

Accessory Dwelling Unit Application Packet

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Summary of ADU Regulations

	Internal	Attached	Detached
Number of ADUs per lot	One ADU per lot. An ADU is only allowed in conjunction with a single-family home.		
Owner-Occupancy	The property owner must reside in either the principal dwelling or ADU as either their sole or primary residence.		
Floor Area			
<i>Minimum</i>	250 square feet	250 square feet	250 square feet
<i>Maximum</i>	950 square feet or 35 percent of the home's livable floor area, whichever is less. The area being converted for the ADU shall be included in this calculation of gross living area.	950 square feet or 35 percent of the home's livable floor area, whichever is less.	
Height	Governed by the maximum height allowed for the principal structure.		12 feet measured from structure floor to the top plate or highest horizontal component of the frame building.
Setbacks			
<i>Front Yard</i>	35 feet		Located completely to the side or rear of the principal structure, and built no closer to the front setback than the principal structure.
<i>Corner lot secondary front yard</i>	35 feet		No closer to the front setback than the principal structure.
<i>Side Yard</i>	Zoning district setbacks for principal structures apply.		10 feet with a conditional use permit. Otherwise, a detached ADU meeting the same setback as the principal structure is allowed with administrative review.
<i>Rear Yard</i>	25 ft		10 feet with a conditional use permit. Otherwise, a detached ADU meeting the same setback as the principal structure is allowed with administrative review.
<i>Distance from house</i>	N/A		10 feet

→ continued

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Summary of ADU Regulations Continued

	Internal	Attached	Detached
Parking	One additional off-street parking space is required for the ADU above the minimum required for single-family homes. The creation of an ADU by conversion of garage space shall not reduce the home's provide off-street parking below the minimum requirements.		
Utilities	Utility connections for the ADU shall be provided from the existing principal structure so long as adequate capacity exists or can be provided.		
Design			
<i>Exterior materials</i>	Exterior changes shall not substantially alter the single-family character of the structure.	Designed and use materials which complement and match the principal dwelling.	
<i>Entrances</i>	Entrances shall only face the side or rear yard.	N/A	
<i>Dormers</i>	N/A	Not facing adjacent lots to the side or rear.	
<i>Decks</i>	N/A	Rooftop decks prohibited.	
This table provides a summary from Zoning Code of some of the applicable standards for ADUs. Please refer to the Golden Valley Code of Ordinances, Section 113-159 for the complete requirements. All ADUs must meet current residential, building, mechanical, and electrical code standards. Please contact the City of Golden Valley if you have any questions.			

→ **continue to application**



This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593-3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.



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Property Owner Information

Name

Street address

City

State

Zip

Email

Phone

Applicant

Name

Street address

City

State

Zip

Email

Phone

Property Information

Property address

City

State

Zip

Size of parcel (square feet)

Existing impervious surface (square feet)

Existing lot cover (square feet)

Gross livable floor area of home _____

Home's exterior materials

• 35 percent calculation _____

ADU Information

ADU type

Attached Internal Detached

Attached & Internal ADUs

Proposed ADU floor area

Detached ADUs

ADU location

Proposed ADU floor area

Rear Yard Side Yard

Resulting building height

ADU height (12' max, structure floor to top plate)

Setbacks (distance from property lines)

Setbacks (distance from property lines)

Front yard _____

Front yard _____ Rear yard _____

Side yard _____ & _____

Side yard _____ & _____

Rear yard _____

Distance from principal structure _____



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Application Checklist

<input type="checkbox"/> Completed application	<input type="checkbox"/> Photos of the property and location of proposed ADU
<input type="checkbox"/> Application fee	<input type="checkbox"/> 1x Site Survey - Showing the location of existing and proposed structures on the site and meeting the City's Survey Requirements www.goldenvalleymn.gov/Survey-Requirements-PDF
<input type="checkbox"/> \$150 – Administrative Review (attached, internal, and detached ADUs meeting the same setback requirements as the principal structure)	<input type="checkbox"/> 1x Elevations for each exterior façade of the proposed ADU
Or	<input type="checkbox"/> 1x Dimensioned floorplan for the home and ADU
<input type="checkbox"/> \$400 – Conditional Use Permit (for all other detached ADUs)	
<input type="checkbox"/> I/I compliance: Before application submittal, the property must be in compliance with the City's Inflow/Infiltration (I/I) requirements. Contact the Public Works Division at 763-593-3962 for I/I inspection and compliance information.	

Owner Occupancy Declaration & Application Certification

The City of Golden Valley requires that for properties containing an accessory dwelling unit, the property owner must reside on-site in either the principal structure or accessory dwelling. This requirement applies regardless of rental status. Failure to comply with this requirement could lead to administrative citation or revocation of rental licenses.

I am aware of the owner occupancy requirement, and my signature attests to this fact. The rest of this application is complete and accurate to the best of my knowledge. I understand that any inaccurate or inadequate information provided may delay approval of my application or may result in denial of my request.

Property owner signature

X

Date