

**CITY OF WALKER
CASS COUNTY, MINNESOTA
ORDINANCE No. 2019-06**

AN ORDINANCE ADDING TINY HOMES SUBDIVISION

The City Council of Walker, Minnesota ordains:

Section 1. PART II-LAND DEVELOPMENT AND LAND USE ORDINANCES; CHAPTER 109-ZONING AND SUBDIVISIONS Chapter 109 ZONING AND SUBDIVISIONS, Article IV. Planned Unit Development, Adding Secs. 109-119

Section 109-119. Tiny Homes Subdivision

Definitions:

Tiny House: A house that is typically one hundred fifty (150) to five hundred ninety-nine (599) square feet. A tiny house on wheels is considered a recreational vehicle and a tiny house on a foundation is considered an accessory dwelling unit (ADU).

Tiny House Subdivision: A subdivision of land which promotes the development of tiny houses one hundred fifty (150) to five hundred ninety-nine (599) as a primary residential dwelling unit.

Tiny House Subdivision Standards

Tiny house subdivisions will consist of individual dwelling structures one hundred fifty (150) to five hundred ninety-nine (599) square feet. The purpose of small lot subdivision is to encourage affordable housing, infill development and sustainable practices. All PUD and subdivision standards shall apply to Tiny Home Subdivisions. Additional standards are required as follows:

- a) Tiny House subdivisions may only be approved with the review and approval of a Planned Unit Development (PUD) Conditional Use Process.
- b) Tiny house subdivisions can occur in Rural Residential, Traditional Residential, Low Density Residential and Multi-Family Residential zoning districts.
- c) The density of a Tiny House Subdivision will be no more than one and one-half (1.5) times the underlying zoning.
- d) Small lot subdivisions are not condominiums, multi-family, mobile homes or recreational vehicles. Properties are titled in fee simple.
- e) Small lot homes must be structurally independent, with no shared foundations or common walls.
- f) Lot size will be relative to accommodate the square footage of the tiny home; minimum lot size to accommodate a 501-599 square foot house is 1,200 square foot lot. Minimum lot size to accommodate a 150-500 square foot house is 1000 square foot lot.
- g) Side setbacks will be 5 feet and rear setbacks are 10 feet
- h) Fifty percent (50%) open space is required.
- i) Parking density; two on-site parking spaces per lot.
- j) Tiny house required to connect to City of Walker Water and Sewer service lines.
- k) Tiny house subdivisions must require the formation of a homeowners association.
- l) These are private residential homes; not seasonal and not intended for commercial use.
- m) Tiny houses must be built to Minnesota Building Code.

Section II. This Ordinance becomes effective from and after its passage and publication.

PASSED AND ADOPTED by the City Council of the City of Walker, Minnesota, this _____ day of _____, 2020.

Jed Shaw, Mayor

ATTEST: _____
Terri Bjorklund, City Administrator

MOTION:

SECOND:

Hansen:

Moore:

Senenfelder:

Shaw:

Wilkening: