

Accessory Dwelling Unit (ADU) Regulations

Plymouth City Code Section 21190.04

Revisions adopted March 25, 2025 by Ordinance No. 2025-02

21190.04. - Accessory Dwelling Units (ADUs).

- Subd. 1. Accessory dwelling units (hereinafter referred to as “ADUs”, or as an “ADU” in the singular) may be allowed on residential lots that contain a single-family detached home within the FRD, RSF-1, RSF-2, RSF-3, or single-family residential PUD district. ADUs are not allowed within, or on properties containing, apartment buildings, townhomes, manor homes, twin homes, duplexes, or within structures or on properties that otherwise contain more than one dwelling unit.
- Subd. 2. An ADU may be allowed provided all following conditions are met:
- (a) An ADU: i) may be incorporated into an existing single-family home; ii) may be attached to a single-family home; iii) may be located above a garage that is attached to a single-family home; iv) may be located above a detached garage that is accessory to a single-family home; or v) may exist as a detached stand-alone accessory structure.
 - (b) The required administrative permit for an ADU shall be applied for in advance of, or in conjunction with, the building permit application for the ADU.
 - (c) Not more than one ADU shall be allowed per single-family detached lot.
 - (d) Any ADU, whether attached or detached, shall comply with the same minimum building setbacks as required for the living portion of the home on the lot.
 - (e) Except as noted in (d) above or as otherwise specified in this subdivision, a detached ADU (whether located above a detached garage or existing as a detached stand-alone accessory structure) shall be subject to the same regulations as provided for under Section 21120 (Accessory Buildings, Structures, and Uses) of this Chapter.
 - (f) An ADU shall be a clearly incidental and subordinate use.
 - (g) The maximum allowable size of an ADU that is attached to, or otherwise incorporated into the home, shall be up to 30 percent of the gross floor area of

the home or 1,000 square feet, whichever is less. The maximum allowable size for a detached ADU (whether located above a detached garage or existing as a detached stand-alone accessory structure) shall be up to 30 percent of the area of the rear yard or 700 square feet, whichever is less.

- (h) An ADU shall be a minimum of 200 square feet in size.
- (i) The exterior design of an ADU shall incorporate a similar architectural style, roof pitch, colors, and materials as the home on the lot, and shall be compatible with the character of the surrounding residential buildings, subject to approval by the Zoning Administrator.
- (j) The owner of the property shall reside on the site, in either the principal dwelling unit or the ADU.
- (k) Rental of an ADU, or rental of the principal dwelling unit if the property owner resides in the ADU, shall require a City license pursuant to Section 410 (Rental Licensing) of the City Code.
- (l) There shall be no separate ownership of the ADU.
- (m) In addition to the requirement for at least two off-street parking spaces for the home, at least one off-street parking space shall be provided for an ADU. Adequate parking shall be shown on the permit application and shall comply with the requirements of this Chapter.
- (n) The ADU shall be addressed as a separate unit with the same numerical address as the principal dwelling unit pursuant to Section 400 (Building Code) of the City Code.
- (o) The principal dwelling unit and ADU shall be created and maintained in compliance with Chapter IV (Building, Housing and Construction Regulations) of the City Code.
- (p) Both the principal dwelling unit and the ADU shall be connected to municipal sewer and water, and the ADU shall not have separate utilities from the principal dwelling. If the ADU is detached, the utilities shall come from the principal dwelling unit.
- (q) The ADU shall have a foundation and shall be a permanent structure.
- (r) The exterior entrance door for an ADU that is incorporated into an existing home with no expansion shall be on the side or rear of the home, or shall share the front/main entrance door with the principal dwelling unit. In such cases, a

separate entrance door for the ADU is not allowed along the front façade of the home. The exterior entrance door for an ADU that is otherwise attached to the principal dwelling unit (including via a building addition or being located above an attached garage) shall be located along the side or rear of the home. In such cases, an exterior entrance door for the ADU is not allowed along the front façade of the home. There is no restriction on the location of the exterior entrance door(s) for detached ADU's.

- (s) The applicant must demonstrate that any proposed new construction or modifications to existing construction would comply with the building code.
- (t) ADUs are subject to and must comply with all applicable shoreland regulations, structural coverage regulations, and other ordinance requirements and regulations unless explicitly exempted or modified by this section.
- (u) The maximum height for ADUs shall be as prescribed in the table below:

Type of ADU	Maximum Height
Internal to an existing single-family home:	N/A.
Attached to a single-family home or located above an attached garage:	No higher than the living portion of the principal building.
Detached as a stand-alone accessory structure:	15 feet or the height of the principal building, whichever is less.
Above a detached garage:	21 feet or the height of the principal building, whichever is less.