

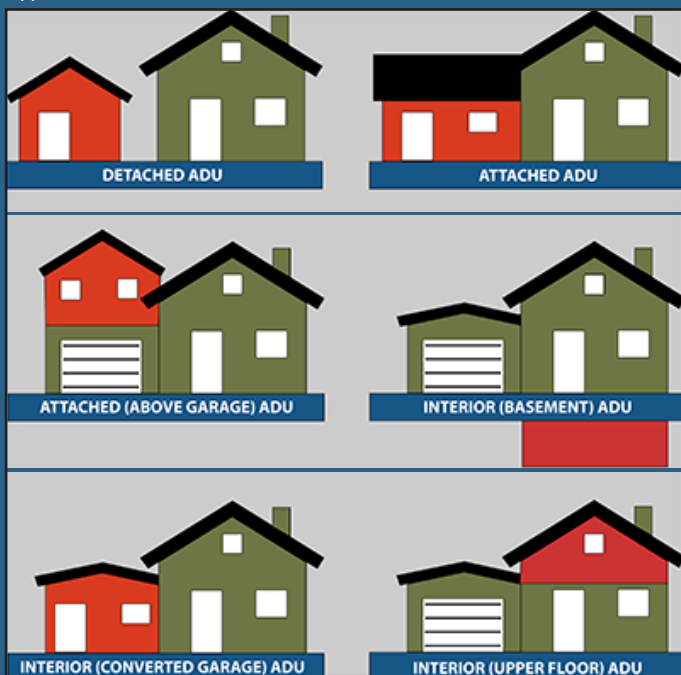
# ACCESSORY DWELLING UNITS



## Accessory dwelling units

An Accessory Dwelling Unit (ADU), sometimes called a “granny flat” or “in-law suite”, is a second dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs can be converted portions of existing homes (internal ADUs), additions to new or existing homes (attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (detached ADUs).

### Types of ADUs



## Why allow ADUs?

While a relatively old concept, ADUs are making a comeback. More and more communities across the country are allowing ADUs to support families in housing extended family members, provide new income revenues for homeowners, and increase the overall housing stock.



## What are benefits of ADUs?

There are several benefits of ADUs. Some more common benefits include:

- Provides more housing choices for city residents at different price points;
- Allows individuals, young couples, or senior residents to stay near family living in the primary home;
- Offers an additional homeowner income source by renting out the ADU (requires a rental license for non-family members);
- Environmentally sensitive process that has less of a footprint than most new traditional housing;

## Can I build an ADU?

ADUs are allowed by-right (with the need to apply for special permissions) within the R1 or R2 residential districts. Constructing an ADU requires a similar permits and approval process however to other construction projects like garages. To be eligible to construct an ADU, the owner of the “primary” home (the main, original home), must live in either the primary home or the ADU.

To view your zoning district, visit and search by your address:

<https://gis.hennepin.us/Property/Map/Default.aspx>



To learn more about the updated Brooklyn Center Zoning Code, visit:

[BecomingBrooklynCenter.com/zoning](http://BecomingBrooklynCenter.com/zoning)