



TA#22-01: Accessory Dwelling Units

City Council Public Hearing regarding
Amendments to the Zoning Code to
allow Accessory Dwelling Units (ADUs)

March 28, 2022



Housing

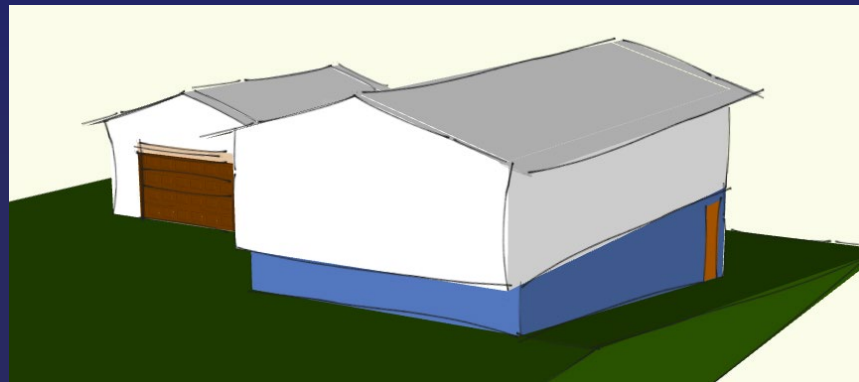
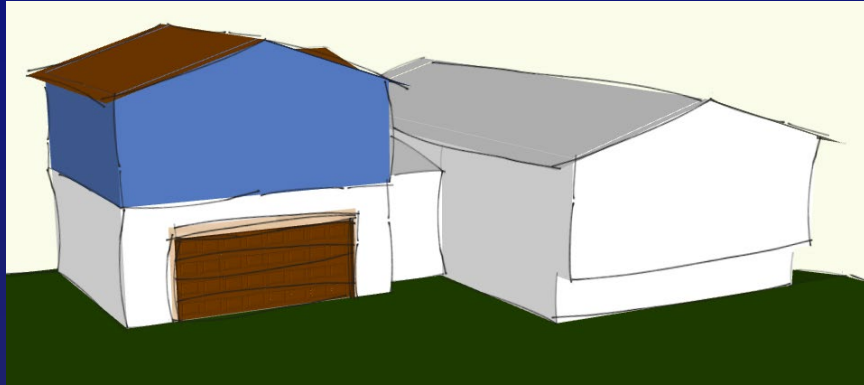
Housing is a critical and essential component of the quality of life in Fridley. Since a majority of Fridley's housing was built in the 1950s and 1960s, the City has struggled to provide a variety of housing types and price points that allow residents to move through the life cycle housing chain while staying in Fridley. Providing a variety of housing types and price levels is key to maintaining stability in the community. It is also key to reducing traffic; giving Fridley's extensive working population the opportunity to live where they work.

Framing Fridley: 2040 Comprehensive Plan

Housing Priorities include:

- Encourage developers to build housing types that meet the market needs of the population of the City
- Strive to provide special services to seniors to help them have the option to remain safe in their home as they age.

What is an Accessory Dwelling Unit (ADU)?



An ADU is a

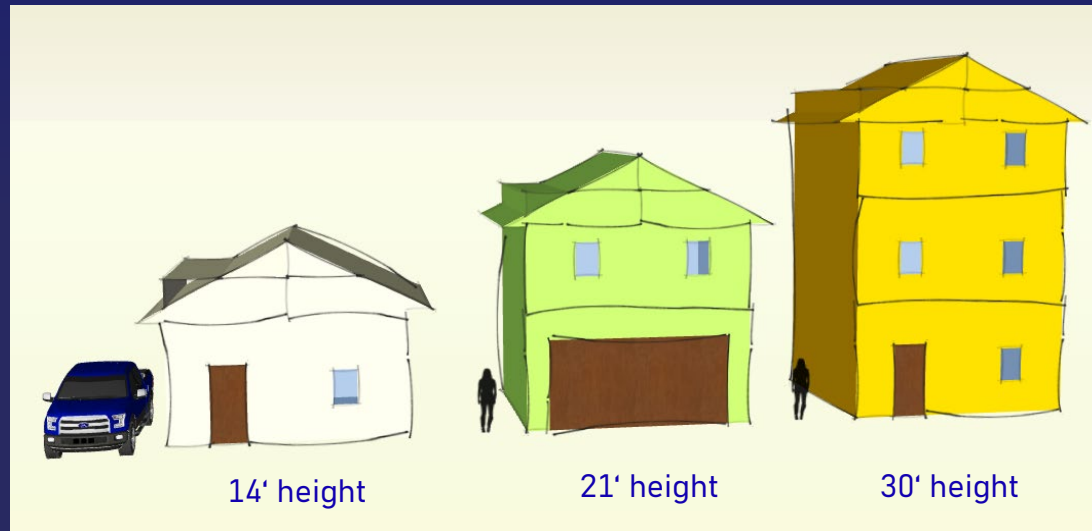
- **Subordinate** (*small*)
- **Habitable** (*complete with kitchen & bath*)
- **Permanent Dwelling Unit**
 - complying with the Minnesota State Building Code;
 - which is **located** on a lot **with a detached principal single-family residential dwelling.**

Metro Communities with an ADU Ordinance

- Andover
- Apple Valley
- Blaine
- Bloomington
- Burnsville
- Chaska
- Crystal
- Eagan
- Inver Grove Heights
- Lakeville
- Long Lake
- Minneapolis
- Minnetonka
- Plymouth
- Richfield
- Roseville
- Shoreview
- St. Louis Park
- St. Paul
- Stillwater
- White Bear Lake

Proposed Ordinance - Summary

- ADUs may be created by
 - Converting existing space (e.g., basement or attic)
 - Building an attached addition
 - Constructing a new freestanding building
 - An ADU built above a garage may be up to 21 feet tall. Otherwise, the 14-foot height limit for other detached accessory structures applies.
 - A detached ADU would require a Special Use Permit.
- The property owner must live on site
- The non-owner-occupied unit must receive a Rental License
- An ADU must not be larger than 50% of the principal unit
- The ADU must have a permanent foundation & comply with the building code
- The ADU must be architecturally compatible with the principal structure's siding, coloring, and roofing.
- The ADU and Principal Structure must have adequate parking.



Previous Actions

- Planning Commission Public Hearing on March 16, 2022
 - Recommended approval, with requirement that detached ADUs receive a Special Use Permit
- Council Conference Meetings on October 25, 2021 & November 22, 2021

Staff Recommendation

- Hold Public Hearing
- Review ordinance
- Make any suggested changes
- First Reading of ordinance to follow Public Hearing