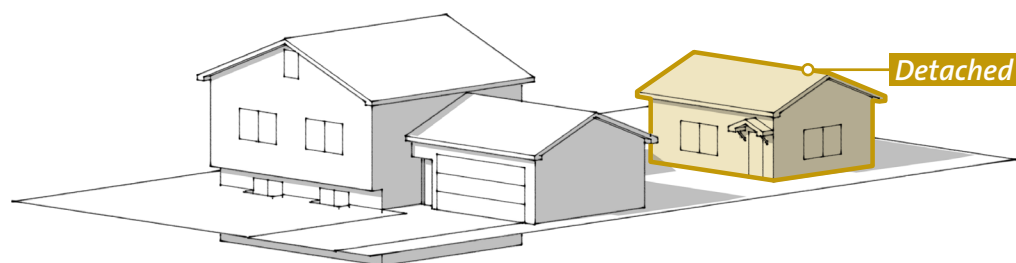
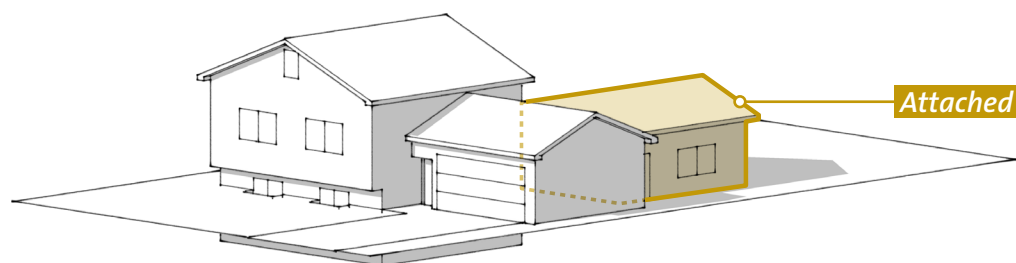
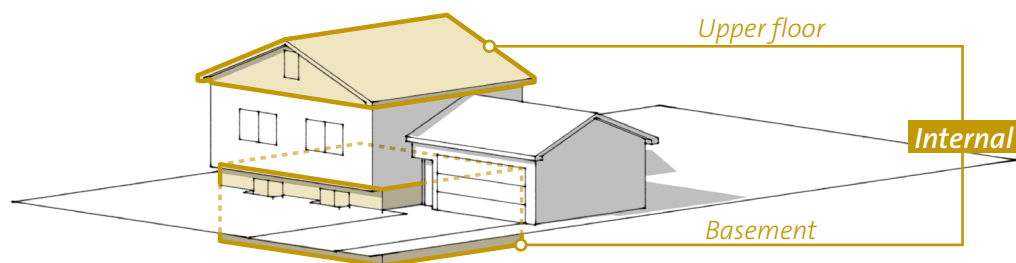


## WHAT IS AN ACCESSORY DWELLING UNIT?

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

Construction work to establish an ADU requires the approval of a building permit prior to construction. A pre-application review meeting with staff may be required prior to formal review and approval of a building permit.

## 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 [§ 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](mailto:planning@bloomingtonmn.gov).

## QUESTIONS ABOUT ADU ZONING REQUIREMENTS?

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

## QUESTIONS ABOUT ADU STRUCTURE?

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

## OTHER IMPORTANT STANDARDS

- ADUs are only allowed on lots with existing single-family homes and zoned R-1 or RS-1.
- Only one (1) ADU is allowed per lot.
- Attached ADUs must comply with setbacks for single-family homes.
- Required setbacks for detached ADUs are listed in [§ 21.302.03\(b\)\(4\)](#).
- 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 1,000 square feet in area.
- Amount of impervious surface on a lot cannot exceed the maximum allowed in the base zoning district with the addition of an ADU.

## UTILITIES

Detached ADUs must have their own services and meters per City Code [§ 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. 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](mailto:planning@bloomingtonmn.gov).

### SINGLE-FAMILY HOME SETBACKS

See [§ 21.301.02\(d\)\(1\)](#).

### DETACHED ACCESSORY STRUCTURES

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

### QUESTIONS ABOUT ADU UTILITIES?

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

### QUESTIONS ABOUT RENTAL LICENSES?

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