



ACCESSORY DWELLING UNITS

What permits are required?

A conditional use permit is required for accessory dwelling units. Conditional use permits require review by the Planning Commission and approval by the City Council. Following conditional use permit approval, a building permit is also required.

Are there minimum lot size requirements?

Yes. The lot must be at least twice the minimum lot size required by the zoning district to accommodate an accessory dwelling unit. The principal structure and accessory dwelling unit must be located on one undivided lot. The accessory dwelling unit must be connected to municipal utilities.

Where can the accessory dwelling unit be located on my property?

Accessory dwelling units must meet the setbacks required for principal buildings within the zoning district. The accessory dwelling unit must be no more than the height of the existing principal building or the maximum height for the zoning district, whichever is less. Accessory dwelling units also can not exceed 900 square feet of floor area. Structures which exceed this maximum will require an additional conditional use permit.

How many accessory dwelling units are allowed on my property?

No more than one accessory dwelling unit is permitted per lot. However, an additional accessory structure (i.e. a shed or detached garage) is also permitted. Please see the "Accessory Structures" handout for more information.

Who can occupy the accessory dwelling unit?

The accessory dwelling unit must not be owned independently of the principal structure and must not have a separate address. The unit can not be rented to individuals unrelated to the occupant of the principal dwelling. A minimum of two parking spaces must be provided for the dwelling unit on the lot.

Are there restrictions on the types of building materials that I can use?

If the accessory structure is greater than 120 square feet and within a residential district, the exterior building materials must be consistent with the exterior materials used on the house.

Who can I contact with questions?

Staff is available to assist you with questions at (952) 473-6961. If you have a question about building permits, please contact the Building Official. However, if you have a question about setbacks or other zoning requirements, please contact the City Planner.

Where can I obtain the permit forms?

Building permit and accessory structure zoning review forms are available on our website at: www.ci.long-lake.mn.us. The forms are also available at City Hall, 450 Virginia Avenue in Long Lake.