City Council Item

June 9, 2025

Item	Ordinance XXX: Amending Chapter 1 and Chapter 20 Regulating Detached Accessory Dwelling Units	
File No.		**Item No:** G.2
Agenda Section	**GENERAL BUSINESS**	
Prepared By	Rachel Jeske, Planner	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION

"Motion to adopt the Ordinance Amending Chapter 1 and Chapter 20 and approves the summary ordinance for publication regulating detached accessory dwelling units within the City of Chanhassen."

Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

The 2024 Community Development Department work plan, as approved by the City Council, included a review of the city's ordinances regulating accessory dwelling units (ADUs). This housing option was included in the work plan based on consistent community interest. It is also being considered, as the city has received 10 variance applications for ADUs since the mid-1980s, all of which have been approved.

BACKGROUND

At the May 12 City Council meeting, the City Council provided staff direction on zoning districts, including the Agricultural Estate (A-2), Rural Residential (RR), and Residential Single Family (RSF) zoning districts. The City Council generally supported allowing detached ADUs through a Conditional Use Permit (CUP) process in each of those zoning districts. Properties that are zoned RSF must be at

least 1.0 acre in size to be eligible. Properties that are zoned RSF and have less than 1.0 acres in total lot area would be required to seek a variance. The City Council also provided feedback to clarify the language, indicating that detached ADUs are **not** allowed to be rented.

The City Council forwarded the draft ordinance to the Planning Commission for consideration and to hold a public hearing. At their May 20 meeting, the Planning Commission recommended approval of the proposed Detached Accessory Dwelling Unit Ordinance as presented.

DISCUSSION

The Planning Commission and City Council have held discussions on ADUs at the following meetings:

- July 2, 2024 – Planning Commission Work Session
- January 27, 2025 – City Council Work Session
- March 24, 2025 – City Council Work Session
- April 14, 2025 – City Council Work Session
- May 6, 2025 – Planning Commission provided recommendation on "Attached and Internal ADUs"
- May 12, 2025 – City Council adoption of Ordinance for "Attached and Internal ADUs"
- May 12, 2025 – City Council Work Session for "Detached ADUs"
- May 20, 2025 – Planning Commission asked to provide recommendation on "Detached ADUs"
- June 3, 2025 – City Council considers adopting ordinance regulating "Detached ADUs"

BUDGET

RECOMMENDATION

The Planning Commission recommended unanimously that the City Council adopt the attached ordinance amending Chapter 1 and Chapter 20 of Chanhassen City Code regarding the regulation of Detached Accessory Dwelling Units as proposed and approves the Summary Ordinance for publication.

ATTACHMENTS

Detached ADU Ordinance
Summary Ord for Detached ADU
Planning Commission Minutes dated May 20, 2025