

**ORDINANCE NO. 1000**

**AN ORDINANCE AMENDING NORTHFIELD CITY CODE, CHAPTER 34 – LAND DEVELOPMENT CODE**

**THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN THAT** (new material is underlined; deleted material is lined out; sections which are not proposed to be amended are omitted; sections which are only proposed to be re-numbered are only set forth below as to their number and title):

SECTION 1. Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning Districts and Use Regulations, Sec. 2.10.4, Standards for Specific Accessory Uses and Structures, is hereby amended to read as follows:

**2.10.4 Standards for Specific Accessory Uses and Structures.** The following requirements apply to the specific types of accessory uses and structures listed, in addition to the requirements of Section 2.10.2, General Provisions, as applicable.

(A) **Accessibility Ramps.** Ramps that provide access to buildings for the disabled are permitted in all zoning districts and may encroach in all setbacks but shall not encroach on a public right-of-way.

(B) **Accessory Dwelling Units.** This section ~~is intended to allow~~s the creation of detached accessory dwelling units (~~see Figure 2-6~~) on existing lots in residential zoning districts that already contain legally created dwelling units.

(1) **Accessory Dwelling Unit Development Standards.**

(a) Only one accessory dwelling unit shall be permitted on a lot, and shall be included in the maximum number of allowable dwelling units on a property as shown in Table 2.7-1.

(b) ~~There shall be a minimum lot area of 8,000 square feet. Except in the C2-B and I1-B Zoning Districts, Churches shall be allowed one accessory dwelling unit with up to 1,000 square feet of living area. Church accessory dwelling units must comply with Northfield Municipal Code, Chapter 14, Article III.-Rental Housing, except that accessory dwelling units licensed hereunder are not subject to the requirements contained in Sec. 14-97, Limitation on rental properties in low density neighborhoods.~~

(c) An accessory dwelling unit ~~shall~~ may be located as part of a detached garage.

(d) An accessory dwelling unit shall contain separate kitchen and bathroom facilities ~~connected to city sanitary sewer and water services or, if applicable, connected to the private well and individual sewage treatment system serving the principal dwelling on the lot if said principal dwelling is not otherwise served by or required to be served with city sewer and water services, and the same shall be in compliance with City Code, Chapters 22 and 82, as the same may be amended from time to time.~~

(e) An accessory dwelling unit shall not exceed ~~864 square feet in size and 24 feet in height, and is subject to the building area ratio requirements in Table 3.2-1~~ 50% of the gross floor area of the primary dwelling or 1,000 square feet of gross floor area, whichever is less. The maximum height for an ADU shall be the lesser of 24 feet or the height of the primary dwelling. One accessible off-street parking space shall be provided for each accessory dwelling unit in addition to the off-

street parking spaces required for the principal dwelling in Section 3.6, Off-Street Parking, Loading, and Mobility.

- (f) An accessory dwelling unit shall be constructed so as to be compatible with the existing principal dwelling, as well as the surrounding neighborhood in terms of design, form, height, materials, and landscaping.
  - (g) A detached accessory dwelling unit shall be separated from the principal dwelling by a minimum distance of ten feet.
  - (h) Accessory dwelling units do not count towards the Building Area Ratio for the lot.
  - (i) Unrestricted, improved access must be provided from the street to the primary entrance of the accessory dwelling unit.
  - (j) A Tiny House, a dwelling unit that is built on a chassis with wheels, may be used as an Accessory Dwelling Unit if placed on a permanent foundation and connected to municipal water and sewer. Tiny Houses certified as RVs with the Recreational Vehicle Industry Association and labeled as such must be installed in accordance with the Minnesota Residential Code. Recreational park trailers exceeding 400 square feet must comply with HUD's manufactured housing program as a manufactured home. Once properly installed per this section, Tiny Houses certified as RVs are no longer subject to recreational vehicle parking restrictions.
- (2) An accessory dwelling unit may be rented if it complies with the Northfield Municipal Code, chapter 14, Article III.-Rental Housing, but the owner of the principal building on the property must reside on the property. Accessory dwelling units are not subject to the requirements contained in Sec. 14-97, Limitation on rental properties in low density neighborhoods.

SECTION 2. Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning Districts and Use Regulations, Sec. 9.2, Definitions, is hereby amended to read as follows:

Accessory Dwelling Unit. ~~A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities that is located as part of a detached garage. A~~ habitable living unit detached from a single-family dwelling, on a permanent frost free foundation, connected to sanitary sewer and water services, that provides basic requirements for living, sleeping, eating, cooking, and sanitation and conforms to applicable building codes. An ADU includes what is commonly referred to as a "tiny house."

SECTION 3: This Ordinance shall take effect thirty days after its publication.

Passed by the City Council of the City of Northfield, Minnesota, this \_\_\_\_ day of \_\_\_\_\_ 2019.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Published: \_\_\_\_\_

VOTE:     \_\_\_ POWNELL \_\_\_ DELONG \_\_\_ GRABAU \_\_\_ NAKASIAN  
          \_\_\_ NESS \_\_\_ PETERSON WHITE \_\_\_ ZWEIFEL