



# Accessory Dwelling Units (ADUs), Attached & Detached



Internal

## Attached ADU

Separate living quarters contained within the primary residence

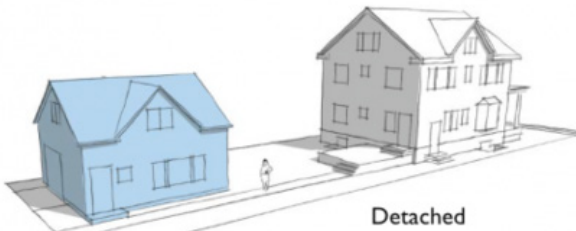
### Permitted Zones

**Rural Rural Residential Rural Agriculture Rural Forest Commercial Agriculture**

### Requirements and Standards

- Only one (1) ADU, attached or detached per single family dwelling unit
- No home occupation or home industry for the residents of the accessory living quarters
- Maximum 1,000 square feet
- Accessory living quarters may be created through:
  - Internal conversion within an existing single family dwelling
  - The addition of new square footage to the existing single family dwelling
  - Inclusion in the development plans for, or as part of, the construction of a new single-family dwelling unit.
- Subject to applicable Health Department standards for water and sewage disposal.

Image credit: City of Saint Paul, MN



Detached

Image credit: City of Saint Paul, MN

## Detached ADU

A detached accessory dwelling unit, situated on the same parcel as a single family dwelling, which does not exceed 1,200 square feet in gross floor area, shares a common driveway with the single family dwelling.

### Permitted Zones

**Rural Agriculture Rural Forest Commercial Agriculture**

**Rural Rural Residential on lots greater than 1 acre in size**

### Requirements and Standards

- Only one (1) ADU, attached or detached, per single family dwelling unit
- No more than one (1) detached ADU permit per person, per year not to include consultants or agents acting on behalf of individuals
- Maximum 1,200 square feet of gross floor area
- Must share a common driveway with the single family dwelling to which it is an accessory dwelling
- No home occupation or home industry shall be permitted for the residents of the detached ADU
- Subject to applicable Health Department standards for water and sewage disposal
- Shall comply with applicable building, fire, and health and safety codes
- Cannot be segregated or separately sold, transferred, given, or otherwise conveyed unless the lot is of sufficient size to meet base density
- No more than thirty-five (35) building permits for detached ADUs shall be issued by the county each calendar year for properties located outside of urban growth areas.

❖ The detached ADU must be setback no more than 100 ft from the primary residence or be located where the environmental impact is the least, and the location maintains rural character. ❖

