

2.9.4 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) An accessory dwelling unit shall contain separate kitchen and bathroom facilities.
- (c) An accessory dwelling unit shall not exceed 50% of the primary dwelling or 1,000 square feet in size (whichever is less) and 24 feet in height.
- (d) An accessory dwelling unit shall be separated from the principal dwelling by a minimum distance of ten feet.
- (e) A Tiny House (recreational park trailers or park models 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.

- (2) An accessory dwelling unit may be rented if it complies with the Northfield Municipal Code, chapter 14.