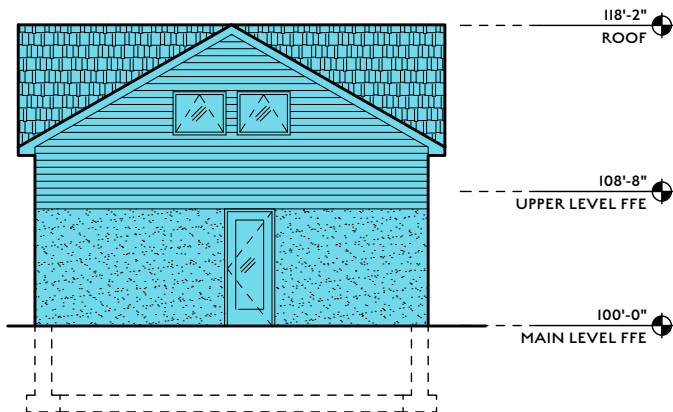
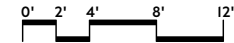


SIDE ELEVATION (EAST)

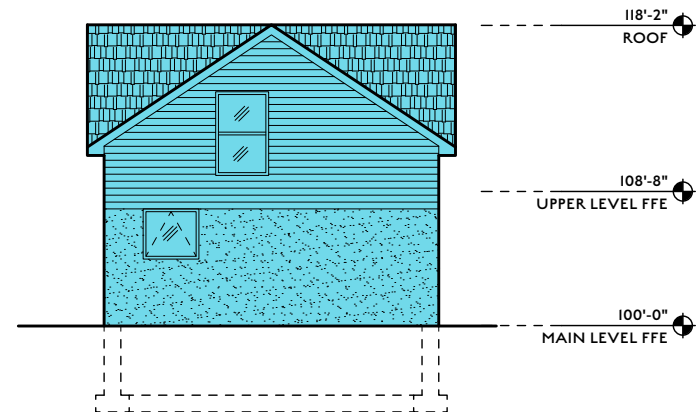
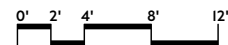


FRONT ELEVATION (SOUTH)

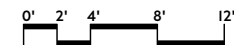
SCALE = 1/4" = 1'-0"



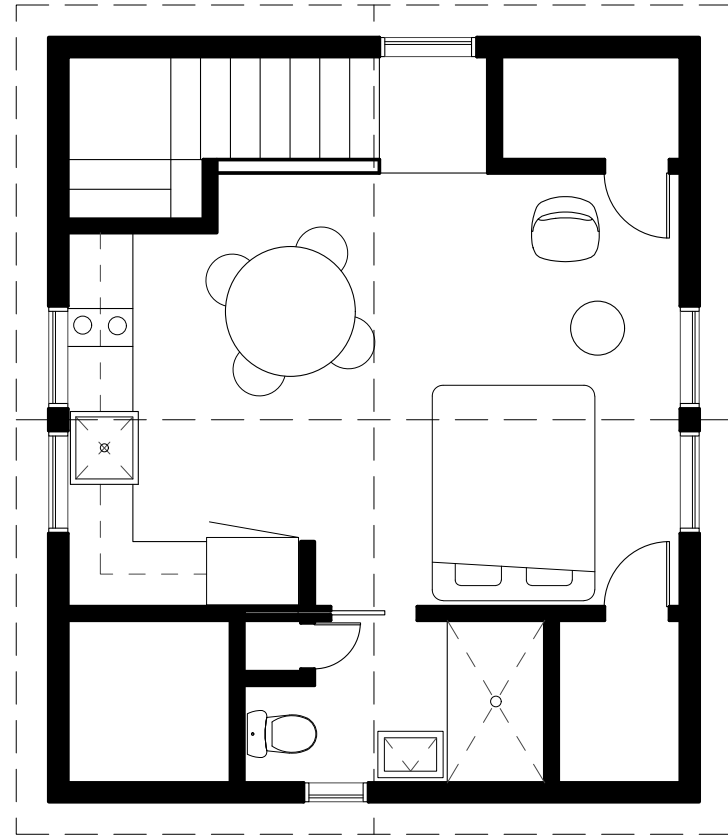
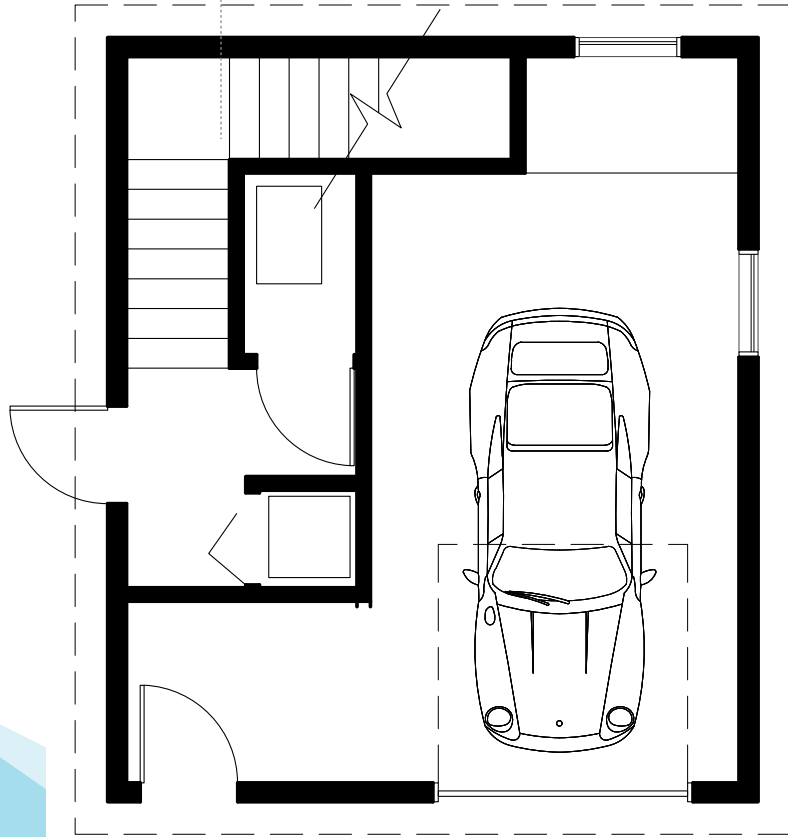
SIDE ELEVATION (WEST)



REAR ELEVATION (NORTH)

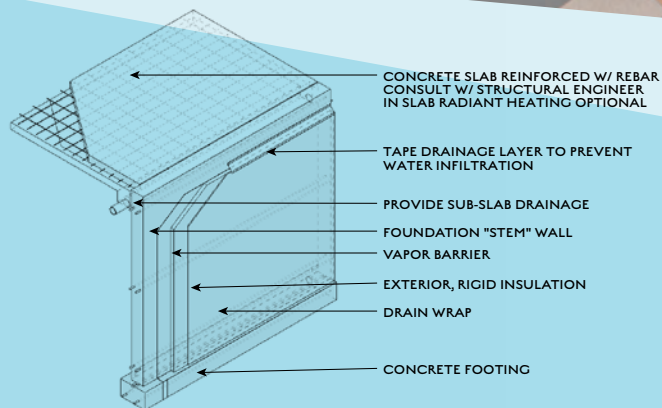


Floor plan





TYPICAL FOUNDATION + CONCRETE FLOOR



DESIGN FEES THROUGH PERMIT	\$10,000	APPLIANCES	\$4,800
ENGINEERING	\$3,000	GYP BOARD	\$8,700
SURVEY FEES (EXIST, NEW)	\$2,000	CABINETS	\$4,500
PERMIT FEES	\$1,500	INTERIOR FINISHES - KITCHEN	
EXCAVATION / SHORING / DEMO	\$25,800	PAINT	\$3,100
FOUNDATION / FROST FOOTING	\$12,800	VINYL PLANK FLOORS	\$2,980
FRAMING		QUARTZ COUNTERTOP	\$4,700
TRUSSES	\$21,400	TILE	\$3,500
SHEATHING	\$7,890	INTERIOR FINISHES - BATHROOM	
STUDS	\$4,200	PAINT	\$1,200
LABOR	\$11,200	QUARTZ COUNTERTOP / VANITY	\$800
PLUMBING		TILE	\$2,100
SEWER FROM STREET	\$16,200	INTERIOR FINISHES - LIVING / BEDROOM	
WATER FROM STREET	\$8,200	PAINT	\$3,400
INTERNAL PLUMBING	\$9,100	VINYL PLANK FLOORS	\$3,900
FIXTURES / TUB / TOILET / SINK	\$1,800	SUMP PUMP / RADON / DRAIN TILE	\$5,200
WINDOWS	\$5,200	LANDSCAPE	
DOORS	\$2,300	PERENNIALS	\$1,580
STUCCO / BRICK EXTERIOR / PAINT	\$13,300	TREES	\$300
ROOF / GUTTERS	\$8,800	TURF GRASS	
INSULATION	\$9,800	CONCRETE WALKWAYS / STEPS	\$2,100
ELECTRICAL		GATHERING AREA (PAVERS)	\$2,200
HOOK UP FROM STREET	\$2,500	CONCRETE DRIVEWAY	
GENERAL ELECTRICAL INTERNAL	\$8,800	GATHERING AREA (GRAVEL)	
HVAC		FENCING	\$800
AC UNIT	\$5,000	PLANK PAVERS	
FURNACE	\$7,000		
GAS HOOKUP- STREET	\$2,100		

**TOTAL
ESTIMATED
COSTS**

\$254,870

ADU AT A GLANCE

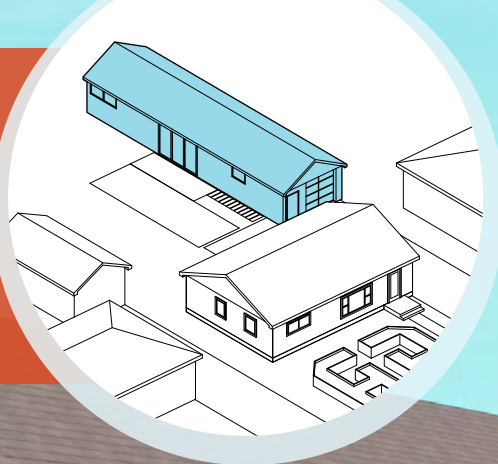
Primary Home Built: 1952

City: Crystal

Type: Detached, single level with garage

Size: 420 sq ft ADU, 270 sq ft garage

Bedrooms: 1 Bedroom

Budget: ADU: \$255,880;
Landscape: \$3,010

Case Study C

DETACHED, SINGLE LEVEL WITH GARAGE

Elizabeth's 1952 rambler in Crystal is home to a family of seven, one dog, and two cats—with a baby on the way. For the last two years, another two relatives lived here with Elizabeth as well. Now, as she explores options for adding space for her growing family, she wants to make sure an addition to her home has the flexibility to house a family member in the future. Many homes in the neighborhood resemble Elizabeth's in their minimal traditional style and small size. For this home, a detached ADU stretching into the backyard is a welcome addition.





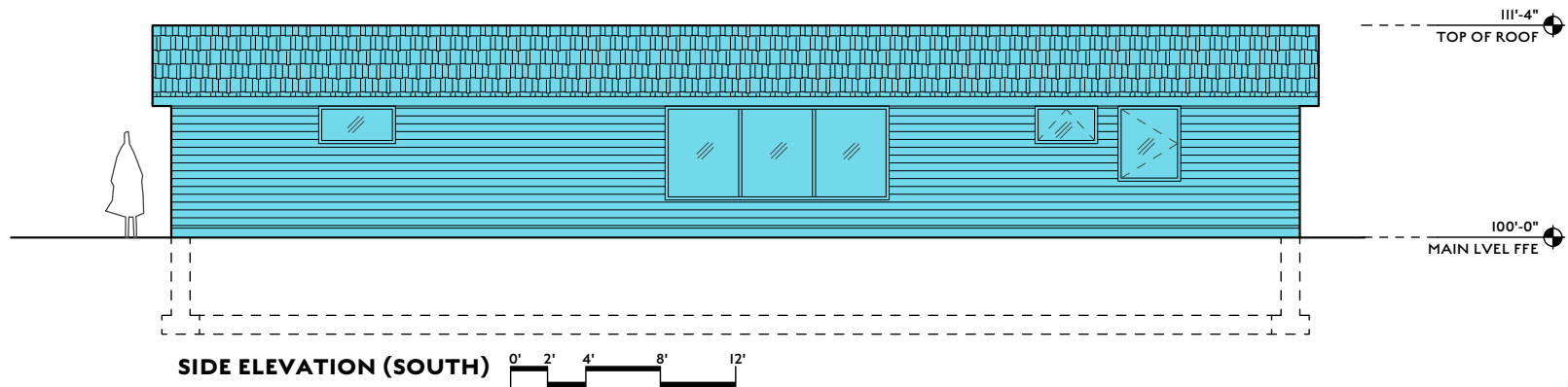
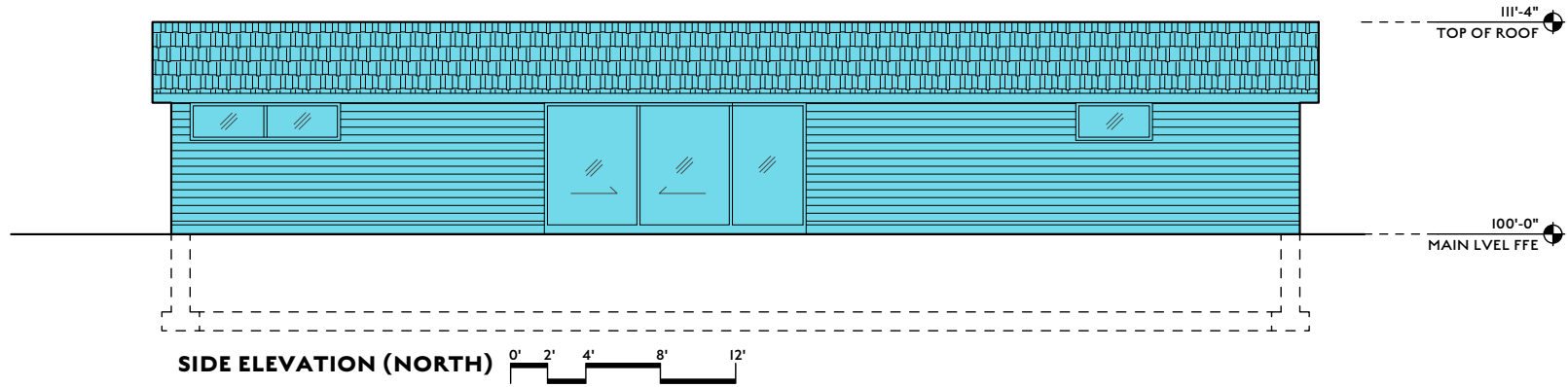
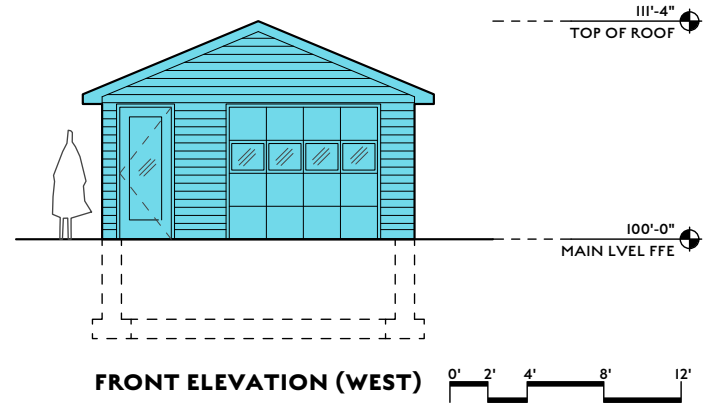
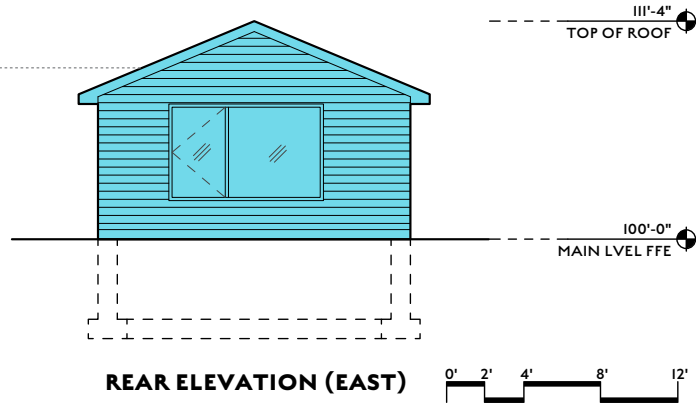
In this design concept, the existing garage is demolished and replaced with the detached ADU. The ADU extends to the back of the lot, to maximize usable space and create an L-shape that frames the exterior spaces between the two homes. This shared outdoor space links the two dwelling units and creates a cozy backyard for both.

Per Crystal's zoning code, the ADU includes a required garage stall. This ADU design specifies windows in the garage door to maximize the space's potential as a workshop, a workout room, space for cars, or some other semi-conditioned space. Large sliding doors on the ADU's exterior wall facing the backyard connect

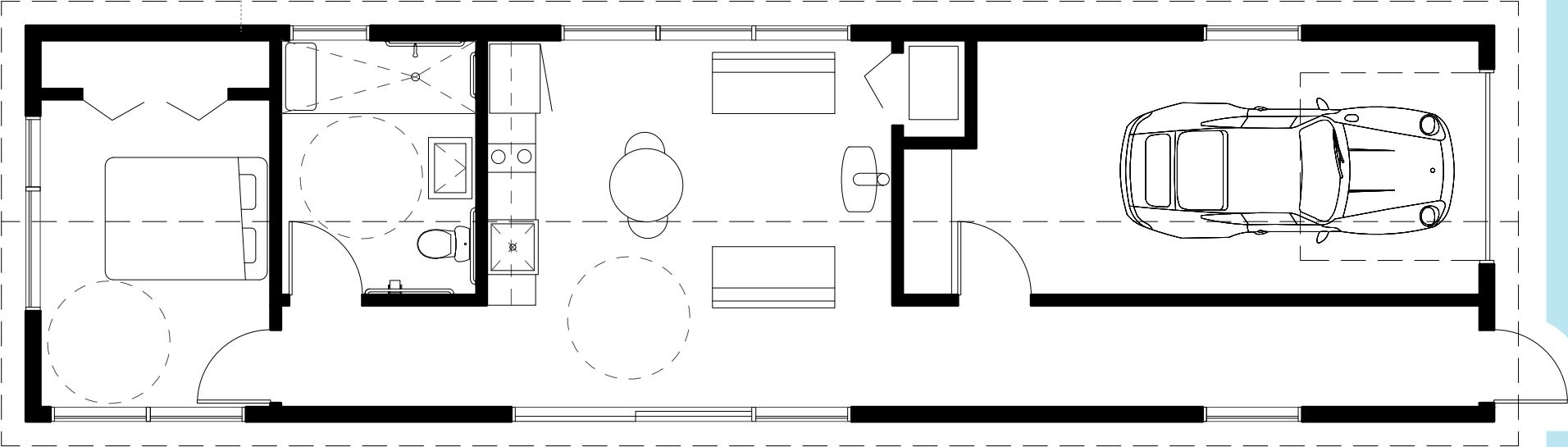
the exterior and interior living spaces and allow for a keeping an eye on backyard play.

This ADU is adaptable and a great option for aging in place or housing an aging relative. It includes design choices in compliance with the Americans with Disabilities Act (ADA), such as ample space for wheelchair turning radii, no stairs, structural support for grab bars, and low thresholds at doors. These accessibility elements may add to your construction budget, but your architect can help you make choices that minimize added costs.

ADU Elevations

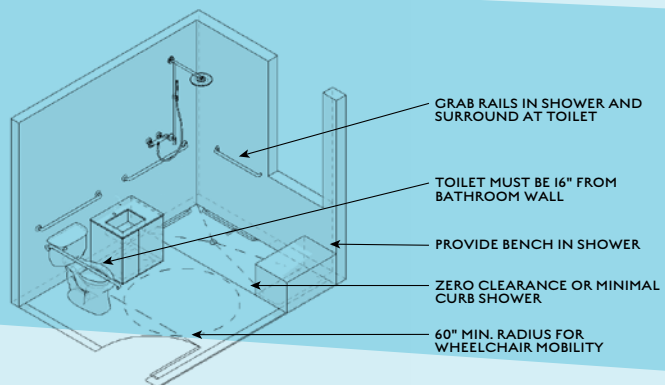


Floor plan





ADA BATHROOM



GRAB RAILS IN SHOWER AND SURROUND AT TOILET

TOILET MUST BE 16" FROM BATHROOM WALL

PROVIDE BENCH IN SHOWER

ZERO CLEARANCE OR MINIMAL CURB SHOWER

60" MIN. RADIUS FOR WHEELCHAIR MOBILITY

DESIGN FEES THROUGH PERMIT	\$10,000	APPLIANCES	\$4,800
ENGINEERING	\$3,000	GYP BOARD	\$10,500
SURVEY FEES (EXIST, NEW)	\$2,000	CABINETS	\$4,500
PERMIT FEES	\$1,500	INTERIOR FINISHES - KITCHEN	
EXCAVATION / SHORING / DEMO	\$32,900	PAINT	\$4,300
FOUNDATION / FROST FOOTING	\$14,500	VINYL PLANK FLOORS	\$3,200
FRAMING		QUARTZ COUNTERTOP	\$4,600
TRUSSES	\$18,700	TILE	\$3,200
SHEATHING	\$6,800	INTERIOR FINISHES - BATHROOM	
STUDS	\$4,100	PAINT	\$1,200
LABOR	\$10,200	QUARTZ COUNTERTOP / VANITY	\$800
PLUMBING		TILE	\$2,100
SEWER FROM STREET	\$15,600	INTERIOR FINISHES - LIVING / BEDROOM	
WATER FROM STREET	\$7,500	PAINT	\$4,300
INTERNAL PLUMBING	\$8,800	VINYL PLANK FLOORS	\$4,600
FIXTURES / TUB / TOILET / SINK	\$1,800	SUMP PUMP / RADON / DRAIN TILE	\$6,000
WINDOWS	\$9,700	LANDSCAPE	
DOORS	\$2,500	PERENNIALS	\$980
STUCCO / BRICK EXTERIOR / PAINT	\$12,300	TREES	
ROOF / GUTTERS	\$9,000	TURF GRASS	
INSULATION	\$5,600	CONCRETE WALKWAYS / STEPS	\$870
ELECTRICAL		GATHERING AREA (PAVERS)	
HOOK UP FROM STREET	\$2,500	CONCRETE DRIVEWAY	
GENERAL ELECTRICAL INTERNAL	\$9,200	GATHERING AREA (GRAVEL)	\$440
HVAC		FENCING	
AC UNIT	\$5,000	PLANK PAVERS	\$720
FURNACE	\$7,000		
GAS HOOKUP- STREET	\$2,300		

**TOTAL
ESTIMATED
COSTS**

\$258,890

AT A GLANCE

Year Built: 1954

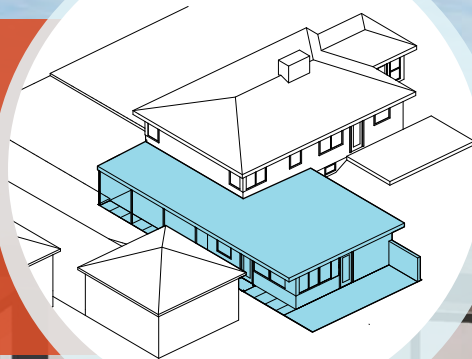
City: Richfield

Type: Single level with carport

Size: 550 sq ft ADU, 260 sq ft carport

Bedrooms: 2 Bedrooms

Budget: ADU: \$212,340 with green roof
\$205,140 without green roof;
Landscape: \$2,440



Item 3.



Case Study D

SINGLE LEVEL WITH CARPORT

Bryan and Kate purchased this Richfield home for their family of three in 2012. For this family, an ADU presents the opportunity to earn rental income and help them pay their mortgage. Their prairie-style home has a tuck-under garage nestled into the slope of the site and a large lot with ample room for an attached ADU. As a landscape architect, Bryan is interested in adding a green roof to the ADU to improve the view from the main house and make the ADU feel nestled into the sloping backyard.

142

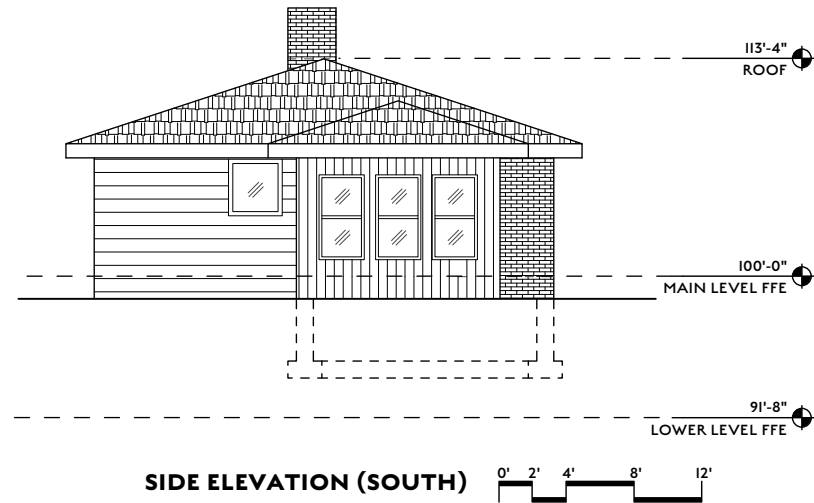
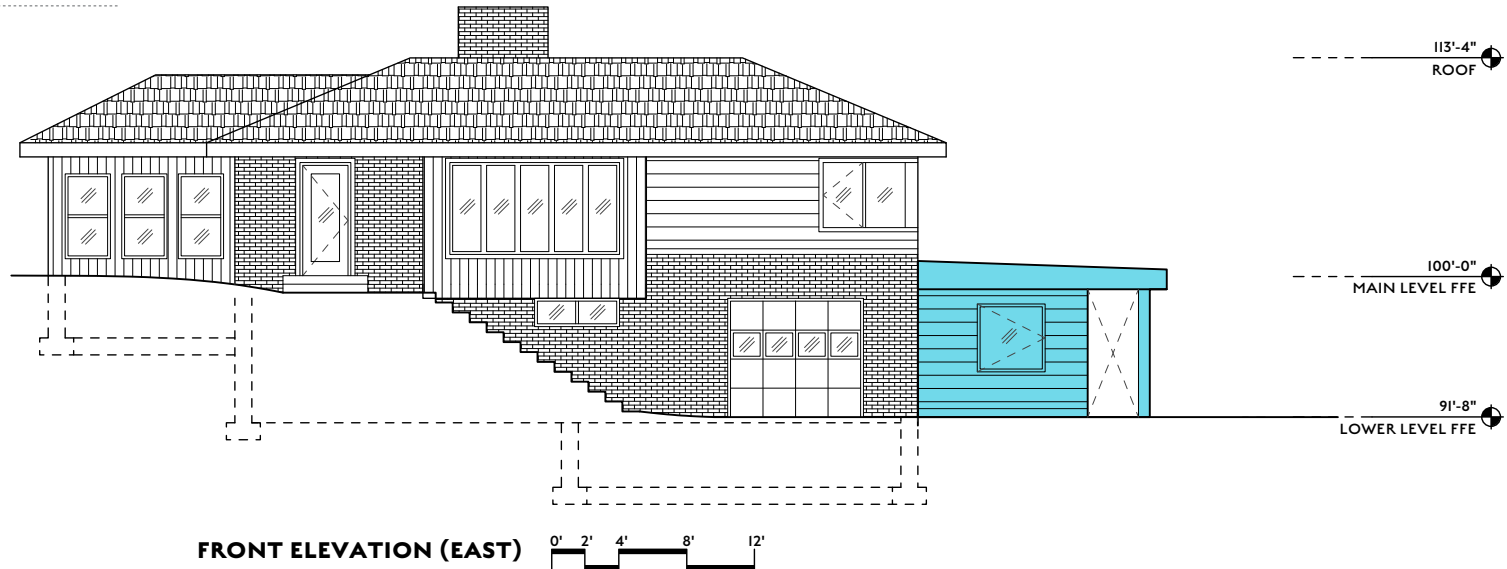
Prairie-style architecture prioritizes connection to the landscape. In the same spirit, this ADU is placed on the low end of the lot and uses an extensive green roof to complement the yard. It also borrows the deep eaves and horizontal lines of the main home, supporting the midcentury aesthetic and character of the neighborhood.

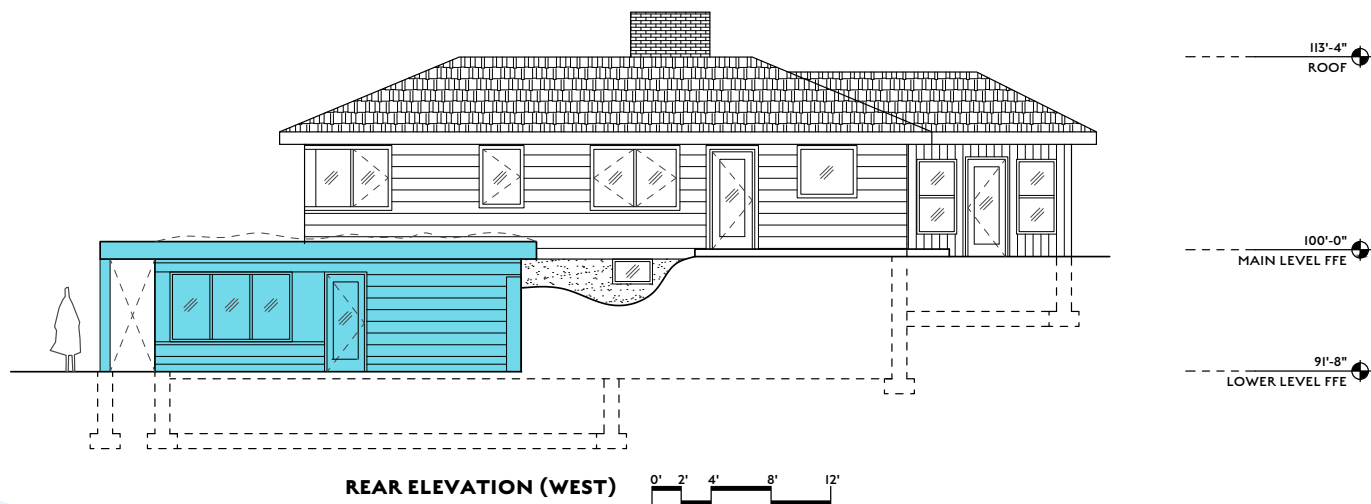
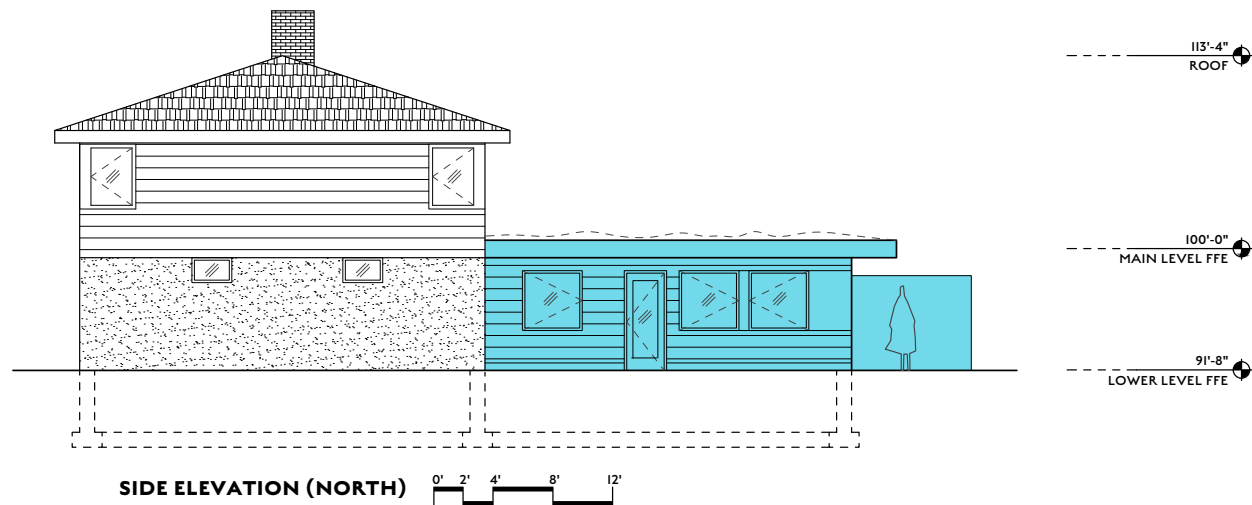
This two-bedroom ADU could be rented to another young family. The thick retaining wall that is built into the slope of the site extends to the exterior, creating a private patio for the ADU residents, so both families on the lot may have their own exterior spaces. To meet Richfield's parking requirements, this ADU includes a new carport, a popular feature in midcentury housing. The carport offers a cost-effective means of sheltering vehicles in the winter months and could even double as a covered gathering space in warmer months.

Green roofs may provide additional insulation and help reduce energy costs, but they will add to the upfront cost of building your ADU. One alternative to the green roof in this ADU design is a shallow sloped roof ($\frac{1}{4}$ " / ft minimum slope) constructed of rigid, tapered insulation protected by a durable, commercial-grade rubber roof. With help from your architect or building team, you should consider which roof type is right for you early in the design process.

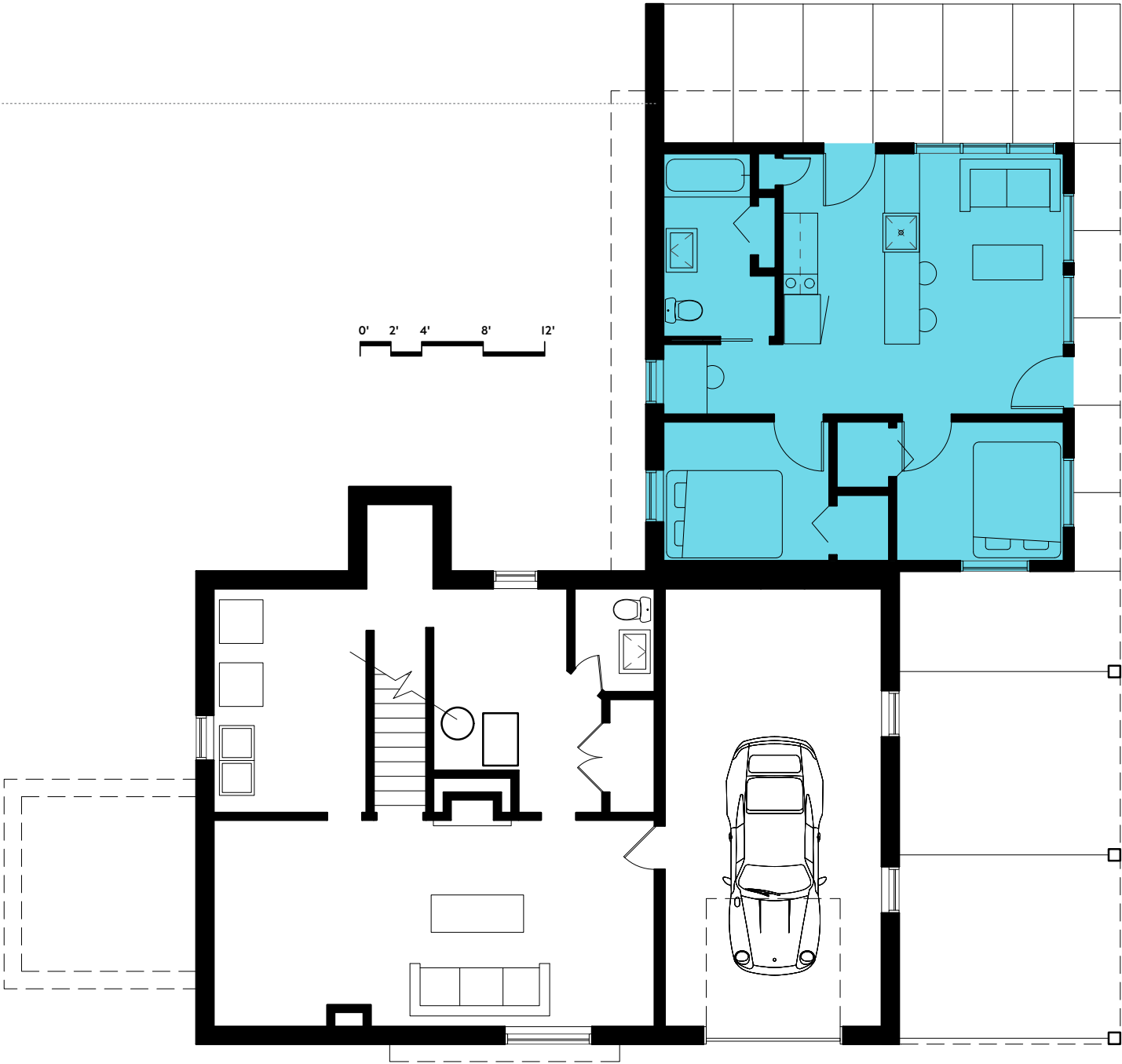


ADU Elevations



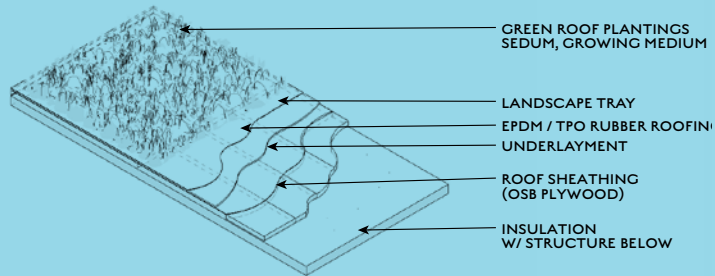


Floor plan





EXTENSIVE GREEN ROOF LAYERS



GREEN ROOF PLANTINGS
SEDUM, GROWING MEDIUM

LANDSCAPE TRAY
EPDM / TPO RUBBER ROOFING
UNDERLAYMENT

ROOF SHEATHING
(OSB PLYWOOD)

INSULATION
W/ STRUCTURE BELOW

DESIGN FEES THROUGH PERMIT	\$10,000	APPLIANCES	\$4,800
ENGINEERING	\$3,000	GYP BOARD	\$4,200
SURVEY FEES (EXIST, NEW)	\$2,000	CABINETS	\$4,600
PERMIT FEES	\$1,500	INTERIOR FINISHES - KITCHEN	
EXCAVATION / SHORING / DEMO	\$4,600	PAINT	\$2,800
FOUNDATION / FROST FOOTING	\$5,800	VINYL PLANK FLOORS	\$2,760
FRAMING		QUARTZ COUNTERTOP	\$4,800
TRUSSES	\$32,200	TILE	\$3,600
SHEATHING	\$3,990	INTERIOR FINISHES - BATHROOM	
STUDS	\$3,400	PAINT	\$1,200
LABOR	\$4,500	QUARTZ COUNTERTOP / VANITY	\$800
PLUMBING		TILE	\$2,100
SEWER FROM STREET	\$18,000	INTERIOR FINISHES - LIVING / BEDROOM	
WATER FROM STREET	\$7,000	PAINT	\$3,200
INTERNAL PLUMBING	\$8,800	VINYL PLANK FLOORS	\$3,800
FIXTURES / TUB / TOILET / SINK	\$1,800	SUMP PUMP / RADON / DRAIN TILE	\$4,400
WINDOWS	\$4,800	LANDSCAPE	
DOORS	\$1,800	PERENNIALS	
STUCCO / BRICK EXTERIOR / PAINT	\$6,890	TREES	
ROOF / GUTTERS	\$10,900	TURF GRASS	\$50
INSULATION	\$4,800	CONCRETE WALKWAYS / STEPS	\$1,870
ELECTRICAL		GATHERING AREA (PAVERS)	
HOOK UP FROM STREET	\$1,800	CONCRETE DRIVEWAY	\$9,500
GENERAL ELECTRICAL INTERNAL	\$7,800	GATHERING AREA (GRAVEL)	\$520
HVAC		FENCING	
AC UNIT	\$5,000	PLANK PAVERS	
FURNACE	\$7,000		
GAS HOOKUP- STREET	\$2,400		

**TOTAL
ESTIMATED
COSTS**

\$214,780

AT A GLANCE

Year Built: 1962

City: White Bear Lake

Type: Attached, second level addition

Size: 630 sq ft ADU

Bedrooms: 1 Bedroom

Budget: ADU: \$151,700,
Landscape: \$1,500



Item 3.



Case Study E

ATTACHED, SECOND LEVEL ADDITION

This single-story, L-shaped home is currently owned by Twin Cities Habitat for Humanity, who will rehab the house and sell to a new homeowner. Adding an ADU to the property would give a new homeowner the opportunity to bring in rental income and build additional wealth as an owner-occupant landlord.

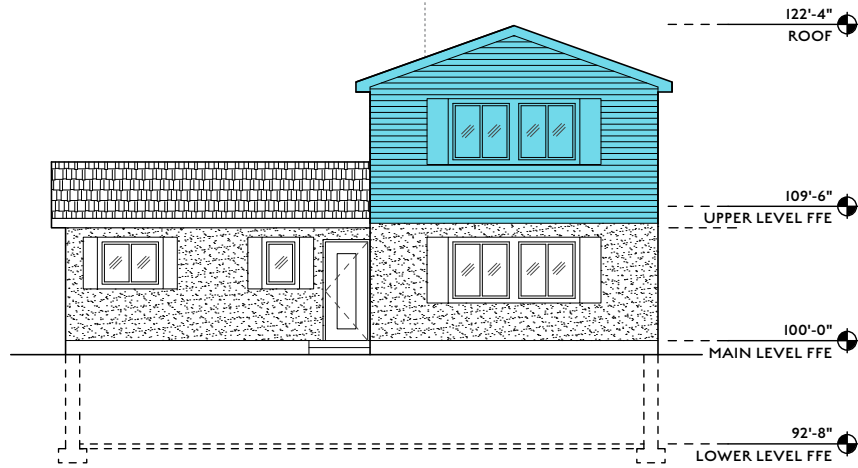
While an ADU could be built above the detached garage according to White Bear Lake's regulations, opting to build an attached, interior ADU is a great opportunity for cost savings. A second-level addition ADU can share sewer, water, and other connections, as well as make use of the existing foundation. Without a current owner or renter living in the home, this type of ADU is an ideal fit – otherwise current residents would need to relocate during construction. While not part of TC Habitat's current plan for this home, this hypothetical ADU provides inspiration for future projects.

Discrete entrances for both primary and accessory dwelling units maintain privacy for the residents and are required by code in White Bear Lake. The front door of the existing home has been designed to become the main entrance to the ADU, and the side door closest to the garage becomes the entry door to the main house.

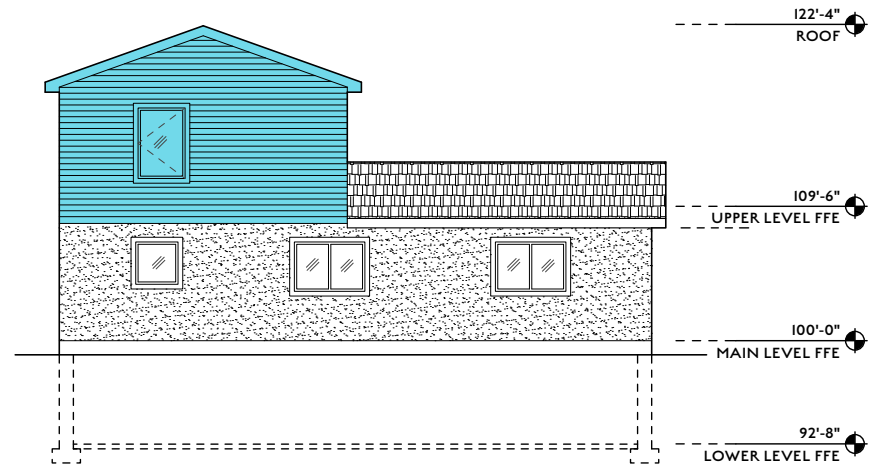
In this design, structural and plumbing elements are stacked in order to maximize the potential costs savings and conserve space while meeting the specific city regulations for second levels. For example, the new stair to the second-story ADU is stacked upon the existing basement stairs. However, many basement stairways in older homes do not comply with current building codes because they are too steep. A major renovation, like the addition of a second-level ADU, could require an inspection of the existing house including these basement stair conditions.



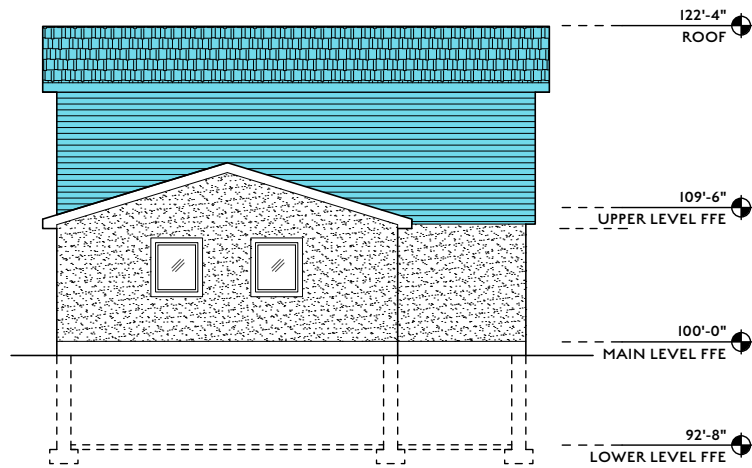
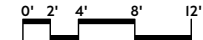
ADU Elevations



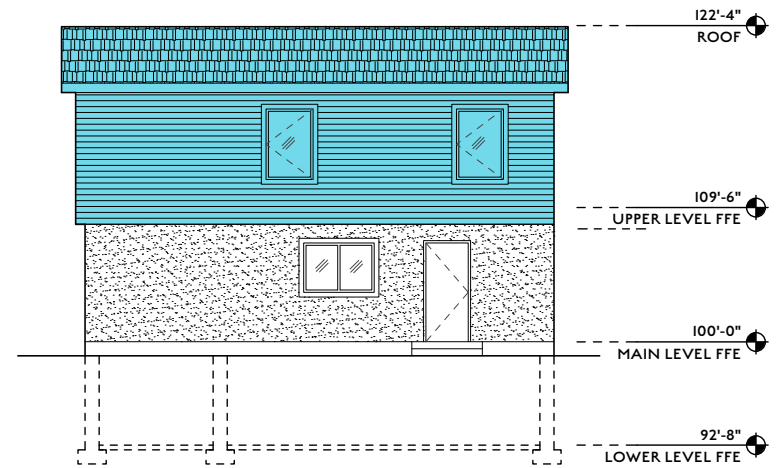
FRONT ELEVATION (SOUTH)



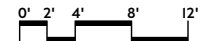
REAR ELEVATION (NORTH)



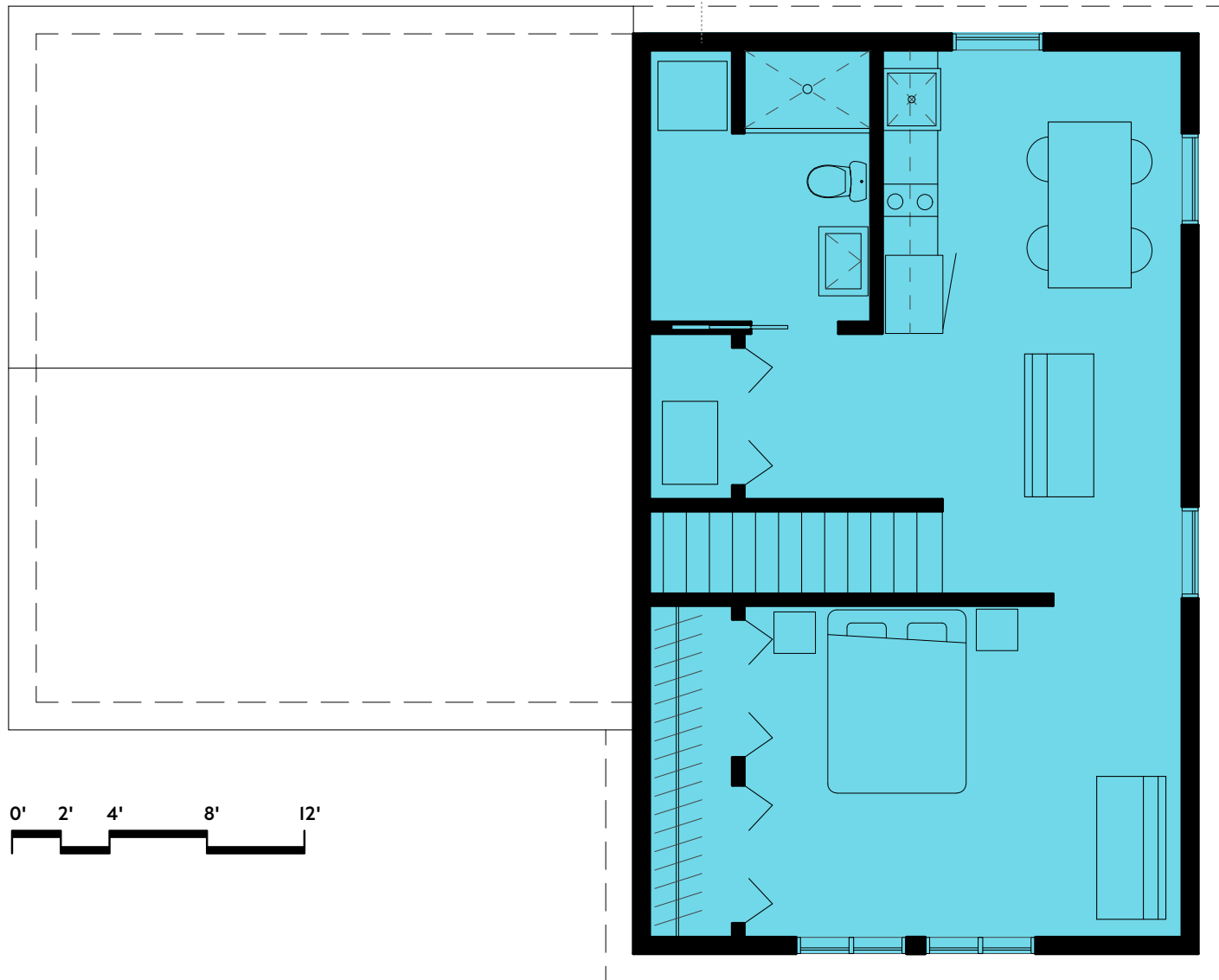
SIDE ELEVATION (WEST)



SIDE ELEVATION (EAST)



Floor plan





DESIGN FEES THROUGH PERMIT	\$10,000	APPLIANCES	\$4,800
ENGINEERING	\$2,500	GYP BOARD	\$6,300
SURVEY FEES (EXIST, NEW)	\$0	CABINETS	\$4,600
PERMIT FEES	\$1,500	INTERIOR FINISHES - KITCHEN	
EXCAVATION / SHORING / DEMO	\$13,000	PAINT	\$3,600
FOUNDATION / FROST FOOTING	N/A	VINYL PLANK FLOORS	\$3,200
FRAMING		QUARTZ COUNTERTOP	\$4,300
TRUSSES	\$12,300	TILE	\$3,200
SHEATHING	\$4,600	INTERIOR FINISHES - BATHROOM	
STUDS	\$5,300	PAINT	\$1,300
LABOR	\$14,500	QUARTZ COUNTERTOP / VANITY	\$800
PLUMBING		TILE	\$1,200
SEWER FROM STREET	\$0	INTERIOR FINISHES - LIVING / BEDROOM	
WATER FROM STREET	\$0	PAINT	\$1,300
INTERNAL PLUMBING	\$0	VINYL PLANK FLOORS	\$4,200
FIXTURES / TUB / TOILET / SINK	\$1,800	SUMP PUMP / RADON / DRAIN TILE	\$0
WINDOWS	\$2,400	LANDSCAPE	
DOORS	\$1,500	PERENNIALS	\$1,500
STUCCO / BRICK EXTERIOR / PAINT	\$12,300	TREES	
ROOF / GUTTERS	\$1,800	TURF GRASS	
INSULATION	\$6,800	CONCRETE WALKWAYS / STEPS	
ELECTRICAL		GATHERING AREA (PAVERS)	
HOOK UP FROM STREET	\$0	CONCRETE DRIVEWAY	
GENERAL ELECTRICAL INTERNAL	\$7,600	GATHERING AREA (GRAVEL)	
HVAC		FENCING	
AC UNIT	\$5,000	PLANK PAVERS	
FURNACE	\$7,000		
GAS HOOKUP- STREET	\$0		

**TOTAL
ESTIMATED
COSTS**

\$153,200

AT A GLANCE

Year Built: 1967

City: Roseville

Type: Attached, interior/basement conversion

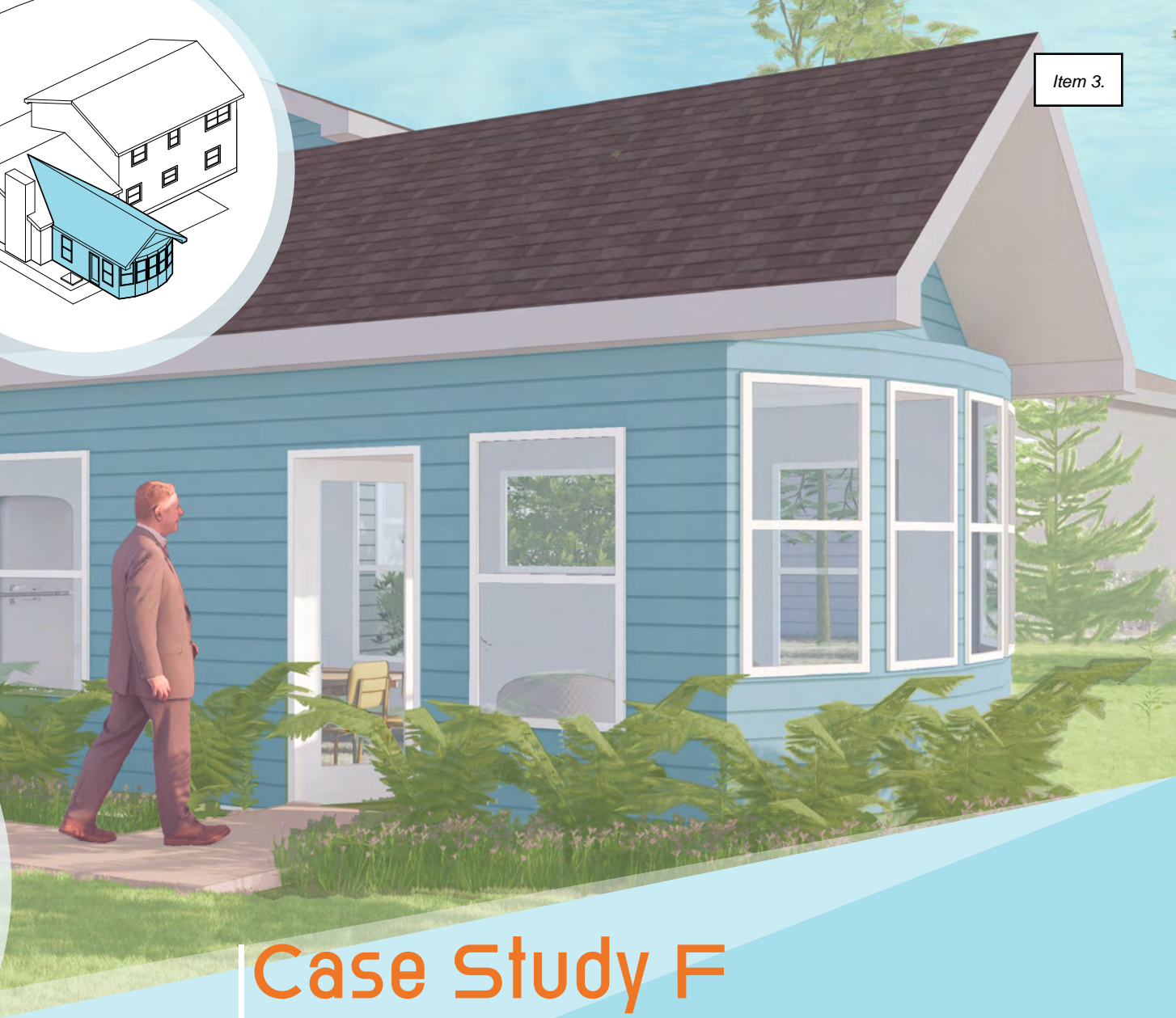
Size: 750 sq ft ADU

Bedrooms: 1 Bedroom

Budget: ADU: \$71,360; Landscape: \$4,890



Item 3.



Case Study F

ATTACHED, INTERIOR/BASEMENT CONVERSION

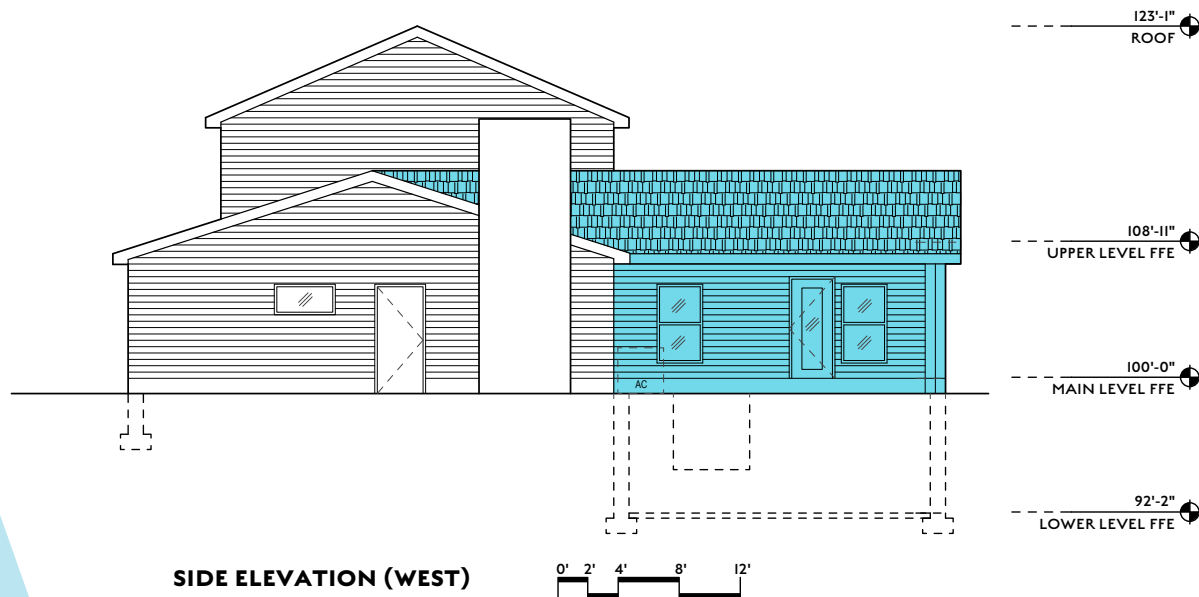
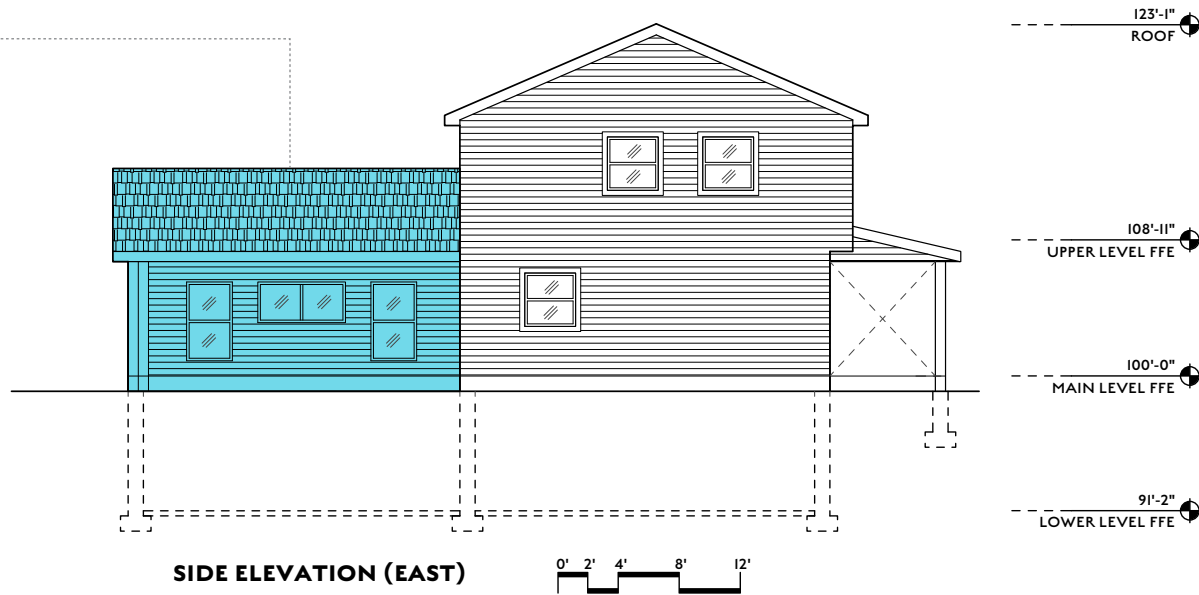
This two-level Roseville home belongs to soon-to-be empty nesters Fiona and Angus. They envision using a new ADU as a long-term rental and, after living in a duplex as owner-occupants for many years, are comfortable sharing outdoor spaces. This home is more spacious than the others presented in this book; late '60s homes tend to be larger in comparison to homes from the late 1940s and early 1950s, making them a great candidate for an interior ADU.

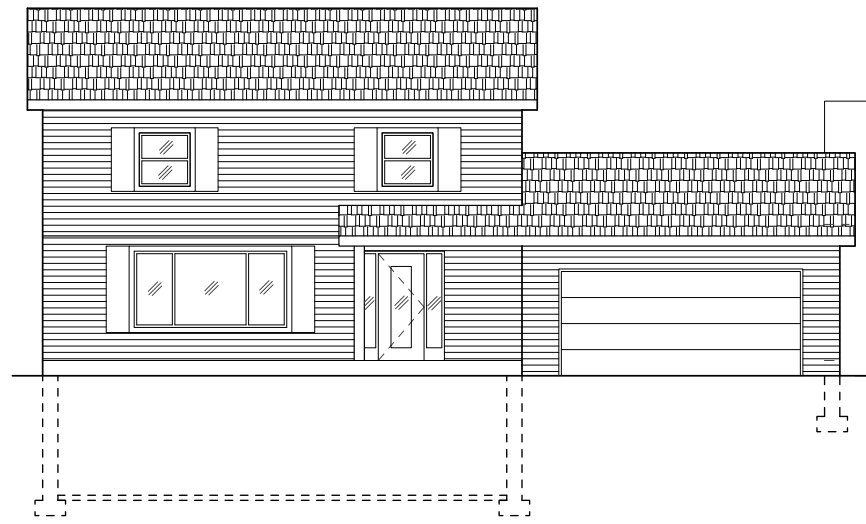
This ADU converts an existing sunroom and part of the basement into a two-level ADU with gracious windows and an open southern stair that brings sunlight into the lower level. While many midcentury houses were built with unfinished attics or basements, a basement-only ADU was not a convenient option for this home due to ceiling height regulations and other structural factors. This ADU shares a roof and some internal walls with the existing home, and discrete entrances separate the units. A new walkway leads to the entrance of the ADU. Landscape plantings screen the ADU's new egress window. The addition of a tree and relocation of the patio door on the main level of the existing house provides greater privacy to both homes.

An interior renovation to create an ADU is an opportunity to rework existing spaces to benefit both the house and the neighborhood. If the main house is large enough to accommodate an ADU, an interior renovation is also an effective cost saving measure. In this design, the ADU can share the sewer, water, and other connections with the primary house, significantly reducing construction costs. There is also no need to provide a new foundation or roof. With new windows and doors, the addition of a new exterior walkway and landscaping, and an interior renovation, this lot can accommodate two homes.

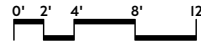


ADU Elevations





FRONT ELEVATION (NORTH)

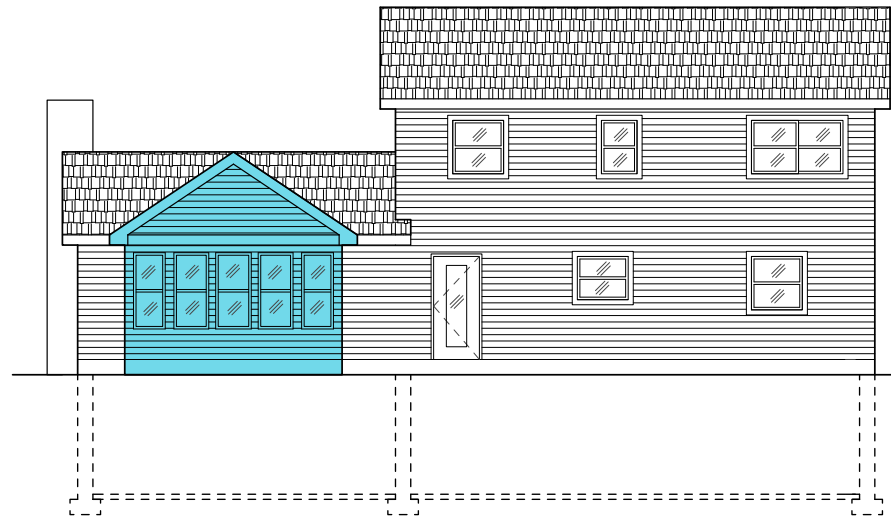


123'-1"
ROOF

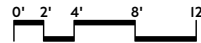
108'-11"
UPPER LEVEL FFE

100'-0"
MAIN LEVEL FFE

91'-2"
LOWER LEVEL FFE



REAR ELEVATION (SOUTH)



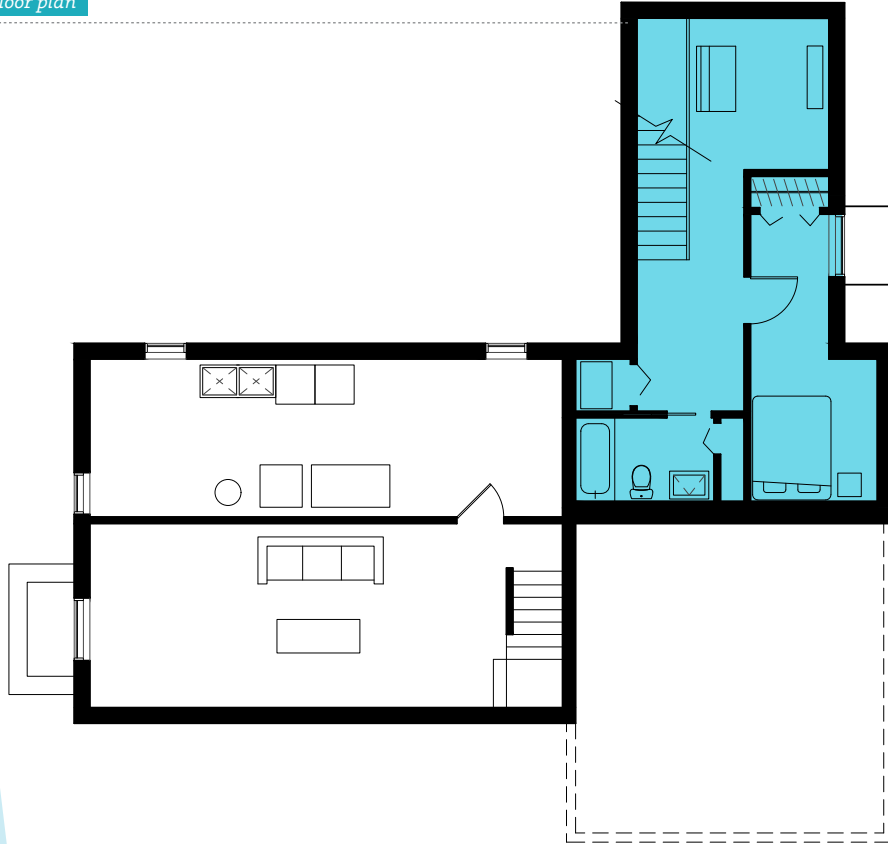
123'-1"
ROOF

108'-11"
UPPER LEVEL FFE

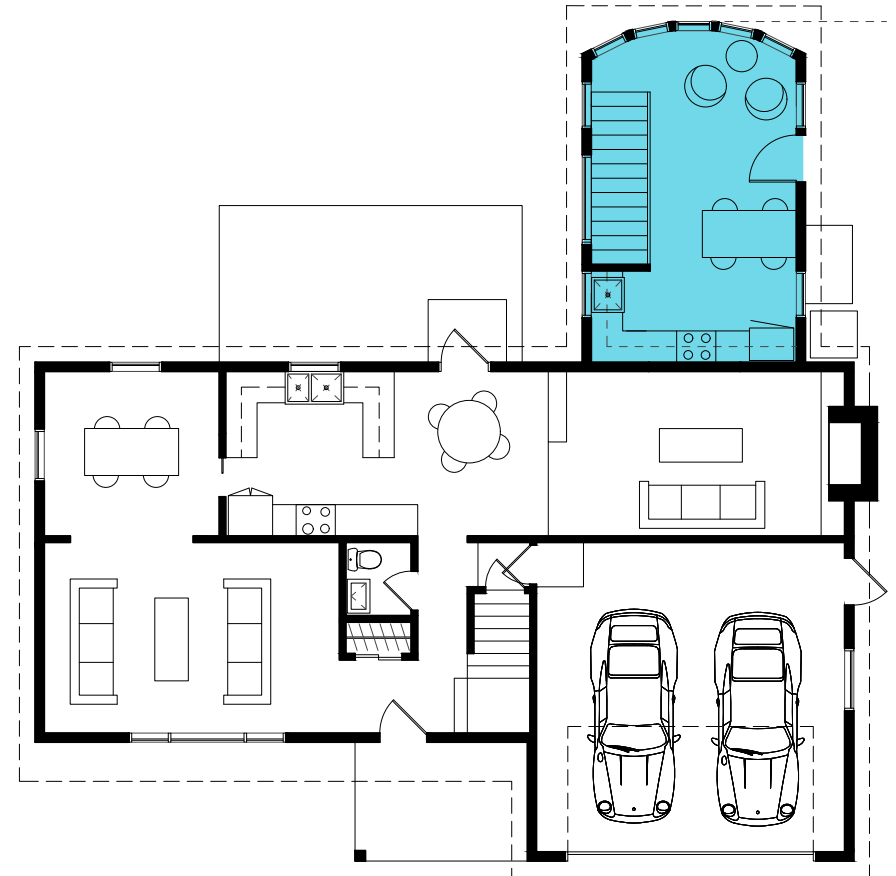
100'-0"
MAIN LEVEL FFE

92'-2"
LOWER LEVEL FFE

Floor plan



0' 2' 4' 8' 12'





DESIGN FEES THROUGH PERMIT	\$8,000	APPLIANCES	
ENGINEERING	\$1,500	GYP BOARD	\$6,500
SURVEY FEES (EXIST, NEW)	\$0	CABINETS	
PERMIT FEES	\$1,000	INTERIOR FINISHES - KITCHEN	
EXCAVATION / SHORING / DEMO	\$4,500	PAINT	\$3,500
FOUNDATION / FROST FOOTING	N/A	VINYL PLANK FLOORS	
FRAMING		QUARTZ COUNTERTOP	
TRUSSES	\$0	TILE	\$0
SHEATHING	\$0	INTERIOR FINISHES - BATHROOM	
STUDS	\$4,560	PAINT	\$0
LABOR	\$12,400	QUARTZ COUNTERTOP / VANITY	\$0
PLUMBING		TILE	\$0
SEWER FROM STREET	\$0	INTERIOR FINISHES - LIVING / BEDROOM	
WATER FROM STREET	\$0	PAINT	\$3,400
INTERNAL PLUMBING	\$0	VINYL PLANK FLOORS	\$3,700
FIXTURES / TUB / TOILET / SINK		SUMP PUMP / RADON / DRAIN TILE	\$0
WINDOWS	\$1,000	LANDSCAPE	
DOORS	\$2,300	PERENNIALS	\$2,250
STUCCO / BRICK EXTERIOR / PAINT	\$0	TREES	\$300
ROOF / GUTTERS	\$0	TURF GRASS	
INSULATION	\$2,400	CONCRETE WALKWAYS / STEPS	\$2,340
ELECTRICAL		GATHERING AREA (PAVERS)	
HOOK UP FROM STREET	\$0	CONCRETE DRIVEWAY	
GENERAL ELECTRICAL INTERNAL	\$5,600	GATHERING AREA (GRAVEL)	
HVAC		FENCING	
AC UNIT	\$5,000	PLANK PAVERS	
FURNACE	\$6,000		
GAS HOOKUP- STREET	\$0		

**TOTAL
ESTIMATED
COSTS**

\$76,250

Conclusion

Mid-century neighborhoods were developed to provide affordable homes that met the changing needs of families following World War II. In the same spirit, ADUs now present a small but meaningful way to create more affordable housing options while meeting family needs as they change and evolve over time. ADUs create important opportunities for families to expand, downsize, and age in place; to bring in additional income; and to house family members or caretakers. They also benefit communities by increasing housing options and improving access to neighborhoods that historically excluded renters and Black families, Indigenous families, and people of color.

The ADU concepts presented in this book were designed to maximize affordability and replicability while meeting the unique conditions of each of the case study homes. These designs are intended to help you visualize what is possible for your mid-century home and ease the design process for you. By using these designs as a starting point in your ADU journey, you may be able to save time, energy, and costs in the design process.

Inspired to learn more and get started on your own ADU project? Look through Family Housing Fund's **ADU Guidebook for Homeowners** for an in-depth, step-by-step guide through the process of building an ADU.

Endnotes

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8. Smith, *Postwar Housing*, 7.
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11. Stiles, Elain B. "No Simple Dwelling: Design, Politics, and the Mid-Twentieth-Century American Economy House." *Buildings & Landscapes: Journal of Architecture Forum*, vol. 26, no. 1, 2019: 82.
12. Smith, *Postwar Housing*, 22.
13. Friedman, Avi. "The Evolution of Design Characteristics during the Post-Second World War Housing Boom: The US Experience." *Journal of Design History*, vol. 8, no. 2, 1995: 131.
14. Friedman, "Evolution of Design Characteristics," 131.
15. *House construction, location unknown* (Supplied Title). 1955. Norton & Peel Photograph Collection, Minnesota Historical Society, Saint Paul, MN.

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Appendix

CODES, TECH, AND PERMITTING

Residential Building Code: The International Residential Code, or IRC, describes minimum requirements and basic conditions required to design and build most single-family homes and ADUs. Building codes are used by cities and municipalities to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures. The code is lengthy and detailed, so you should consult with a design professional, an architect, or a contractor for guidance.

Zoning Code: Metro areas all have unique zoning codes that have been adapted over time. These codes pertain to building zoning types (commercial, residential, industrial, etc.), rules for setbacks and heights, parking requirements, and other requirements. Zoning code often takes into consideration the size of the parcel, the proposed square footage of interior spaces, the lot coverage, as well as adjacent building conditions. It is highly advisable to meet with city planning staff for your local jurisdiction early on in the process to confirm all setbacks, height restrictions, lot coverage requirements, and other relevant regulations prior to substantial development of your ADU design. All city zoning codes are available online and can be found in the planning department section of your local municipality.

Technology: Conventional wood framing has been embraced for this booklet as a cost effective and efficient method of construction. Forced air furnaces are separate from the home and provide a cost-effective way to heat and cool. Frost footings, which are foundation walls that extend below the front line, are not the only footing type possible for ADUs in Minnesota, however they are highly recommended and even required for attached ADUs. For all detached ADUs in this booklet, utilities are metered separately as is required by most jurisdictions. Insulation values are an essential part of keeping your ADU conditioned. In Minnesota, exterior walls are made with 2x6 construction to allow for an insulation value of approximately R-19.

Permitting: All jurisdictions require a building permit to begin construction work. They will also require inspections at key points during the construction and again to provide a certificate of occupancy once the construction is substantially complete, if relevant. When applying for a permit, you must provide an application as well as design and engineering drawings to the city for approval of zoning and building code requirements. The application will clearly outline all required drawings, including architectural, structural and surveys that are required for approvals. Once an application is deemed complete by city staff, it can be fully reviewed by the city for a fee. A city may request revisions during the review process if required.

Glossary

- **Mid-century Neighborhood:** Any neighborhood with platting and housing construction occurring between the 1930s and the 1960s.
- **First Ring Suburb:** Townships, cities, and neighborhoods surrounding an urban core. First ring suburban development peaked in the postwar era and predates that of newer, second ring suburbs. Twin Cities first ring suburbs include Richfield and Roseville.
- **Economy Home:** Mass-produced and mass-designed homes typical of midcentury neighborhoods. FHA guidelines required homes available for financing to cost between \$6,000 and \$8,000 (roughly \$110,000 and \$150,000 in 2021) and to be between 800 and 1,000 sq ft.
- **Internal ADU:** Accessory dwelling units that are located within the structure of the main dwelling unit, such as a converted basement or attic. These are generally the least expensive type of ADU to build.
- **Attached ADU:** Accessory dwelling units that are physically connected to the main dwelling unit by one or more walls. These ADUs are commonly constructed as additions to the primary house or conversions of attached garages.
- **Detached ADU:** Accessory dwelling units that are not physically connected to the main dwelling unit. These ADUs are generally the most expensive to build and include freestanding backyard structures and detached garage conversions.
- **Zoning Code:** These are laws regulating land use for a municipal area. Examples of zoning code relating to ADUs include minimum and maximum sizes, parking space requirements, and building materials.
- **Building Code:** These are laws regulating building construction and are enforced locally via plan reviews and inspections. Examples include fire protection, ventilation, and accessibility requirements.
- **Building Permits:** Permits are required documents for new construction, reconstruction, and alteration of buildings. Check with local government office for permitting requirements relative to ADUs.
- **Finished Floor Area:** This is the floor area of a building that has been finished. Zoning codes relating to ADUs are often based on the finished floor area of the main dwelling unit.
- **Accessibility:** Refers to the level of usability of an ADU. Accessibility considerations include ramps, single-story layouts, door frame widths, and wheelchair turning radius.
- **Age in Place:** When someone chooses to live in their home or on their lot as they age. Many people use ADUs as a way to age in place, by constructing and moving into an accessible ADU and having family members or caretakers move into the main dwelling unit.

Additional Resources

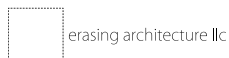
- Family Housing Fund's Home + home: *ADU Guidebook for Homeowners* (includes contact information for Twin Cities planning departments) www.fhfund.org/report/adu/
- Twin Cities ADU Designers and Contractors, compiled by Family Housing Fund www.fhfund.org/report/adu-designers-and-contractors/
- Twin Cities Municipal ADU Policies, compiled by Family Housing Fund www.fhfund.org/report/twin-cities-municipal-adu-policies/
- Book
Peterson, Kol. 2018. *Backdoor Revolution: The Definitive Guide to ADU Development*. Accessory Dwelling Strategies, LLC
- Websites
www.accessorydwellings.org
www.buildinganadu.com
www.secondunitcentersmc.org
- Other Guidebooks
Los Angeles, California: *Building an ADU: Guidebook to Accessory Dwelling Units in the City of Los Angeles* www.citylab.ucla.edu/adu-guidebook
San Mateo County, California: *Second Unit Inspiration* www.secondunitcentersmc.org/wp-content/uploads/ADU-Idea-Book-FINAL-ONLINE-VERSION.pdf
Santa Cruz, California: *Accessory Dwelling Unit Manual: Growing Santa Cruz's Neighborhoods from the Inside* www.cityofsantacruz.com/home/showdocument?id=8875
Santa Cruz County, California: *ADU Basics* www.scoopanning.com/Portals/2/County/adu/ADU%20Basics.pdf?ver=2018-06-07-110146-073
Santa Cruz County, California: *ADU Financing Guide* www.scoopanning.com/Portals/2/County/adu/ADU%20Financing%20Guide.pdf?ver=2018-06-07-110307-117
San Francisco, California: *sf-ADU* www.sfplanning.org/resource/accessory-dwelling-unit-handbook
Seattle, Washington: *A Guide to Building a Backyard Cottage* www.seattle.gov/Documents/Departments/SeattlePlanningCommission/BackyardCottages/BackyardCottagesGuide-final.pdf

About Family Housing Fund

The Family Housing Fund believes it takes all of us working together to build a strong system that supports access to decent, affordable homes for everyone. Established as a nonprofit housing intermediary in 1980, we support the Cities of Minneapolis and Saint Paul, the Metropolitan Council, and Minnesota Housing in their efforts to meet the seven-county metropolitan region's affordable housing needs. We are unique in focusing on all facets of housing and working across sectors to ensure systemic change.

CREDITS

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THANK YOU

Family Housing Fund would like to thank all of the homeowners who volunteered to have their homes featured in this book, as well as Twin Cities Habitat for Humanity. We also thank the city planning staff in Crystal, Richfield, Roseville, and White Bear Lake who introduced us to homeowners and worked with us to develop code-compliant ADU plans. Thank you for making this book possible.



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AGENDA REPORT

Meeting Date: March 16, 2022

Meeting Type: Planning Commission

Submitted By: Scott Hickok, Community Development Director
Stacy Stromberg, Planning Manager

Title:

Public Hearing to Consider Text Amendment TA #22-02, to Amend Chapter 205, Zoning to allow 40 ft. wide lots to be considered legal conforming if the lot was platted prior to 1955

Background

History

Prior to Fridley becoming a City in 1949, many residential lots in older neighborhoods were platted with lots of varying sizes, some as small as 25 ft. wide. When Fridley's first zoning code was adopted in 1955, it required that all R-1, Single Family zoned lots have a minimum lot area of 9,000 sq. ft. and minimum lot width of 75 ft. It also required a minimum lot area of 7,500 sq. ft. for those lots created prior to December 29, 1955. The adoption of the 1955 zoning ordinance gave any single-family lot smaller than 7,500 sq. ft. a "non-conforming" status. This "non-conforming" status meant that homes on these lots couldn't be expanded or re-built if they were destroyed by a natural disaster, such as a fire, flood, or tornado.

In 2001, the City Council approved an Overlay District title "O-6, Pre-1955 Lots" as a way to preserve and enhance the City's existing housing stock while also providing opportunities for infill development on vacant lots that didn't meet the minimum lot area. This overlay district was created to allow lots less than 7,500 sq. ft., but 5,000 sq. ft. or more to be developed and reinvested in. The main condition for development of these smaller parcels was that they needed to be legally platted prior to 1955. This caveat prevents the creation of new single-family lots and developments less than 75 ft. wide and 9,000 sq. ft. in area.

In 2001, staff estimated that there were approximately 480 parcels that fit the O-6, Pre-1955 Overlay criteria. As a result of the creation of this overlay district, property owners of homes on 50 ft. lots could re-invest and expand their homes and the vacant lots could be developed. However, lots less than 50 ft. wide and 5,000 sq. ft. in area continued to be considered "non-conforming."

Of note, in 2004, the State Legislature changed the "non-conforming" uses and structures provisions in State Statute to allow structures that were destroyed on non-conforming lots to be replaced with the same size structure that was destroyed. However, it still doesn't allow for expansion on the non-conforming structure. The City's code was then amended that same year to recognize those changes.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Current Request

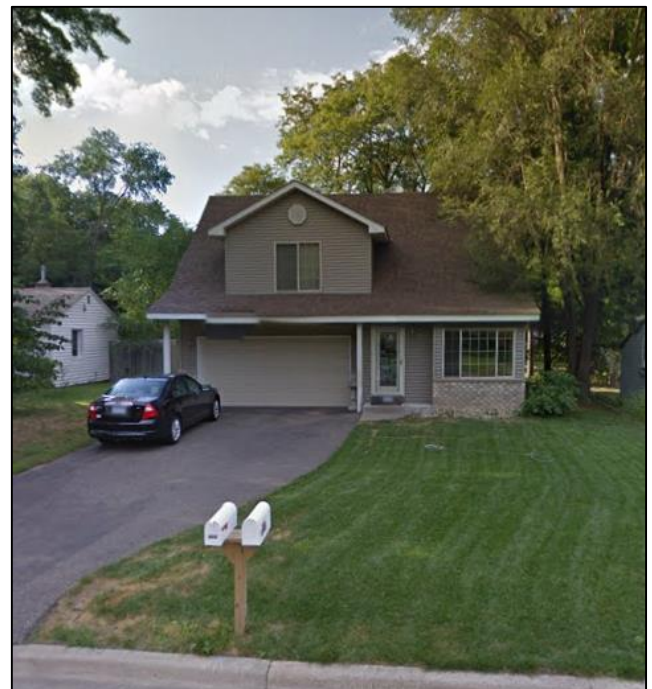
In early 2021, Anoka County notified the City that the 40 ft. vacant parcel at 60 62 ½ Way had gone tax-forfeit. The County is required by State Statute to notify the City of any tax forfeited parcels in their jurisdiction to determine if the City is interested in acquiring the parcel, prior to offering it for sale. The home on this property was destroyed by fire in 1998 and because it doesn't meet the minimum lot width requirements of 50 ft., it has remained vacant. Over the years, the City has had several inquiries about what could be done with this lot and other than combining it with a neighboring parcel, there isn't another option, as it can't be developed on its own. Staff has also reached out to the neighboring property owners to see if they had any interest in purchasing the lot and neither of them did.

Before approaching the Council about acquiring the parcel at 60 62 ½ Way, staff worked with the City's GIS contractor to determine how many other 40 ft. wide lots exist within the City. Currently, there are 37 parcels that are 40 ft. wide. Of those 37 parcels, 8 parcels are vacant lots that could be developed with new single-family homes. The remaining 29 parcels have single-family homes on them that are currently considered non-conforming. The non-conforming statutes allow the use and structure to be continued through repair, replacement, restoration, maintenance, or improvement, but not expansion.

The 2040 Comprehensive Plan's Housing Chapter points to the City's need and interest in creating a variety of housing types and price points for residents. It also points to the need to create 268 affordable housing units by 2040. This number is determined by the Met Council based on forecasted household growth for the Twin Cities region. Implementing an ordinance amendment that reduces the minimum lot width from 50 ft. to 40 ft. will help to create a different housing type, will help the City meet our affordable housing goals and will allow the homes on existing 40 ft. wide parcels to be reinvested in, expanded, and potentially re-built beyond what exists on the site today.

As a result of staff's research, staff asked the Council to approve a resolution in March of 2021, requesting conveyance of the tax forfeit property at 60 62 ½ Way to the Housing and Redevelopment Authority (HRA). Council approved the resolution with the understanding that the HRA would place this parcel into its Housing Replacement Program and staff would work together to find a way to allow redevelopment of this parcel.

The HRA's Housing Replacement Program was created in 1995 to remove older substandard housing and replace it with new housing, to preserve and expand the City's tax base through new construction, and to encourage neighborhood revitalization through re-investment. This program has allowed for



New Home on 50 ft. lot

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

the construction of 41 new single-family homes throughout the City, some of which are located on the 50 ft. wide lots. The adoption of the proposed text amendment will allow new construction and further expansion and investment in the existing, non-conforming 40 ft. wide lots.

New Ordinance

In surveying other communities, many of them have a provision in their non-conforming section of code that recognizes and allows development of lots that were legally created and platted, provided they can comply with their current residential code requirements for setbacks, lot coverage, etc. Instead of modifying the non-conforming section of code, staff determined that an amendment to the existing O-6, Pre-1955 lots Overlay would work better, as the setbacks are reduced, and lot coverage requirements are increased to allow more buildable area on a small lot and ensure developability.

Ordinance modifications made include:

- Adding the Hyde Park plat to the district boundaries
- Reducing the minimum lot area from 5,000 sq. ft. to 4,000 sq ft.
- Reducing the minimum lot width from 50 ft. to 40 ft.
- Mirroring the existing S-1, Hyde Park zoning district regulations for side yard setback requirements from 10 ft. to 7.5 ft.
- Reducing the side yard setback on a corner lot to 7.5 ft. for consistency and lot developability provided there is 20 ft. from the back of the curb and vehicles don't block a public sidewalk.
- Adding a condition that the height of any new structure shall be designed to blend and maintain balance with existing structures on either side.

Financial Impact

This action is expected to bring new tax dollars related to new construction and reinvestment in the City's existing housing stock.

Recommendation

Staff recommends the Planning Commission hold a public hearing for Ordinance Amendment, TA #22-02.

Staff also recommends the Planning Commission discuss the proposed amendment and make a recommendation of approval to the City Council.

The Council is scheduled to hold a public hearing on this ordinance on March 28, 2022.

Attachments and Other Resources

1. Draft ordinance
2. Location map of 40 ft. wide lots
3. Address list of existing 40 ft. wide lots

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Ordinance No. ____**Amending the Fridley City Code Chapter 205.31 Overlay District O-6, Pre 1955 Lots**

The City Council of the City of Fridley does ordain, after review, examination, and staff recommendation that the Fridley City Code be amended as follows:

Section 1

That Chapter 205.07 of the City Code entitled "R-1, One Family Dwelling District Regulations" be hereby amended as follows:

Chapter 205.07.03 Lot Requirements and Setbacks

1. Lot Area. A minimum lot area of 9,000 square feet is required for a one-family dwelling unit, except:

- a. ~~Where a lot is without City sanitary sewer, the minimum required lot area is 18,000 square feet.~~
- b. Where a lot is one on a subdivision or plat recorded before December 29, 1955, the minimum required lot area is ~~7,500~~ 4,000 square feet.
- c. As allowed under Special District Regulations or Planned Unit Development District Regulations.

2. Lot Width. The width of a lot shall not be less than seventy-five (75) feet at the required setback except:

- a. One a subdivision or plat recorded before December 29, 1955, the minimum width of a lot is ~~fifty (50)~~ 40 feet.

Section 2

That Chapter 205.31 of the City Code entitled "Overlay District O-6, Pre 1955 Lots" be hereby amended as follows:

Chapter 205.31.02 Purpose

2. Purpose

The purpose of this special zoning district is to:

- A. ~~Change the present "legal, nonconforming use" status of the residential dwellings located in this district on lots over 5,000 square feet in size to a "conforming use" status. Recognize all~~

residential lots legally created and recorded at Anoka County prior to December 29, 1955 that are 4,000 square feet in size or more as conforming.

- B. Re-establish and maintain the residential character of Fridley's neighborhoods.
- C. Protect the property rights of all present landowners as much as possible, while promoting reinvestment and infill development in Fridley neighborhoods.
- D. ~~Establish a zoning mechanism for the City that will encourage residential investment and development on those lots created and recorded at Anoka County prior to December 29, 1955.~~ zoning performance standards that allow development of these lots that encourage homes designs that are sensitive to the existing neighborhood.

Chapter 205.31.03 District Boundaries

3. DISTRICT BOUNDARIES

The extent of this zoning overlay district shall only be comprised of those residentially zoned lots split, platted, or otherwise created and recorded at Anoka County prior to December 29, 1955. The O-6 district includes lots meeting all criteria set forth in this chapter, located in the following Plats created and recorded prior to December 29, 1955: Adams Street Addition; Auditor's Subdivisions #22, #23, #25, #39, #59, #77, #78, #79, #88, #89, #92, #94, #94 Sublot 10, #108, #129, #153, & #155; Berlin Addition; Brookview Addition; Brookview 2nd Addition; Camp Howard and Hush's 1st Addition to Fridley Park; Carlson's Summit Manor North Addition; Carlson's Summit Manor South Addition; Central Avenue Addition; Central View Manor; Christie Addition; City View; Clover Leaf Addition; Clover Leaf 2nd Addition; Dennis Addition; Donnay's Lakeview Manor; Elwell's Riverside Heights; Elwell's Riverside Heights Plat 2; Florence Park Addition to Fridley; Fridley Park; Hamilton's Addition to Mechanicsville; Hayes River Lots; Hillcrest Addition; Horizon Heights; Hyde Park; Irvington Addition to Fridley Park; Lowell Addition to Fridley Park; Lucia Lane Addition; Lund Addition; Meloland Gardens; Moore Lake Addition; Moore Lake Highlands & Additions 1-4; Moore Lake Hills; Moore Lake Park Addition; Moore Lake Park 2nd Addition; Murdix Park; Niemann Addition; Norwood Addition to Fridley Park; Oak Creek Addition; Oak Creek Addition Plat 2; Oak Grove Addition to Fridley Park; Oakhill Addition; Onaway; Osborne Manor; Ostmans 1st Addition; Ostmans 2nd Addition; Parkview Manor; Plymouth; Rearrangement of Blocks 13, 14, 15 Plymouth; Rearrangement of Lots 1,2,3, Blk 1 and Lots 1,2,3, Blk 4 Rice Creek Terrace Plat 2; Rees Addition to Fridley Park; Revised Auditors Subdivisions #10, #23, #77, #103; Rice Creek Terrace Plats 1-4; Riverview Heights; Sandhurst Addition; Second Revised Auditors Subdivision #21; Scherer Addition; Shaffer's Subdivision #1; Shorewood; Springbrook Park; Spring Lake Park Lakeside; Spring Valley; Subdivision of Lot 10, Auditors Subdivision #94; Sylvan Hills; Sylvan Hills Plat 2 & 3; Vineland Addition to Fridley Park; and any unplatted lots created, prior to December 29, 1955, as recorded at Anoka County. Any lot combinations or divisions of Parcel Identification Numbers done on or after January 1, 2001 would make the property ineligible for inclusion in this overlay district.

Chapter 205.31.05 Lot Requirements and Setbacks

1. LOT REQUIREMENTS AND SETBACKS

A. Lot Area.

A lot area of not less than ~~5,000~~ 4,000 square feet is required.

B. Lot Width.

The width of a lot shall not be less than ~~fifty (50)~~ (40) feet at the required setback.

C. Lot Coverage:

Not more than thirty-five percent (35%) of the area of a lot shall be covered by buildings.

D. Setbacks:

(1) Front Yard:

A front yard with a depth of not less than twenty-five (25) feet is required.

(2) Side Yard:

Two (2) side yards are required, each with a width of not less than ~~ten (10)~~ (7.5) feet, except as follows:

- (a) Where a house is built without an attached garage, a minimum side yard requirement shall be ~~ten (10)~~ feet (7.5) on one side, and thirteen (13) feet on the other side, so that there is access to the rear yard for a detached garage and off-street parking area.
- (b) Where a house is built with an attached garage, the side yard adjoining the attached garage or accessory building may be reduced to not less than five (5) feet, provided the height of the garage or accessory building on that side is not more than fourteen (14) feet.

(3) Corner Lots:

- (a) The side yard width on a street side of a corner lot shall ~~be not be less than seventeen and one-half (17.5) feet~~ (7.5) feet for a dwelling, attached, detached garage, or a detached garage that opens on the side street.
- (b) ~~Any attached or unattached accessory building that opens on the side street, shall be at least twenty-five (25) feet from the property line on a side street. A side yard setback~~

on a street side of a corner lot shall not be less than (20) feet when measured from the back of the curb to ensure there is adequate space to park a vehicle. In no case shall a vehicle block a sidewalk within the public right-of-way.

(4) Rear Yard:

- (a) A rear yard with a depth of not less than twenty-five (25) feet permitted for living area, however, setback may be reduced to 15' for an attached garage located in rear of lot.
- (b) Detached accessory buildings may be built not less than three (3) feet from any lot line in the rear yard not adjacent to a street.

Chapter 205.31.06 Building Requirements

A. Height.

No building shall ~~hereafter~~ be erected, constructed, reconstructed, altered, enlarged, or moved, so as to exceed the building height limit of ~~thirty~~ (30) feet.

In cases, where a new structure is constructed on a lot, the height of that structure shall be designed to blend and maintain balance with the structures on either side of the lot.

Passed and adopted by the City Council of the City of Fridley on this xx day of Month, 2022.

Scott J. Lund - Mayor

Melissa Moore - City Clerk

Public Hearing:

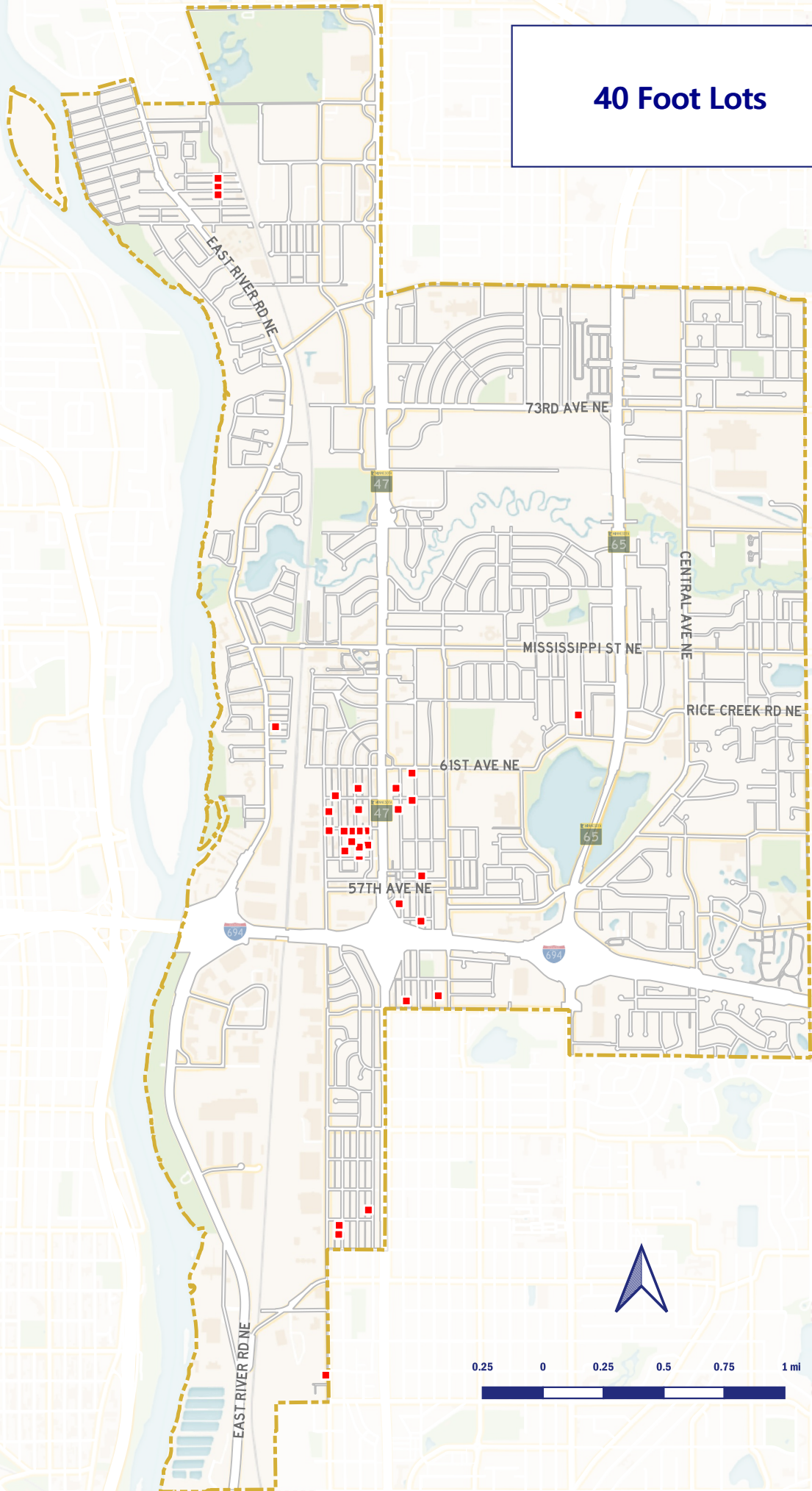
First Reading:

Second Reading:

Publication:



40 Foot Lots



40 FOOT LOT INVENTORY

Item 4.

	Address	Lot Size	Zoning	Land Use	Accessed by an Alley or Street	Platted as a 40 ft. lot	Mics. Info.
	2 nd Street addresses -						
1	4528 2 nd St	40x129	R-1	SF house	Street	Yes	
2	4544 2 nd St	40x129	R-1	SF house	Alley	Yes	
3	4548 2 nd St	40x129	R-1	SF house	Alley	Yes	
4	5815 2 nd St	40x130	S-1	SF house	Street	Yes	
5	5881 2 nd St	40x130	S-1	SF house	Street (side street)	Yes	
6	6000 2 nd St – HRA owned	40x130	S-1	Vacant lot	Street – corner lot	Yes	
	2 ½ Street addresses -						
7	5801 2 ½ St	40x130	S-1	SF house	Street (side street)	Yes	No garage
8	5813 2 ½ St – HRA owned	40x130	S-1	Vacant lot	Street or Alley	Yes	
9	5817 2 ½ St	40x130	S-1	SF house	Alley	Yes	
10	5821 2 ½ St	40x130	S-1	SF house	Alley	Yes	
11	5834 2 ½ St	40x130	S-1	SF house	Street	Yes	No garage
12	5845 2 ½ St – HRA owned	40x130	S-1	Vacant lot	Street and improved alley	Yes	
13	5847 2 ½ St	40x130	S-1	SF house	Alley	Yes	
14	5849 2 ½ St	40x130	S-1	SF house	Alley	Yes	
15	5851 2 ½ St	40x130	S-1	SF house	Street (side street)	Yes	10 ft. corner setback
16	5852 2 ½ St	40x130	S-1	SF house	Street (side street)	Yes	11 ft. corner setback
17	5945 2 ½ St	40x130	S-1	SF house	Street	Yes	
18	6015 2 ½ St	40x130	S-1	SF house	Street	Yes	

40 FOOT LOT INVENTORY

Item 4.

3 rd Street addresses -							
19	4628 3 rd St	40x131	R-1	Vacant	Street	Yes	Owned by the property owner to the south – could be developed – need pic
20	5826 3 rd St	40x130	S-1	SF house	Alley	Yes	
21	5860 3 rd St	40x130	S-1	SF house	Street (side street)	Yes	9 ft. corner setback
4 th Street addresses -							
22	5311 4 th Street	40x130	R-3	SF house	Alley	Yes	Need pic
23	5614 4 th Street	40x130	R-3	SF house	Street	Yes	No garage – need pic
24	5968 4 th Street	40x130	R-2	SF house	Street	Yes	Need pic
25	6030 4 th Street	40x130	R-1	Vacant	Street	Yes	Owned by the property owner to the south – could be developed – need pic
5 th Street addresses -							
26	5545 5 th Street	40x130	R-3	SF house	Street (side street)	Yes	3 ft. corner setback – need pic
27	5980 5 th Street	40x130	R-1	SF house	Street (side street)	Yes	6 ft. corner setback – need pic
28	6060 5 th Street	40x130	R-1	SF house	Street	Yes	Need pic
6 th Street address -							
29	233024340083 (5343 6 th Street)	40x130	R-2	Vacant	Street	Yes	Owned by the property owner to the south – could be developed need a pic

40 FOOT LOT INVENTORY

Item 4.

	57 th Place address -						
30	409 57 th Place	40x130	R-2	SF house	Street (double frontage lot)	Yes	Detached garage 6 ft. from property line. – need pic
	62 ½ Way address -						
31	60 62 ½ Way – HRA owned	40x126	R-1	Vacant lot	Street and unimproved alley	Yes	
	Name addresses -						
32	133024330011 (6282 Baker Ave)	40x150	R-1	Vacant	Street	Yes	Owned by the property owner to the north – could be developed – need pic
33	200 Ely Street	40x144	R-1	SF house	Street (side street)		Unvacated alley - need pic
34	200 Liberty Street	40x144	R-1	SF house	Street (side street)	Yes	Unvacated alley - need pic
35	201 Liberty Street	40x144	R-1	SF house	Street (side street)		Unvacated alley - need pic
36	4050 Main Street	40x123	R-1	SF house	Street	Yes	Need pic
37	5861 Main St – also owns separate parcel to the south that is 20x129 – can we require a combination?	40x129	S-1	SF house	Street (side street)	Yes	8 ft. corner setback
38	5933 Main Street	40x130	S-1	SF house	Street and Alley	Yes	