

ACCESSORY DWELLING UNIT HANDOUT

An ADU is a second dwelling unit, subordinate to a principal one-family dwelling, within or attached to a one-family or in a detached accessory building on the same zoning lot.



The following are the standards and conditions that must be met in order to establish an ADU:

- All ADU operators shall apply for and maintain a rental license with the City.
- The owner(s) of the property on which the accessory dwelling unit is created must continue to occupy at least one (1) of the dwelling units as their primary residence, except for a bona fide temporary absence.
- The size of an ADU shall be no larger than the finished floor area of the principal structure.
- No more than four (4) people shall occupy an ADU at one time.
- No more than one (1) ADU shall be placed on a property.
- Off-street parking spaces shall be provided for use by the owner-occupant(s) and tenant(s). Two (2) off-street parking spaces shall be required for the principal dwelling, and an additional two (2) off-street spaces shall be provided for the ADU.
- In areas with public utilities, the ADU's water/sewer connection shall be connected to the existing home.
- In rural areas, the septic must be sized to meet total bedroom count (principal structure plus ADU).
- A deed restriction shall be created and recorded with Isanti County restricting the independent sale of an ADU and requiring adherence to size limitations and other requirements found in this Ordinance.
- If the ADU is proposed under 400 sq ft, it must meet regulations found in Appendix Q "Tiny Houses" within the MN State Building Code.
- The ADU shall meet setback and building material regulations for accessory structures found in Section 13 of the City's zoning ordinances.