



ACCESSORY DWELLING UNITS (ADUs)

for Single-Family Homes in Plymouth

PLANNING



PERMIT REQUIREMENTS

Applications

(submitted concurrently)

- Building permit(s) for new structures or renovations
- Administrative permit for accessory dwelling unit
- Rental license (if required)

Location

- 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.
- May be located internal to an existing home, attached to an existing home above an attached garage or detached as a standalone structure.

Please see Section 400.13 of the City Code and 21190.04 of the Zoning Ordinance. for more information: plymouthmn.gov/citycode

REQUIREMENTS

- Max one ADU per property
- Owner must live on the property
- Meets principal structure setbacks
- Cannot be used for short-term rental
- Standalone ADU (e.g. "Tiny Homes") may not be rented
- Architecture must match/complement the principal structure.
- Must have a separate entrance from the principal structure
- Entrances on the side or rear yard
- One additional off-street parking space
- No separate utilities allowed
- Compliance with shoreland and/or structural coverage limitations.

ADU SIZE

TYPE OF ACCESSORY DWELLING UNIT	MIN. SIZE ALLOWED	MAX. SIZE ALLOWED
Attached (e.g. mother-in-law suite, basement conversion, caretaker suite)	200 sq ft	<ul style="list-style-type: none"> · 30% of the gross floor area of the home · Maximum size of 1000 sq ft
Detached (e.g. "tiny home," cottage home, pool house)	200 sq ft	<ul style="list-style-type: none"> · 30% of the area of the rear yard · Maximum size of 700 sq ft

TYPE OF ADU	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



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BUILDING



ACCESSORY DWELLING UNITS – KEY REQUIREMENTS

Plymouth requirements for accessory dwelling units (ADUs) are summarized below. To get an ADU permit for an accessory dwelling unit (ADU), property owners must:

- Create construction drawings and site plans. **Plan sets should document both the existing (current) conditions/layout, and the proposed conditions/layout after the ADU is constructed.**
 - Site plans should show setbacks from property lines.
 - Existing & proposed layouts should show the square footage of the principal home and the ADU.
 - Building plans should follow requirements of the 2020 Minnesota Residential Code.
 - The site plan should show adequate off-street parking for the principal home and the ADU (see Zoning section).
- Submit the plans to the Plymouth Planning Division, and, if necessary.
- Before the Certificate of Occupancy for the ADU is issued, there should be a restriction recorded against the property requiring owner occupancy with respect to at least one of the units.

BUILDING

RAINWATER

Manage rainwater runoff. Typically roof water discharges within the yard to avoid water intrusion to the neighboring buildings. Additionally, see plumbing section.

FROST

- Buildings containing dwellings must have frost footings. Existing detached garages are not typically on frost-protected footings. Other footing materials or systems shall be designed in accordance with accepted engineering practice.

Frost-protected shallow foundations shall meet the requirements of International Residential Code (IRC) Sections 403.3.1 and 403.1.4. Note that this method requires a heated main floor level. Buildings with garage use on the main level would not apply.

GARAGE

- For ADUs attached to a garage, garage to be separated from the ADU, including the exit, with one-hour fire assembly and 20-minute doors.
- The ADU exit shall discharge directly outside the structure without entering the garage, or through a fire-rated stair.
- Ceiling between garage and dwelling unit shall have R-30 insulation.



HABITABLE SPACE AND CEILING

- Habitable space in the ADU shall have a ceiling height of not less than seven feet. When the dwelling has a sloped ceiling, at least 50% of the required floor area of the room shall have a ceiling height of at least seven feet and no portion of required floor area may have a ceiling height of less than five feet tall.

STAIRS

- Width: 36" (minimum)
- Rise: 7-³/₄" (maximum)
- Run/Tread: 10" (minimum)
- Headroom: 6'-8" (minimum)
- Handrails: Shall be provided on not less than one side of each flight of stairs with four or more risers

ADU SEPARATION

- An ADU is considered a separate dwelling according to IRC Section R202. A fire separation located between the two dwellings including a 20-minute door or solid core door is required. Two layers of 1/2" or 5/8" gypsum board attached to the separating walls and ceilings will be accepted.

EGRESS WINDOWS

Each sleeping room shall have an egress window per R310 2020 IRC.

- Minimum opening area: 5.7 sq ft
- Sill Height: 44 inches above the floor (maximum)

SMOKE AND CARBON MONOXIDE DETECTORS

Smoke and carbon monoxide detectors and all electrical to be hard wired, per IRC Section 314 and 315 of the 2020 IRC.

PLUMBING

Water and sewer connections are specific to a Property Identification number. If feasible, dedicated sewer services to a detached ADU should be constructed by connecting to the sewer service in the yard. However, a detached ADU may be served through water and sewer service extensions from the primary structure to the ADU if the existing plumbing system is sized appropriately. The layout and design of any new services shall be in accordance with the Minnesota Plumbing Code.

DOMESTIC WATER SERVICES

A licensed master plumber or Minnesota registered engineer shall confirm that the total demand (or loading) from the primary structure and the ADU can be served by the existing service in accordance with the methods outlined in the Minnesota Plumbing Code.

- If a service is undersized, it shall be discontinued, and a properly sized service shall be designed and installed.
- A water service extension from a primary residence to an ADU shall be protected from freezing as described in Minnesota Plumbing Code Sections 312.6 and 609.1.



SANITARY SEWER SERVICES

The plumbing designer shall confirm that the service is adequately sized to accommodate the total demand (or loading) from the primary structure and the ADU. If an existing service is not appropriately sized, it shall be discontinued, and a properly sized service shall be designed and installed.

- Sewer piping exiting an ADU should be gravity drainage piping. If pumping is required, the pumping equipment should be located in the primary dwelling. Where this configuration is not practicable, pumped underground sewer piping from an ADU to a primary dwelling may be allowed on a case-by-case basis subject to acceptance by plumbing plan review prior to installation.
- Pumped underground sewer piping, when accepted, shall be located a minimum of 10'- 0" from any buried water piping as described in Minnesota Plumbing Code 4714.609.6.1.
- Pumped underground sewer piping, when accepted, shall be provided with freeze protection equivalent to that required for buried water piping.
- All connections to the city sewer mains and within the right-of-way must be gravity drains.
- Exterior sewer piping draining from the ADU shall be protected from freezing as described in Minnesota Plumbing Code Section 312.6.

STORM WATER

All storm water shall be appropriately discharged to avoid water intrusion or negative impacts to the neighboring properties.

MECHANICAL

- There shall be an atmospheric separation between a garage and dwelling unit - i.e., a dwelling unit cannot share a ventilation system with a garage.
- The dwelling shall have HVAC controls within the dwelling unit. R303.10.
- Fuel-fired appliances shall not be installed in sleeping rooms, bathrooms and storage closets. See MMC (IFGC) Section 303.
- Location of mechanical intake and exhaust should be 10 feet away from each other. See MMC Sections 401.4 and 501.3.
- Exhaust openings shall be 3 feet from property lines and 3 feet from operable openings into buildings.

ELECTRICAL

Electrical permits are administered by the City of Plymouth. Occupants shall have access to the electrical service for the ADU.