



Accessory Dwelling Units

(Addition of smaller, stand-alone living space)

An accessory dwelling unit (ADU) is a second, smaller, full living space on the same property as a single-family home. Examples include attached apartments and detached tiny homes.

Known by many names (granny pods, flats, in-law apartments, backyard cottages, secondary housing units, etc.), ADUs are becoming more popular as the desire for alternate, affordable and multi-generational housing increases.

Does Burnsville allow accessory dwelling units?

YES! Burnsville allows **permanent ADUs** — defined as permanent, independent living units that include living space, heating, cooking, water and bathrooms — in areas zoned for single-family homes (R-1 and R-1A). Temporary trailers and campers DO NOT meet requirements.

All dwelling must be built and maintained to comply with all City Codes.

What are the size requirements/restrictions?

(see illustration on page 2)

Lot Size/Restrictions

Allowed within or attached only on residential property with a minimum 10,000-square-foot lot.

Only one ADU is permitted on any lot, and ADUs must meet all setback requirements.

Structure Size/Construction

Both attached and detached ADUs must:

- be built and maintained with a consistent look/style of the primary home
- be on a permanent foundation with no wheels
- contain no more than two bedrooms
- be a minimum of 300 square feet
- not exceed more than 50% of the primary home's square footage*

**For example, if you live in a 1,600-square-foot home, the maximum size for the ADU is 800 square feet.*

Additional requirements

- **Garage Conversion:** A garage cannot be converted into an ADU unless a new 440-square-foot (or larger) garage is built without the need for a variance.
- **Entry Door:** If the exterior door for the ADU is on the same wall as the primary residence front door, the doors must be at least 20 feet apart.
- Property owner must live in either the primary residence or ADU as their permanent home a minimum of 185 days each year.
- An ADU cannot be subdivided or sold separately from the primary home.
- **Building permits:** Required if construction work is done on an addition, renovation or detached structure that will serve as an ADU, including inspections for all building, plumbing, electrical, mechanical and fire code regulations.
- **Rental license:** Required if ADU will be rented or leased to anyone other than a “qualifying relative.”

ADU, both attached and detached, must meet the same setback requirements as the primary house

Example: Attached

Example: Detached



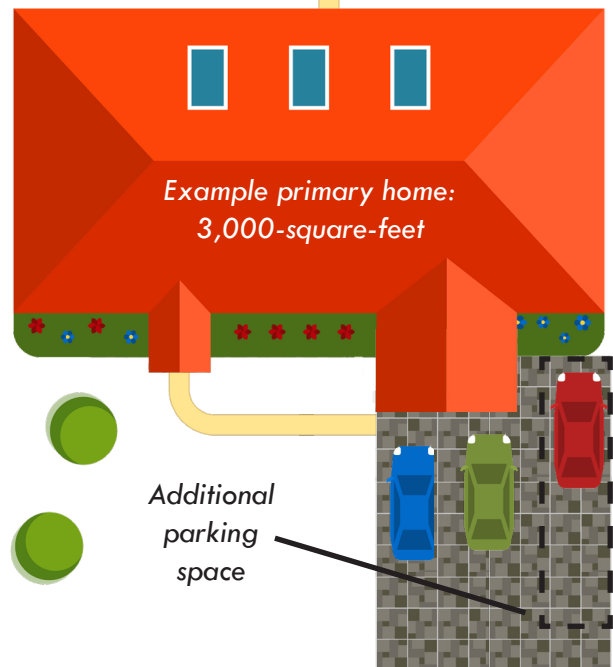
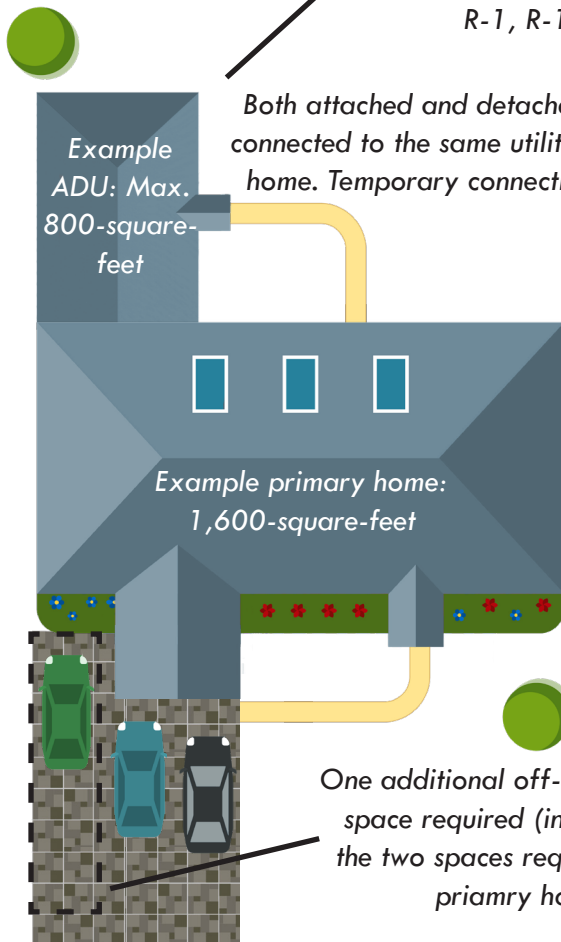
ADU, whether attached or detached, must meet the same setback requirements as the primary house.

Minimum setbacks from the property line:

8 feet (rear yard)

R-1, R-1A Zoning – 5 feet (side yard)

Both attached and detached ADUs must be connected to the same utilities as the primary home. Temporary connections not allowed.



burnsvillemn.gov



QUESTIONS? REACH OUT!

ACCESSORY DWELLING UNIT REQUIREMENTS:	952-895-4455
BUILDING PERMITS AND REQUIREMENTS:	952-895-4444
RENTAL LICENSING:	952-895-4440