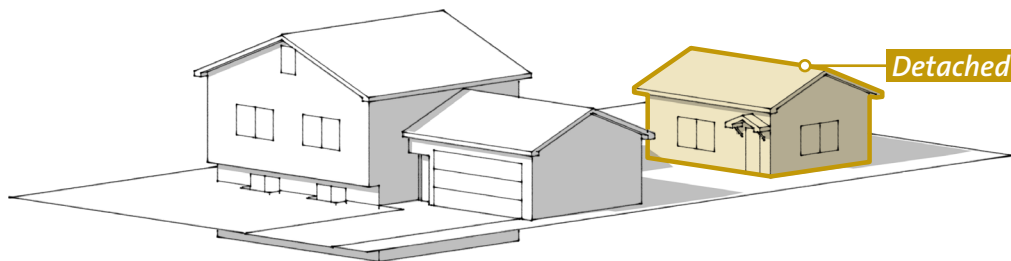
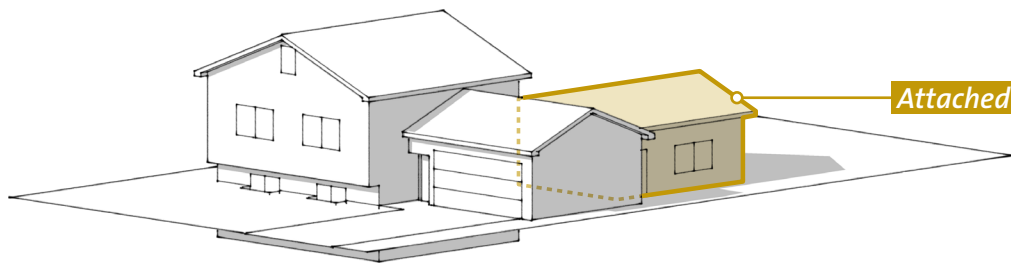
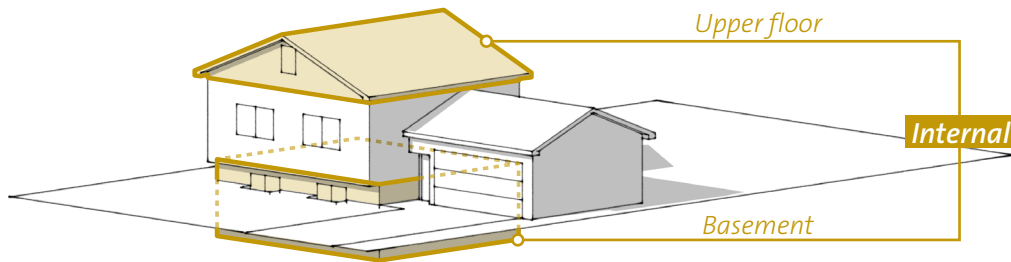


WHAT IS AN ACCESSORY DWELLING UNIT?

An **accessory dwelling unit**, or ADU, is an independent dwelling located on the same lot as a primary, single-family home. The ADU is smaller and subordinate to the primary home, but features all necessary dwelling facilities, specifically sleeping, cooking, and sanitary.



REQUIRED APPROVALS

An ADU application requires administrative zoning approval from the Planning Division and payment of review fee. From there, a building permit must be issued prior to construction.

FOUNDATIONS FOR DETACHED ADUs

Detached ADUs must be permanently attached to a foundation. They can't be built on a chassis or be mobile in any way.

ADU STANDARDS

Please see [Section 21.302.03](#) of the City of Bloomington Code for all standards regulating ADUs. Some are discussed on the following page.

TYPES

There are three types of ADUs -

- 1) Internal
- 2) Attached
- 3) Detached

To inquire about the different types of ADUs, call the Planning Division at (952) 563-8920 or email at planning@bloomingtonmn.gov.

QUESTIONS ABOUT THE APPLICATION PROCESS?

Call the Planning Division at (952) 563-8920 or email at planning@bloomingtonmn.gov.

QUESTIONS ABOUT ADU STRUCTURE?

Call the Building & Inspections Division at (952) 563-8930 or email at inspections@bloomingtonmn.gov.

OTHER IMPORTANT STANDARDS

- ADUs are only allowed on lots with single-family homes and zoned R-1 or RS-1
- Only one (1) ADU is allowed per lot
- Property owner must occupy either the primary home or ADU
- Attached and detached ADUs must comply with setbacks for single-family homes
- Detached ADU height can't exceed the primary home
- Detached ADU will count toward the maximum number of detached accessory structures allowed on a lot (no more than 2)
- ADUs must be between 300 and 960 square feet in area and can't exceed one third (33%) of the combined living area of the primary home and the ADU
- Amount of impervious surface on a lot cannot exceed 35% with the addition of an ADU

UTILITIES

Detached ADUs must have their own services and meters per City Code Sec. 11.12. Utilities for internal and attached ADUs may use the existing services and meters from the primary home. For internal and attached ADUs, the property owner will be responsible for paying the utility bill.

RENTAL LICENSE

A rental license for an ADU is required if the property owner intends to rent the ADU to a non-family member. Only one rental license is allowed per lot. If interested in renting out an ADU, the property owner must obtain a rental license from the Environmental Health Division.

OTHER QUESTIONS

Call the Planning Division at (952) 563-8920 or email at planning@bloomingtonmn.gov.

SINGLE-FAMILY HOME SETBACKS

See [Sec. 21.301.02\(d\)\(1\)](#).

DETACHED ACCESSORY STRUCTURES

Limit of two (2) detached accessory structures per lot. See [Sec. 21.301.19\(b\)](#) for details.

QUESTIONS ABOUT ADU UTILITIES?

Call the Utilities Division at (952) 563-8930 or email at utilities@bloomingtonmn.gov.

QUESTIONS ABOUT RENTAL LICENSES?

Call the Environmental Health Division at (952) 563-8934 or email at envhealth@bloomingtonmn.gov.