

Introduction

An accessory dwelling unit (ADU) is a small house on the same piece of land as a larger house. The building style has been around many decades, however it may have been referred to as a other common names such as:

- In-law suite
- Carriage house
- Back yard cottage
- Guest house
- Basement apartment
- Garden house

ADU is defined within the Minnehaha County Zoning Ordinance Definition as a subordinate residential dwelling unit on the same parcel with a larger primary single-family dwelling. The ADU provides complete independent living facilities for one family. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling.



Strong Foundation. Strong Future.

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Planning Information Bulletin
Last Amended July 2025

ACCESSORY DWELLING UNITS

Minnehaha County
Planning & Zoning



Zoning Overview

Since the Summer of 2025, ADUs are allowed in all zoning districts that allow single family dwellings with approval of a conditional use permit. ADU is not yet adopted as an allowed use within the joint jurisdictional area around Dell Rapids.

ADUs offer several advantages for the property owner. The small dwellings are adaptable for use as multigenerational housing. An ADU can be used for rental income. It can be used for support of family or friends in transition or other housing. The potential benefits of an ADU are many.



Photo Source: Pictometry 2023

General Requirements

There are several requirements of the ordinance that must be met for all ADU's both attached and detached.

- A conditional use permit must be approved
- Both primary and accessory dwelling units must be on the same platted lot
- Must be on permanent frost footing
- Must have available waste water capacity
- No new highway access locations allowed
- Requires 2 parking spaces for the ADU
- Meet floodplain requirements

Attached ADU Requirements

Attached ADUs have the following unique requirements:

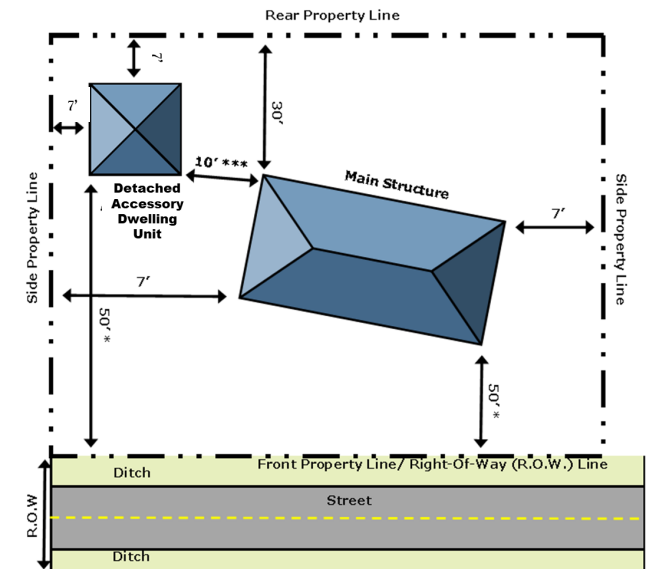
- Max floor area of attached ADU is 75% of the primary dwelling
- Same setback as primary dwelling
- Must meet building code

Detached ADU Requirements

Detached ADUs have the following unique requirements

- Max floor area of the detached ADU is 50% of the primary dwelling
- Setbacks must be 7 feet from the rear and side yards. The front yard setback is the same as the primary dwelling
- Must meet building code or HUD code

Detached ADU Setbacks Illustration



* 30' front yard setback on subdivision roads

*** ADU must meet 10 feet building separation if the ADU is detached.