

ZONING AND HOUSING

The Zoning Code has updated many aspects of housing within the city.

How does the updated zoning code impact housing?

The updated zoning code expands the types of housing that can be built, where housing can be built, and how units can be included within a new development or renovation projects. The zoning code does this by clarifying existing residential districts and creating new zoning districts that allow housing in more places throughout the city (see the *New Zoning Districts info sheet*).



The updated zoning code also provides clarity in the process for home and business renovation processes, reducing barriers for home and business owners to expand or make improvements to meet their needs, while still maintaining community standards.

For the first time, the new code permits construction of Accessory Dwelling Units in eligible residential areas. Accessory Dwelling Units are second dwelling units located on the same lot as a stand-alone single-family home (to learn more see the *Accessory Dwelling Unit Info Sheet*).



What about housing affordability?

Supporting the development and maintenance of affordable housing options to meet the needs of residents is an important citywide priority. The Zoning Code addresses housing affordability by creating flexibility in where housing can be built, clarity in how to renovate or expand existing housing, and reduce access barriers by allowing housing to be located near jobs, services, and transit.

Additionally, the city is currently conducting a housing study to better understand housing affordability within Brooklyn Center, identify housing gaps, and outline solutions to ensure housing remains affordable for all people. The updated zoning code establishes a much-needed framework that could support housing policy recommendations from study findings.



To learn more about the updated Brooklyn Center Zoning Code, visit:

BecomingBrooklynCenter.com/zoning

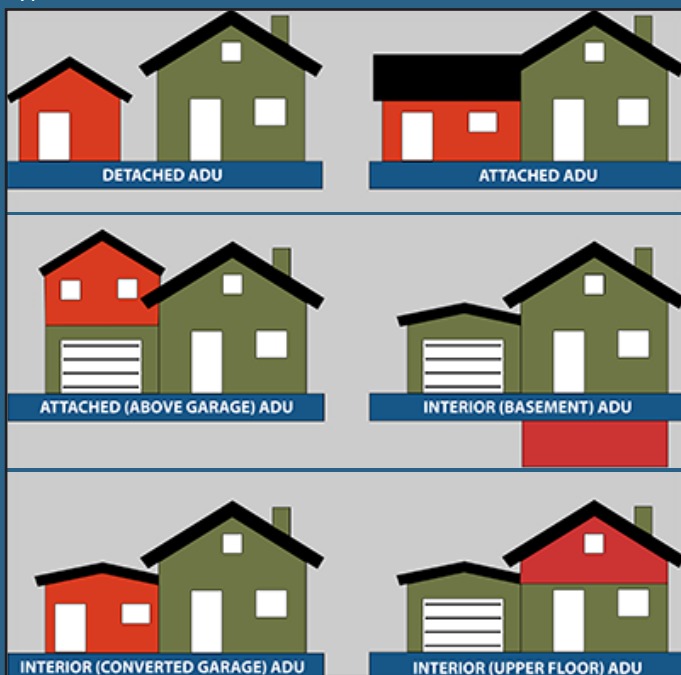
ACCESSORY DWELLING UNITS



Accessory dwelling units

An Accessory Dwelling Unit (ADU), sometimes called a “granny flat” or “in-law suite”, is a second dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs can be converted portions of existing homes (internal ADUs), additions to new or existing homes (attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (detached ADUs).

Types of ADUs



Why allow ADUs?

While a relatively old concept, ADUs are making a comeback. More and more communities across the country are allowing ADUs to support families in housing extended family members, provide new income revenues for homeowners, and increase the overall housing stock.



What are benefits of ADUs?

There are several benefits of ADUs. Some more common benefits include:

- Provides more housing choices for city residents at different price points;
- Allows individuals, young couples, or senior residents to stay near family living in the primary home;
- Offers an additional homeowner income source by renting out the ADU (requires a rental license for non-family members);
- Environmentally sensitive process that has less of a footprint than most new traditional housing;

Can I build an ADU?

ADUs are allowed by-right (with the need to apply for special permissions) within the R1 or R2 residential districts. Constructing an ADU requires a similar permits and approval process however to other construction projects like garages. To be eligible to construct an ADU, the owner of the “primary” home (the main, original home), must live in either the primary home or the ADU.

To view your zoning district, visit and search by your address:

<https://gis.hennepin.us/Property/Map/Default.aspx>



To learn more about the updated Brooklyn Center Zoning Code, visit:

BecomingBrooklynCenter.com/zoning

ZONING & HOUSING STANDARDS

How does the updated zoning code impact housing design standards?

The Zoning Code updates many aspects of housing standards within the city such as the types of housing that can be built, where housing can be built, and how units can be included within a new development or renovation projects. Additional clarity is given on allowable building and landscape materials, accessory dwelling units, parking requirements, and if duplexes can be built as part of a single family home.

The descriptions to the right outline some key, baseline housing standards. Additional Standards can be viewed online at becomingbrooklyncenter.com/zoning

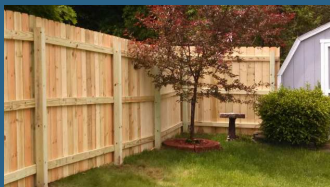
WE NEED YOUR HELP!

To be successful, the zoning code should support the needs and desire of city residents. As the city works to finalize code details, we need input on residential standard preferences.

Please go to becomingbrooklyncenter.com/zoning to complete a brief zoning code survey on questions such as:



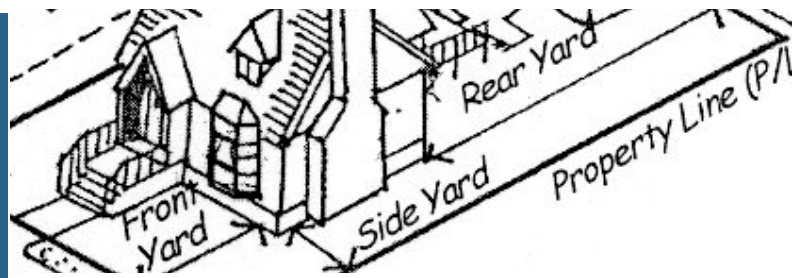
What Kinds of Driveway Materials Should Be Allowed?



What Kinds of Fence Materials Should Be Allowed?



Should Accessory Dwelling Units Be Allowed, and Should Owners Have to Live On-Site?



SUMMARY RESIDENTIAL STANDARDS



R1 - Single Family

Allowable Height:
34ft (3 stories)

Allow Accessory Units?
Yes

Allow Duplex?
No (unless single family home)



R2 - Two Family

Allowable Height:
34ft (3 stories)

Allow Accessory Units?
Yes

Allow Duplex?
Yes



R3 - Multiple Family

Allowable Height:
48ft (4 stories)

Allow Accessory Units?
No (unless single family home)

Allow Duplex?
No



R4 - Multiple Family (Medium Density)

Allowable Height:
48ft (4 stories)

Allow Accessory Units?
No (unless single family home)

Allow Duplex?
No



R5 - Multiple Family (High Density)

Allowable Height:
No Limit

Allow Accessory Units?
No (unless single family home)

Allow Duplex?
No

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