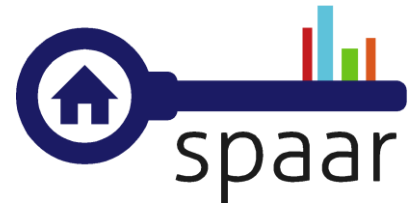


Local & Regional Regulations

Accessory Dwelling Units

Saint Paul



General Information:

The Accessory Dwelling Unit (ADU) ordinance was recently adopted and is effective as of November 26, 2018. For a copy of the complete ordinance, please [click here](#). An ADU is a second dwelling unit, subordinate to a principal one-family dwelling, within or attached to a one-family dwelling or in a detached accessory building on the same zoning lot.

Standards and Conditions:

The following are the standards and conditions that must be met in order to establish an ADU:

- Lot size must be at least 5,000 square feet.
- Only one accessory unit is allowed on a lot.
- No more than one family is allowed in both the principal unit and the accessory unit together. A family is a lineally related family plus two, or up to four unrelated persons.
- The property owner must permanently reside in either the principal unit or the accessory unit.
- The maximum size of a detached ADU is 800 square feet of floor area and the maximum height is lesser of 25 feet or the height of the principal structure. All other requirements for an accessory structure must be met.
- If the accessory dwelling unit is located within the principal unit, the principal structure must be at least 1,000 square feet and the accessory unit cannot exceed 1/3 of the total floor area of the structure. If the principal has more than one story, the maximum floor area of an accessory dwelling unit may be equal to that of the first floor, but shall be less than or equal to 50% of the total floor area of the structure.
- There must be a sidewalk from the street to the primary entrance of the accessory unit. An accessory unit on the upper floors of the principal structure shall have an interior stairway to the primary entrance of the accessory unit. Secondary stairways may be located on the exterior, but not on the front of the building.
- One off-street parking space on the property is required.
- All building code requirements for the accessory unit must be met and a building permit must be obtained for the change of use and/or construction work.