

ACCESSORY (CARRIAGE) HOUSING ZONING ISSUES AND GUIDELINES

Carriage House Approval Process

North Phillips Zoning Overlay Text Amendment: Passed on May 18th 2001 by the Full Council (12 Aye, 1 Absent)

Chapter 551 of the Minneapolis Code: Zoning Code: Overlay Districts

Purpose: to promote home ownership and to allow a variety of housing types, costs and arrangements that may not meet the regulations of the primary zoning district.

Conditional Uses:

- (1) No accessory dwelling unit (ADU) shall be constructed or established prior to the time of construction of the principal residential structure, but not for simultaneous construction.
- (2) At least one dwelling unit shall be owner-occupied.
- (3) There shall be no more than three dwelling units on a zoning lot.
- (4) The minimum lot area shall be that required by the primary zoning district or 2,500 sq. ft per dwelling unit, which ever is less.
- (5) There shall be no other accessory structures allowed on the lot.
- (6) The parking spaces located below the ADU shall be accessible through the alley.
- (7) There shall be an unobstructed walkway leading from the public street to the ADU.
- (8) The minimum rear and interior side yard requirements for the ADU shall be not less that those specified by the primary zoning district for principal uses, except as otherwise authorized by the City Planning Commission.
- (9) The principal residential structure and the ADU shall be separated by not less than 10 feet and shall not be connected to each other by any structure.
- (10) The ADU shall be compatible in character with the principal residential structure on the zoning lot and with the surroundings, and shall comply with the following specific requirements:
 - a) The height of the accessory dwelling shall not exceed the height of the principal residential structure.
 - b) The roof of the accessory dwelling shall be similar in form and pitch to that of the principal residential structure.
 - c) The exterior building materials and appearance of the accessory dwelling shall be similar to that of the principal residential structure.
 - d) Exterior stairways leading to the accessory dwelling shall be prohibited.

What is currently needed (June 27 2001)

Rezoning

- Approval needed – CPC, Zoning and Planning Committee, Full City Council, 2/3s of property owners within 100 feet of parcel boundary
- Fees - \$ 450 plus \$50 each additional

Conditional Use Permit

- Approval needed – CPC, Zoning and Planning Committee
- Fees - \$550 plus \$50 each additional

Variances

- size – anything over 676 sq ft –including two car garage below
- setbacks ?
- need to prove hardship (might be relaxed due to overlay)
- can't be taller than principle structure
- Fees - \$250 plus \$50 each additional variance, not to exceed \$500