

2023 Adopted Accessory Dwelling Unit (ADU) Zoning Ordinance Changes

Note: Changes are approved and in effect as shown below.

Changes will appear [here](#), in the City Code, in the future.

Definition of Accessory Dwelling Units (ADUs):

Dwelling Unit, Accessory: A self-contained unit that is subordinate and clearly incidental to a primary structure, intended for occupancy by one or more persons, that includes facilities for living, sleeping, cooking, and eating.

Section 21005.02 of the Plymouth City Code (RULES AND DEFINITIONS—DEFINITIONS)

Regulations for Accessory Dwelling Units (ADUs)

Subd. 1. Accessory dwelling units may be allowed on residential lots with a detached, single-family home within the FRD, RSF-1, RSF-2, RSF-3, or residential PUD district. Accessory dwelling units are not allowed on properties with apartment buildings or attached townhomes.

Subd. 2. An accessory dwelling unit may be allowed provided all of the following conditions are met:

- (a) An accessory dwelling unit may be located above a detached garage that is accessory to a single-family detached home; internal to a single-family home; attached to a single-family home; above a detached garage; or detached as a standalone structure.
- (b) An administrative permit for the accessory dwelling unit shall be applied for concurrently with the application for a building permit.
- (c) Not more than one (1) accessory dwelling unit shall be allowed per single-family detached lot.
- (d) Any accessory dwelling unit shall comply with the same minimum building setback requirements as required for the living portion of the principal dwelling unit.
- (e) Except as noted in (c) above or as otherwise specified in this subdivision, a detached accessory dwelling unit shall be subject to the same regulations as provided for under Section 21120 of this Chapter.
- (f) An accessory dwelling unit shall be a clearly incidental and subordinate use. The allowed area for a detached dwelling unit shall be 30 percent of the area of the rear yard, to a maximum size of 700 square feet. If attached, the allowed size of an accessory dwelling unit shall be 30 percent the gross floor area of the home, to a maximum size of 1000 square feet. Any accessory dwelling unit shall be a minimum of 200 square feet.
- (g) The exterior design of an accessory dwelling unit shall incorporate a similar architectural style, roof pitch, colors, and materials as the principal building on the lot, and shall be compatible with the character of the surrounding residential buildings, subject to approval by the Zoning Administrator.
- (h) The owner of the property shall reside in the principal dwelling unit or in the accessory dwelling unit.
- (i) Rental of the accessory dwelling unit, or rental of the principal dwelling unit if the property owner resides in the accessory dwelling unit, shall require a City license pursuant to Chapter IV (Housing and Redevelopment) of the City Code. Detached accessory dwelling units shall not be rented.
- (j) There shall be no separate ownership of the accessory dwelling unit.

- (k) One off-street parking space shall be provided for an accessory dwelling unit. Adequate parking shall be shown on the permit application and shall comply with the requirements of this Chapter.
- (l) The accessory dwelling unit shall be addressed as a separate unit with the same numerical address as the principal structure pursuant to Chapter IV (Building Code) of the City Code.
- (m) The principal dwelling unit and accessory dwelling unit shall be created and maintained in compliance with Chapter IV (Building Code, Housing Maintenance, and Housing and Redevelopment) of the City Code.
- (n) The principal dwelling unit and accessory dwelling unit shall be connected to municipal sewer and water and shall not have separate utilities from the principal structure.
- (o) The accessory dwelling unit shall have a foundation and shall be a permanent structure.
- (p) Any exterior entrance for the accessory dwelling unit shall be on the side or rear of the home.
- (q) The applicant must demonstrate that the proposed new construction or modifications to existing construction comply with the building code.
- (r) Accessory dwelling units must meet any applicable shoreland or structural coverage regulations.
- (s) The maximum height for accessory dwelling units shall be as prescribed in the applicable district, provided that in no case shall the height of a detached accessory dwelling unit exceed the height of the principal building. In the case of an accessory dwelling unit above a detached garage, the maximum height shall be 21 feet, or the height of the principal building, whichever is less.

Type of Accessory Dwelling Unit	Maximum Height
Internal to a single-family home	35 feet, or the height of the principal building, whichever is less
Attached to a single-family home	
Detached as a standalone structure	15 feet
Above a detached garage	21 feet, or the height of the principal building, whichever is less

Section 21190.04 of the Plymouth City Code (ACCESSORY DWELLING UNITS)