

AN ORDINANCE REGULATING ACCESSORY DWELLING UNITS (ADU)  
WITHIN THE CITY OF MOUND

The City Council of the City of Mound ordains:

**SECTION 1.** The City Council of the City of Mound hereby amends Chapter 129, Section 129-2. Definitions to add the following term:

*Accessory Dwelling Unit (ADU)* means a self-contained dwelling unit with a kitchen, sleeping area, and bathroom facilities (toilet, sink, and shower/tub), which is located within, attached to, or on the same lot as an existing single-family residential dwelling.

**SECTION 2.** The City Council of the City of Mound hereby amends Chapter 129, Section 129-99 to add the following to the Allowable Uses (residential districts) table:

| Use                           | R-1 | R-1A | R-2 | R-3 |
|-------------------------------|-----|------|-----|-----|
| Accessory Dwelling Unit (ADU) | A   | A    | A   |     |

**SECTION 3.** The City Council of the City of Mound hereby amends Chapter 129, Section 129-135 to add the following to the Allowable Uses table:

| Use                           | MU-D | MU-C | C-1 | I-1 |
|-------------------------------|------|------|-----|-----|
| Accessory Uses                |      |      |     |     |
| Accessory Dwelling Unit (ADU) | P    | P    |     |     |

**SECTION 4.** The City Council of the City of Mound hereby amends Chapter 129, Section 129-194 Accessory Buildings to create the following new subsection (i):

- (i) Accessory Dwelling Units (ADU)
- (1) *District.* In any district where an ADU is permitted, it shall only be allowed on a lot with a single-family dwelling unit.
  - (2) *Number.* A single-family dwelling unit is allowed a maximum of one ADU.
  - (3) *Location.* The ADU may be constructed within a single-family dwelling, as an addition to a single-family dwelling unit, or as a detached accessory building.
  - (4) *ADU Size.* The ADU shall be no larger than 800 square feet, except that if the single-family dwelling unit footprint is less than 800 square feet than the ADU shall be no larger in size than the single-family dwelling unit footprint area.
  - (5) *Setbacks.* The ADU must meet the principal structure setbacks even if it is located within an accessory building.
  - (6) *Height.*
    - a. An ADU which is constructed within or attached to the single-family dwelling unit shall be not exceed 2 ½ stories or 35 feet in height.
    - b. An ADU which is constructed within an accessory building shall not exceed the height of the single-family dwelling unit.
  - (7) *Design.*
    - a. A detached ADU shall be designed and maintained so as to be consistent with the appearance and character of the single-family dwelling unit.
    - b. A paved surface shall connect the ADU to the driveway or street.
  - (8) *Occupancy.* The maximum number of occupants shall be no more than allowed by the building code.
  - (9) *Parking.* An ADU shall require one off-street parking space.
  - (10) *Owner Occupancy requirement.* The owner(s) of the property must continue to occupy at least one (1) of the dwelling units on the property as their primary residence, except for a bona fide temporary absence.
  - (11) *Utility connection.* The ADU shall not have a separate utility connection.
  - (12) *Sale.* An ADU shall not be sold independently from the single-family dwelling unit and shall not be split into a separate tax parcel from the property with a single-family dwelling unit.

**SECTION 5.** This ordinance becomes effective on the first day following the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, subd. 4, as it may be amended from time to time, which meets the requirements of Minn. Stat. § 331A.01, subd. 10, as it may be amended from time to time.

Adopted by the City Council this 22nd day of October, 2024.

Mayor Jason R. Holt

Attest: Kevin Kelly, Clerk