

1107.25. ACCESSORY DWELLING UNITS.

1107.25 SUBD. 1. PURPOSE.

The purpose of this Section is to establish regulations that govern the use, approval, location, and design of Accessory Dwelling Units within the City. The specific purposes of this Section are to:

- A. Create new housing opportunities and choices while respecting the look and scale of single-dwelling development;
- B. Support efficient use of existing housing stock and infrastructure;
- C. Provide housing that responds to changing family needs;
- D. Provide affordable housing options; and,
- E. Provide accessible housing for seniors and persons with disabilities.

1107.25 SUBD. 2. INTERIM USE PERMIT REQUIRED.

- A. Accessory Dwelling Units, where allowed as accessory uses in residential districts, shall require issuance of an interim use permit based on the procedures set forth and regulated by Section 1103.12 of the Belle Plaine City Code.
- B. An Accessory Dwelling Unit interim use permit, if issued, shall be issued to the property owner.
- C. An Accessory Dwelling Unit interim use permit shall expire upon change of ownership of the property without further action by the City.

1107.25 SUBD. 3. PROHIBITED ACCESSORY DWELLING UNITS.

The following types of Accessory Dwelling Units are prohibited.

- A. Detached or free-standing Accessory Dwelling Units.
- B. Accessory Dwelling Units accessory to townhouses, twin homes, duplexes, and multiple family dwelling units.

1107.25 SUBD. 4. ACCESSORY DWELLING UNIT REQUIREMENTS.

- A. An Accessory Dwelling Unit must be internal to or attached to a single family (one family) detached dwelling.
- B. A maximum of one Accessory Dwelling Unit is allowed per single-family, detached dwelling.

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- C. The existing single-family, detached dwelling or the Accessory Dwelling Unit shall be occupied by the property owner and maintain homestead property status.
- D. The existing single-family, detached dwelling and the Accessory Dwelling Unit shall remain under unified ownership without possibility of split.
- E. Accessory Dwelling Units shall be licensed as a rental dwelling and comply with Chapter 11, Section 1107.23 of the City Code as may be amended.
- F. The following design standards apply to Accessory Dwelling Units.
1. Accessory Dwelling Units shall meet required setbacks, maximum height, maximum impervious surface coverage, and yard requirements of the applicable residential zoning classification.
 2. Accessory Dwelling Units shall be designed and constructed to maintain the outward appearance of a single family dwelling.
 3. An Accessory Dwelling Unit shall have a minimum gross floor area of three hundred (300) square feet.
 4. An Accessory Dwelling Unit shall have a maximum gross floor area equal to the lesser of nine hundred (900) square feet or forty percent (40%) of the gross floor area of the principal structure to which it is accessory.
 5. A minimum of two (2) off-street parking spaces shall be provided for the Accessory Dwelling Unit. The aforementioned required off-street parking spaces are in addition to those required for the principal structure.
 6. Accessory Dwelling Units shall use the same water and sanitary sewer connections and water meter as the single-family, detached dwelling.
 7. There shall be no more than one exterior entrance facing the front street. Accessory Dwelling Units with an exterior entrance different than the single-family detached dwelling shall have a different street address (e.g. 200-A).

(Ord. 16-11, Section 1107.24, Adopted July 25, 2016.)

(Ord. 04-12, Section 1107.06, Subd. 4, Adopted December 6, 2004.)

(Ord. 05-05, Section 1107.23, Adopted October 3, 2005.)

(Ord. 08-06, Section 1107.17 & 1107.22 Subd. 1, 2, & 3 Adopted Oct. 20, 2008.)

(Ord. 09-05, Section 1107.12, Adopted December 21, 2009.)

(Ord. 10-01, Section 1107.20, Subd. 3 (2,F), Adopted June 21, 2010.)

(Ord. 10-02, Section 1107.20, Subd. 5 (1), Adopted May 17, 2010.)

(Ord. 11-11, Sections 1107.21, 1109.08, 1205.07, Adopted December 5, 2011.)

(Ord. 12-02, Section 1107.12, Off Street Parking, Adopted May 21, 2012.)

- (Ord. 13-03, Section 1107.20 Subd. 2 and 5, Adopted March 18, 2013.)
- (Ord. 13-07, Section 1107.20, Subd. 8, Adopted May 20, 2013.)
- (Ord. 14-02, Section 1107.01, Subd. 8 repealed, Adopted March 17, 2014.)
- (Ord. 14-01, Section 1107.20, Signs, Adopted March 17, 2014.)
- (Ord. 14-06, Section 1107.03, 1107.16, 1107.22 Adopted October 20, 2014.)
- (Ord. 15-03, Section 1107.02, 1107.14, Adopted, June 15, 2015.)
- (Ord. 16-01, Section 1107.23, Repeal, Replace, Adopted January 19, 2016.)
- (Ord. 16-05, Section 1107.02, Adopted April 18, 2016.)
- (Ord. 16-07, Section 1107.18, Adopted May 16, 2016.)
- (Ord. 16-11, Section 1107.24, Adopted July 25, 2016.)
- (Ord. 17-01, Section 1107.16, G, Adopted February 21, 2017.)
- (Ord. 17-06, Section 1107.20, Adopted June 19, 2017.)
- (Ord. 17-07, Section 1107.05, Adopted June 19, 2017.)
- (Ord. 19-10, Section 1107.25, Adopted August 19, 2019.)