



COUNCIL CONFERENCE MEETING

November 22, 2021

5:30 PM

Fridley City Hall, 7071 University Avenue N.E.

AGENDA

1. City Council Open Enrollment
2. City Employee Health Insurance
3. Accessory Dwelling Units

The City of Fridley will not discriminate against or harass anyone in the admission or access to, or treatment, or employment in its services, program, or activities because of race, color, creed, religion, national origin, sex, disability, age, marital status, sexual orientation or status with regard to public assistance. Upon request, accommodation will be provided to allow individuals with disabilities to participate in any of Fridley's services, programs, and activities. Hearing impaired persons who need any interpreter or other persons with disabilities who require auxiliary aids should contact Roberta Collins at (763) 572-3500. (TTD/763-572-3534).



AGENDA REPORT

Meeting Date: November 22, 2021

Meeting Type: City Council Conference Meeting

Submitted By: Scott Hickok, Community Development Director

Stacy Stromberg, Planning Manager

Nancy S. Abts, Associate Planner

Title

Accessory Dwelling Units

Background

Following the Council Conference Meeting on October 25, Staff have continued to research Accessory Dwelling Units. After consulting with Community Development Staff from Stillwater, White Bear Lake, Chaska, Crystal, Roseville, Inver Grove Heights, Eagan, and Minnetonka, few other suburban communities have experienced challenges with their Accessory Dwelling Units. Many communities report that the number of residents expressing interest in ADUs exceeds the number of units permitted and constructed.

A sampling of single-family residential lots in Fridley has been analyzed for suitability for adding an ADU. Generally, lots smaller than 10,000 square feet have limited ability to add an external ADU under the current 25% lot coverage maximum. (However, approximately three quarters of residential lots in Fridley are larger than 10,000 square feet.) Additionally, shoreland lots, lots with existing detached accessory structures, and bluff lots have limited ability to add to the built footprint of their property. Based on lot coverage, possible ADU sizes range from approximately 350 square feet (a very small studio) to over 1,000 square feet (a generous one-bedroom or modest two-bedroom dwelling). In addition to lot coverage standards, other communities often limit ADUs to being smaller than, or some percentage of, the principal dwelling unit's size, and/or have maximum size limits for detached accessory structures. Fridley's current accessory structure size limit is 1,400 square feet.

Finally, for some properties, the only opportunity to add an ADU would be by adding a story to an existing structure. The zoning ordinance currently limits principal dwellings (and additions to principal dwellings) to 30 feet from finished grade level. The zoning ordinance also limits the height of detached accessory structures to 14 feet, effectively prohibiting an ADU above a detached garage. If there is interest in allowing a detached above-garage ADUs, staff could develop various recommendations for changes to height requirements for detached ADUs.

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.

Vision Statement

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

Individual property owners may balance construction costs and increased property values with other benefits an ADU provides, including potential rental income.

Discussion

The City Council is invited to discuss this topic.

Staff will use interactive polling via the website ahaslides.com to ask for input on the following topics:

- Suitability of various forms of ADU (e.g., attached and detached) for Fridley
- Appropriate size limit(s) for ADUs in Fridley
- Possible setback and maximum height requirements for detached ADUs
- Desired next steps

Focus on Fridley Strategic Alignment

☒ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☐ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

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Attachments and Other Resources

1. Map of Single Family Residential Parcels in Fridley by Size
2. Cities in the Twin Cities Metro Area with an ADU Policy (Family Housing Fund, 2019)

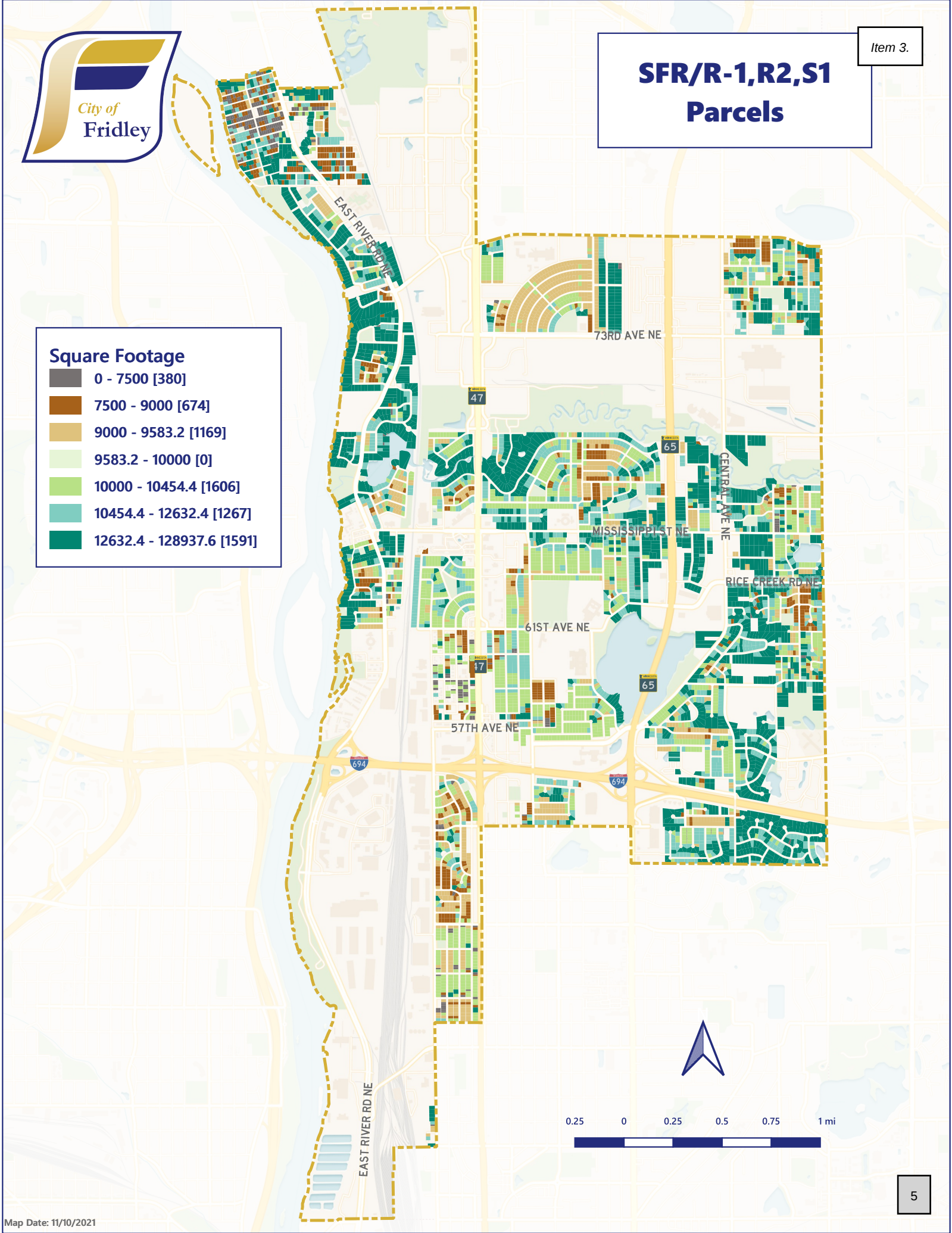
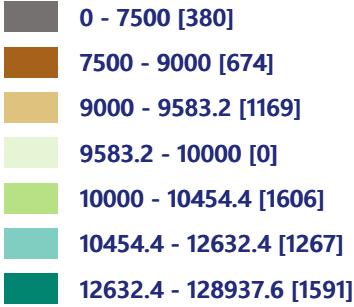
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**SFR/R-1,R2,S1
Parcels**

Square Footage



0.25 0 0.25 0.5 0.75 1 mi





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	



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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



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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													