

City Council – 1/17/17

Temporary Family Health Care Dwellings

Text Amendment

- An ordinance allowing Temporary Family Health Care Dwellings (TFHCD) in Northfield residential districts.
 - Allowed as an accessory use on owner-occupied residential properties.
 - Administratively issued permits are good for six months with one extension.
 - Doctor's certification required.
 - Units must be under 240 sq. ft. and meet specific construction standards.
 - Units must be on an improved surface and have utility service.

State Law

- A State Statute was added to Chapter 111 in May 2016 allowing TFHCD unless cities opted out of the law.
- If a city did not opt out, the law would go into effect and the city could not amend it.
- Northfield opted out on August 16, 2016.
- Opting out allowed Northfield to write its own regulations.
- Proposed ordinance closely mirrors state law.

Key Considerations

- Allowed in front driveway
 - Ease of delivery
 - Access to utilities
 - Logical improved surface
- Restricting location to rear yard would preclude the use from many residential properties with front loaded garages and no access to rear yard.

Key Considerations

- Exterior materials compatible with standard residential construction
 - Should look like a home, not an RV
 - Helps prevent the use of icehouses, campers etc., although these units likely are not ADA accessible either.
- Permit issued through Type 1 Zoning Certificate
 - Reviewed by City Planner using approved criteria

Impact

- Intended for truly emergency situations on a temporary basis – this is not a long term senior housing solution.
- Demand for these units is unknown, but is anticipated to grow in future years.
- Acceptance of these units in neighborhoods is unknown.

Impact

- While the demand and acceptability of these units is unknown, the PC feels the cause is worth a try.
- Having our own ordinance will allow the City to amend the regulations if unforeseen problems arise.