



stackd-UP



CitiCabin Series



Cottage Series

# Accessory Dwelling Units (ADUs)

1. Yes, ADUs are allowed in many parts of Minnesota
2. ADU Ordinance Adoption & Evolution
3. ADUs in Use, Cluster Developments
4. Universal Design, Sustainability, Rooftop Solar
5. Financing
6. Q&A

# 1. Yes, ADUs Are Allowed in Many Parts of Minnesota

## The State Delegates the Authority to Regulate Land Use

- Under MN State Zoning Rules, an ADU must be specifically allowed in the Zoning Code of a jurisdiction, otherwise is it presumed not permitted.
- The authority to regulate land use in Minnesota is delegated by the State to Cities (Section 462.357) and Counties (Section 394.21-24). But within a county, a township's authority takes precedence if it has appointed a planning commission.
- Under delegated authority, subordinate jurisdictions can regulate "what" may be built on the land, pursuant to an established zoning map and zoning code. But it does not delegate the ability to decide "who" may build, but instead may prescribe an approval and permitting process.
- Under the Minnesota Residential Building Code, a "Dwelling" must be attached to a permanent foundation and connected to water and sewer. A Dwelling consists of an independent living unit with a bathroom, place to prepare food, and sleeping area.
- The MN Residential Building Code allows "Tiny Homes" of 400 sf or less, but these must be permanent dwellings, not Tiny Homes on Wheels.

# Jurisdictions Across Minnesota that Allow ADUs (Jan 2021)

1	Apple Valley **		19	New Brighton *
2	Baytown Township **		20	Northfield
3	Bemidji		21	Plymouth
4	Blaine		22	Richfield
5	Bloomington **		23	Rochester *
6	Burnsville *		24	Roseville
7	Chaska **		25	Shoreview **
8	Corcoran **		26	Stearns County
9	Crystal		27	St. Louis County
10	Dayton		28	St. Louis Park
11	Duluth		29	St. Paul
12	Eagan**		30	Stillwater
13	Faribault		31	Two Harbors
14	Grand Marais		32	White Bear Lake
15	Inver Grove Heights			Golden Valley ***
16	Long Lake			Hopkins ***
17	Minneapolis			Isanti County ***
18	Minnetonka			Maplewood ***
				Brooklyn Center ***
	* portions of city, not entire city			
	** only attached ADU, not detached ADU			
	*** studying			
			Source: YardHomesMN	

**300,000 eligible  
parcels across  
MN, estimate**

## 2. ADU Ordinance Adoption & Evolution

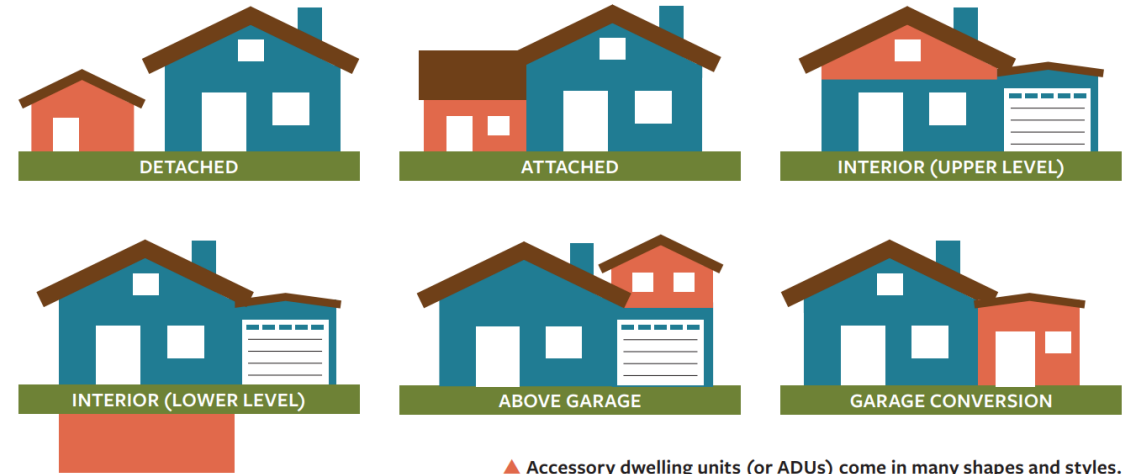
ADU ordinances typically evolve a round or two before they are truly practical and lead to broad adoption of ADUs

- Creating practical ADU ordinances requires community engagement and coalition-building. City planning departments are advised to consider outside technical experts and resources (including AARP). The more practical the ordinance, the less burdensome it is on city permitting and inspection staff over the long-term.
- Even if a city / county adopts an ADU ordinance, other things in the Zoning Code or local regulations usually still get in the way of adoption. Adopting an ADU ordinance is often a good time to tackle other “modernizations.”
- Simply allowing ADUs usually isn’t enough to spur adoption. Pilot projects are very useful. Many cities nationally provide education, technical expertise and even financial support. The most progressive cities have used design competitions and have pre-approved plans for residents to select from. Best practice is to create a city web site with pictures, land parcel diagrams and that uses straight-forward language, not legalistic or code language.
- Once people see an ADU, others tend to want them. Usually, policymakers succumb to political pressures as their constituents see the benefits to their community from such policies.

# 3. ADUs in Use

- Different types of ADUs tend to serve different users / uses, so policy-makers and coalition builders should be sensitive to align clear goals with clear policy choices.
- The vast majority of ADUs provide compact, more accessible. less costly and less burdensome housing for seniors.

- Detached ADU most senior-friendly format
- ADU Above Garage popular in urban areas
- Attached ADU is complicated re: building codes



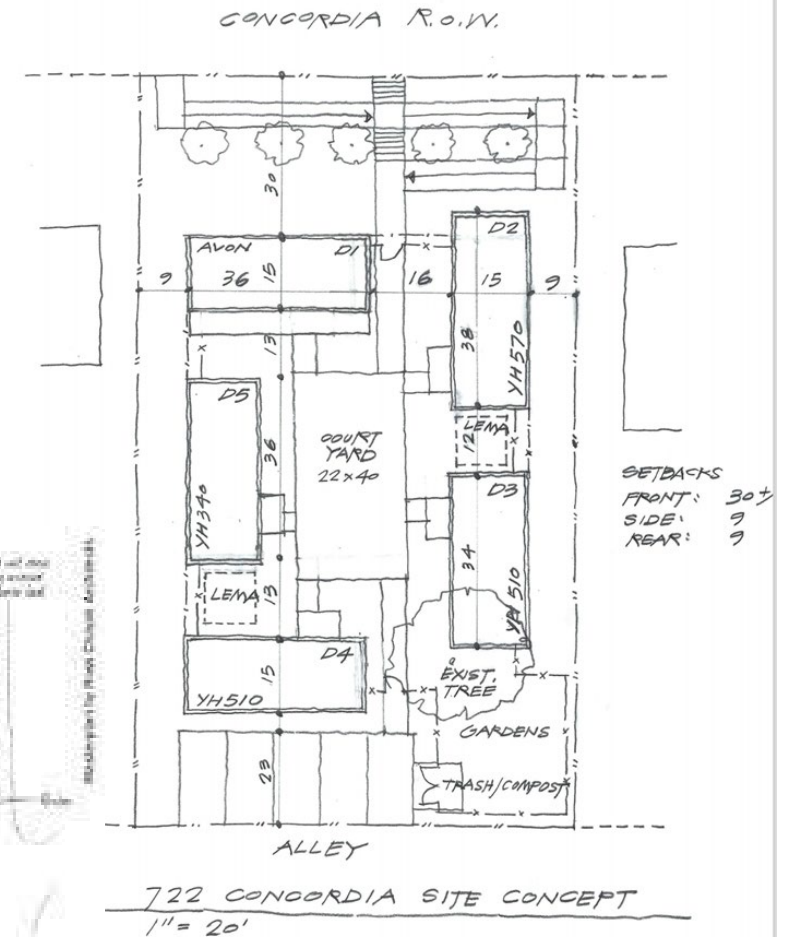
▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

- Many people who add an ADU contemplate many uses, and changing uses and users over time. Adult child or extended family now, aging parent later. Aging parent now, adult child later.
- Policy makers often make rules overly complicated, don't appreciate senior users and their lifestyles.

# 3. ADUs in Use, in Cluster Developments



Garden Court  
Pocket Neighborhood  
Cluster Development  
Veterans Village  
Cottage Home Park



Great options for smaller cities and towns, especially if senior-focused. Helps recycle existing housing stock for new young families.



# 4. Universal Design, Sustainability, Rooftop Solar

- Universal Design:
  - ADA bathrooms, walk-in / roll-in showers
  - Kitchen design, appliance selection, sink access, cabinets
  - Entrance and flow; no step entry, 36" wide doors, no threshold floor finishes
- Sustainability:
  - Highly insulated walls and roofs, SIPs, air sealing, modern windows & doors
  - All electric structures, air-to-air heat exchanger (ductless mini-splits), low voltage lighting
  - Careful material selection, avoiding off-gassing
- Solar roofs:
  - Often easier to add solar to new ADU than to existing house; put ADU on new meter,
  - Consider EV charging



# 5. Financing

- If built up equity in home, use Home Equity Line of Credit (HELOC)
- Refinance main house plus ADU
- Fannie Mae HomeStyle Mortgage
- Minnesota Housing: Fix-Up Loan Program (\$75k, 10-20 years, +620 credit score)
- YardHomes Y-HELP program for metro-based affordable ADUs for low-income Veterans, Youth housing
- Power Purchasing Agreement for rooftop solar

*Shop around, consider credit unions, local community banks*

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# Thank You!



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