

**Appendix of ADU Ordinance Summary**

<b>Components</b>	<b>Austin, TX</b>	<b>Minneapolis, MN</b>	<b>Boulder, CO</b>	<b>Grand Rapids, MI</b>
<b>Review/Notice</b>	Administrative review	Administrative review	Administrative review	Notice within 300 ft. If opposition, Planning Department requires public hearing. If no opposition, Director review.
<b>Height</b>	30 ft. maximum	Detached: 21 ft.; Attached: Not to exceed height of primary dwelling	Detached: not greater than 20 ft.	Attached: Not exceed the permissible main building height of the applicable zoning district  Detached: Maximum permitted hieght is 25 feet where zoning district setback requirements are met; if setback requirements cannot be met the ADU height can be no hiegher than 20 feet
<b>Setbacks</b>	10 ft. side, rear, and distance between rear of existing house	3-5 ft. depending on location of doors; 20 ft. from rear of primary dwelling unit	Should comply with accessory structure setbacks in zoning district	
<b>Location/Type</b>	Detached - must stand at least 10 ft. away from the primary dwelling unit or above detached garage	Detached and Attached	Attached and detached	Attached and Detached  If not attached, ADU shall not be located in front yard
<b># of ADUs per lot</b>	1	1	1	1
<b>Limitations on # of ADUs in area?</b>		<i>No information found</i>	<i>No information found</i>	<i>No information found</i>
<b>Lot Size</b>	Minimum of 5,750 sq. ft.	None - permitted on all single-family and two-family zoned lots	Minimum of 5,000 sq. ft.	Minimum lot size for applicable zoning code
<b>Square Footage/Lot Coverage</b>	1,100 sq. ft. maximum; if on second floor 600 sq. ft.  Maximum lot coverage - 40% (including ADU + primary dwelling unit)	Minimum of 300 sq. ft. Maximum of 800 sq. ft. for attached and 1,300 sq. ft. for detached	Can build larger if rent is limited to 75% of AMI	Not to exceed 40% of gross floor area of primary dwelling unit; at least 400 sq. ft. but not larger than 850 sq. ft.
<b>Density</b>	<i>No information found</i>	<i>No information found</i>	<i>No information found</i>	ADUs excluded from maximum residential density requirements
<b>Parking</b>	Depends on zoning and distance from mass transit; in many cases one additional off-street parking per ADU is required	1 space per unit	1 space per unit; No parking requirement if rent is limited to 75% AMI	
<b>Utilities</b>	<i>No information found</i>	<i>No information found</i>	<i>No information found</i>	<i>No information found</i>
<b>Design</b>	<i>No information found</i>	Regulations on location of entrances, windows, materials, stairways	No architectural consistency required for detached ADUs	ADU shall be designed to maintain the architectural design, style, appearance, and acharacter of the main building
<b># of Occupants</b>	<i>No information found</i>	<i>No information found</i>	Primary dwelling and ADU considered one dwelling unit for purposes of determining occupancy requirements	
<b>Owner-Occupancy</b>	<i>No information found</i>	At least one of the dwelling units on the property needs to be owner-occupied	At least one of the dwelling units on the property needs to be owner-occupied	At least one of the units shall be owner-occupied; if leased, ADU needs to be registered with the City
<b>Home Occupation</b>	<i>No information found</i>	<i>No information found</i>	<i>No information found</i>	<i>No information found</i>
<b>Other</b>	Ability to subdivide and sell ADU separately from primary dwelling unit; Limits use as short-term rental to maximum of 30 days per year for ADUs constructed after October 1, 2015; impervious cover for site may not exceed 45%		Prohibits independent sale of ADUs separate from primary dwelling unit; short-term rentals not permitted	No more than 2 bedrooms; no short-term rental; deed restriction stipulating that ADU will not be conveyed separately from the primary dwelling unit
<b>Link</b>	<a href="http://www.austintexas.gov/edims/document.cfm?id=243658">http://www.austintexas.gov/edims/document.cfm?id=243658</a>	<a href="http://www2.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcms1p-136454.pdf">http://www2.minneapolismn.gov/www/groups/public/@cped/documents/webcontent/wcms1p-136454.pdf</a>	<a href="https://bouldercolorado.gov/housing/adu">https://bouldercolorado.gov/housing/adu</a>	<a href="https://www.grandrapidsmi.gov/Government/Programs-and-Initiatives/Zoning-Ordinance">https://www.grandrapidsmi.gov/Government/Programs-and-Initiatives/Zoning-Ordinance</a>