



Accessory Dwelling Units

This handout provides information to assist you in building a new accessory dwelling unit within Minnetonka. This guide is meant for informational purposes, and it is recommended you contact a planner at **952-939-8290** with specific questions regarding your project.

What is an Accessory Dwelling Unit (ADU)?

An Accessory Dwelling Unit is a dwelling unit that is located on the same lot as a principal residential structure. The unit is designed as separate living quarter with its own cooking, sleeping, and sanitary facilities separate from those of another unit of housing.

Can I Establish an ADU on My Property?

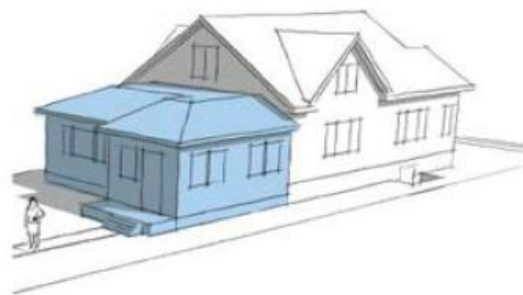
Internal and attached dwelling units are conditionally-permitted uses in Minnetonka. Detached units would require a variance in addition to a conditional use permit. (See the Conditional Use Permit handout for more information.)

Potential ADU Configurations

Interior ADU: attic or basement



Attached ADU



ADU Conditional Use Permit Standards

- Created only on a property zoned for single family detached dwelling
- No more than one accessory dwelling apartment shall be allowed on a lot
- An owner of the property must occupy at least one dwelling unit on the lot as their primary place of residence. Proof of homesteading shall be required
- Adequate off-street parking to be provided for both units of housing such as a garage, carport, or on a paved area specifically intended for parking.
- May be created by the conversion of living space within the house but not by conversion of a garage space unless space is available for a two car garage on the lot without the need for a variance

- Must be no more than 35 percent of the gross living area of the house or 950 square feet, whichever is smaller.
- Exterior changes to the house must not substantially alter the single family character of the structure.
- ADU must be created in compliance with all applicable building, housing, electrical, plumbing, heating, and related codes of the city and State of Minnesota.
- Cannot create a substantial alteration of the character of the neighborhood.

Summary of ADU Setback Requirements

Setback	Standard Lot	Corner Lot	Lot without Frontage
Front: local street	35 ft	35 ft*	40 ft or 20% of the average distance between opposite property lines, but not less than 25 ft
Front: collector/arterial street	50 ft	50 ft*	
Side	Aggregate 30 ft minimum 10 ft on any one side	10 ft	
Rear	20% of lot depth or 40 ft, whichever is less	20% of lot depth or 40 ft, whichever is less	
Shoreland	See “Shoreland District” handout		
Floodplain	20 ft	20 ft	20 ft
Wetland	35-60ft depending on wetland classification	35-60ft depending on wetland classification	35-60ft depending on wetland classification

- A **Front Property Line** is any property line that abuts a public street or public right-of-way, regardless of the orientation of the house.
- A **Rear Property Line** is the property line opposite and most distant from a front property line.
- A **Side Property Line** is any property line other than the front or rear property line.
- Setbacks are measured perpendicularly from a lot line to the closest point of the foundation of a structure.
- City code requires minimum setback from natural features of a property including: ordinary high water level of lakes and creeks, floodplain elevations, and the delineated edges of wetlands. If your property includes any such features, please contact a planner regarding your project.

A **Building Permit** is required for any construction, alteration, repair, relocation, enlargement, demolition or change of use or occupancy to any building or structure regulated by the state building code. Sewer Access Charges, also known as SAC, may be assessed as part of an ADU project. Please visit eminnetonka.com/permits for an overview of the state building code and list of requirements associated with pulling a permit.