



ACCESSORY DWELLING UNITS

Building Permits are required for the construction of ALL accessory dwelling units.

This handout provides information to assist you in planning a new accessory dwelling unit on a single-family residential property in Richfield. It is not intended to be an exhaustive list of all standards and requirements.

PLANNING & ZONING
RICHFIELD COMMUNITY
DEVELOPMENT
DEPARTMENT

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An **Accessory Dwelling Unit (ADU)** is a dwelling unit that is located on the same lot as the main residential structure. ADUs must be smaller than the main residential structure.

- No more than one ADU shall be allowed on a lot.
- ADU must be attached to a garage or to the primary residential structure. Standalone units are not allowed - please also see the "[Garages](#)" handout for more information on garage-attached ADUs.
- The lot must meet current width and depth requirements.
- The creation of an ADU shall not create a separate tax parcel.
- An owner of the property must live on the lot. Proof of homesteading shall be required, and a rental license is required for the non-owner-occupied unit.
- ADUs must have a minimum floor area of 300 square feet, and cannot exceed 800 square feet.
- Total area of accessory structures on a lot must not exceed 1,200 square feet (or 13% of the lot, for lots over 15,000 square feet). This includes all floor space in a garage, an ADU, and any sheds or greenhouses on the property.
- On smaller lots (less than 75 feet wide), the garage+ADU height cannot exceed the height of the principal residence or 18 feet, whichever is less.
- On lots 75 feet more in width, the height of the garage+ADU cannot exceed the height of the principal residence.
- Exterior materials for new ADU construction must match the structure to which the ADU is attached.
- On the main residential structure, no additional entrances facing the public street may be added.
- No exterior stairways constructed with raw or unfinished lumber may be added to access an ADU.
- Excess garage space may be converted to an ADU without replacement so long as at least two auto parking spaces are preserved.
- A minimum of three off-street parking spaces are required in order to add an ADU of any kind.

ZONING CODE
SECTIONS:
514.05 Subd. 8 (R)
518.05 Subd. 8 (R-1)

05/2021

Other things to consider when planning for an ADU:

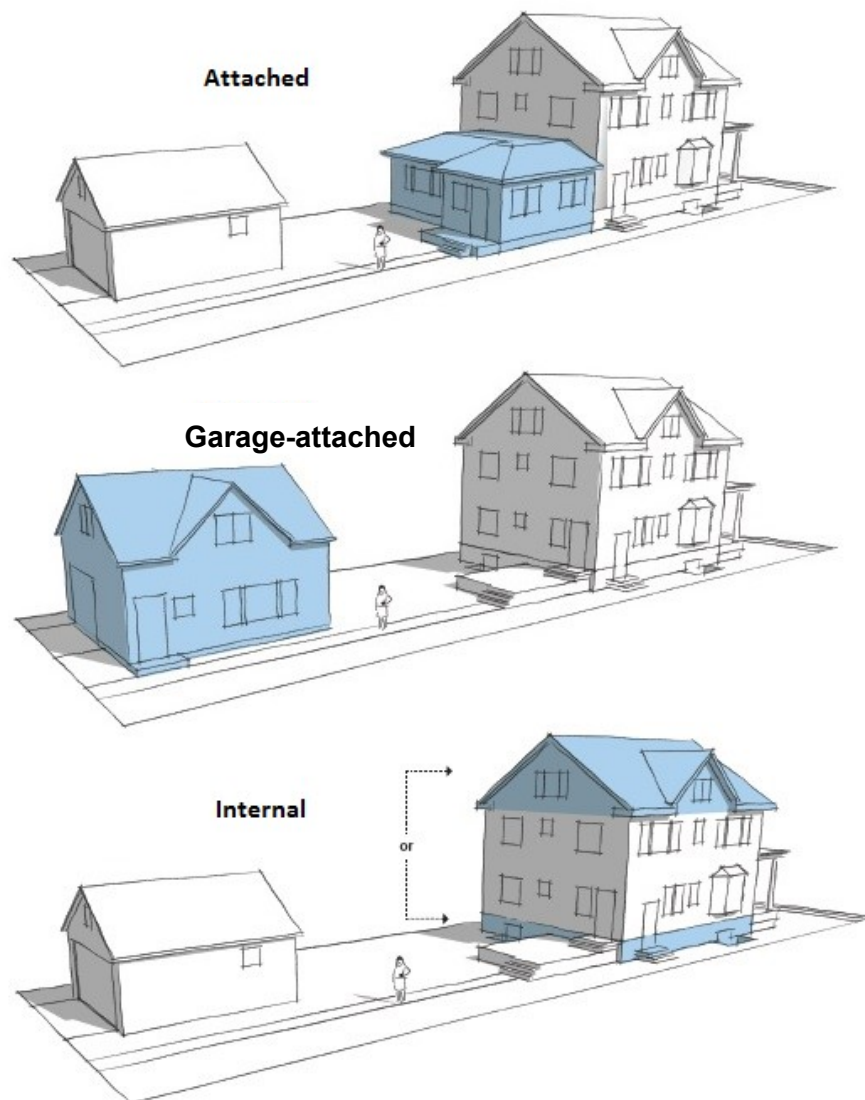
- Garages with an attached ADU must have frost footings.
- The ADU must tie in to existing utility hookups.
- The ADU must meet required lot line setbacks.
- The impervious surface limit is 45% of the lot, and the building coverage limit is 35% of the lot.

ADDITIONAL INFORMATION:

- Building permits are required.
- Contact the Housing Specialists for potential planning, design, and funding opportunities.
- There is no separate zoning application or approval process for ADUs.

Potential ADU in Richfield

Configurations



This is a guide to the most common questions and problems. It is not intended nor shall it be considered a complete set of requirements.