

**ORDINANCE NO.**  
**AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 34 – LAND DEVELOPMENT CODE OF THE CITY CODE**

**THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN THAT:**

Northfield City Code sections noted below are hereby amended as follows: 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 (text is omitted).

ARTICLE 2: Zoning Districts and Use Regulations

**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 the creation of 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. Accessory Dwelling Units are not counted towards the Building Area Ratio for the lot.
- ~~(b) There shall be a minimum lot area of 8,000 square feet.~~
- ~~(c) An accessory dwelling unit shall be located as part of a detached garage.~~
- (b) An accessory dwelling unit shall contain separate kitchen and bathroom facilities.
- (c) An accessory dwelling unit shall not exceed ~~864~~ 50% of the primary dwelling or 1,000 square feet in size (whichever is greater) and 24 feet in height, ~~and is subject to the building area ratio requirements in Table 3.2-1. 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.~~
- (d) ~~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.~~
- (d) An accessory dwelling unit shall be separated from the principal dwelling by a minimum distance of ten feet.

- (e) A Tiny House 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, ~~but the owner of the principal building on the property must reside on the property.~~

ARTICLE 9: Definitions  
Sec. 9.2 - Definitions.

**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.~~

An accessory dwelling unit (ADU) is a habitable living unit added to, created within, or detached from a single-family dwelling that provides basic requirements for living, sleeping, eating, cooking, and sanitation.