



City of Greenfield  
7738 Commerce Circle  
Greenfield, MN 55373  
(763) 477-6464

### *Greenfield Accessory Dwelling Units Website Information*

The City of Greenfield approved Ordinance No. 2024-03 on November 19, 2024, permitting Accessory Dwelling Units (ADUs) with their related zoning standards. These standards were informed through several Planning Commission, Council meetings, and community input over a year long period. Linked below is more information regarding Accessory Dwelling Units.

If you are interested in building an ADU in Greenfield, start by confirming your eligibility at this link: [ADU Eligibility Self-Screening Form](#). Once you receive your response or if you have any questions contact the Zoning Administrator at: [planning@greenfieldmn.gov](mailto:planning@greenfieldmn.gov) | **763-477-6464**

**Click the links below to learn more!**

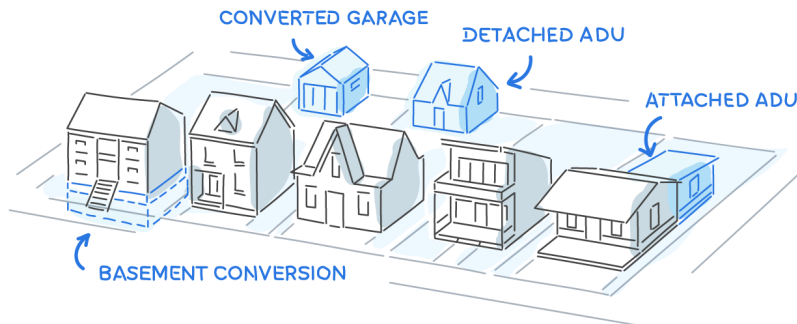
[ADU Resources](#)

[ADU Fact Sheet](#)

## Accessory Dwelling Units

This sheet provides an overview of the zoning standards and requirements for building an Accessory Dwelling Unit (ADU). It does not cover all the requirements; please refer to the Zoning Ordinance to ensure full compliance. Begin, by completing the [ADU Eligibility Self-Screening Form](#) and obtaining zoning preapproval (required in RR Districts) before applying for a building permit. If you have any questions, contact the Zoning Administrator at: [planning@greenfieldmn.gov](mailto:planning@greenfieldmn.gov) | 763-477-6464

1. ADUs are permitted only in the RR or R-1 District. Confirm your zoning here: [City of Greenfield - City Code](#)
  - a. RR Districts are REQUIRED to complete the [ADU Eligibility Self-Screening Form](#)
2. One accessory dwelling unit is permitted per lot.
3. The property owner is required to live on the property where there is an ADU.
4. All three construction forms of ADUs are permitted:
  - a. **Conversion:** Convert an existing basement, part of a garage or attic into an ADU.
  - b. **Attached:** Add an ADU onto the house.
  - c. **Detached:** Build an ADU as a freestanding accessory structure.



5. One designated parking space shall be accommodated on the property for the ADU.
  - a. It may be an existing or added on an improved surface; or
  - b. Occur within a garage
6. Lots served by private septic must have their sites reviewed and certified by Hennepin County.
7. Allowable area for an accessory dwelling:

Residential Principal Dwelling Size	Total Accessory Dwelling Unit Area
2,000 sq ft or less	Up to a maximum of 1,000 sq ft
Over 2,000 sq ft	The lesser of 50% of the total gross living area or up to 1,800 sq ft

8. The accessory dwelling unit shall follow the additional Setback, Screening, Landscaping and Appearance standards in Section 152.071 (D).
9. All submittal requirements can be found in [Accessory Building Check List](#).