

## **Tiny Homes in Northfield**

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### **I. Summary**

The tiny house movement has arisen as a solution to both environmental and social problems. In Northfield, tiny houses may be used to both mitigate the city's environmental impact and issues of affordable housing. Tiny homes could be used as a relatively inexpensive strategy to provide more housing options to homeless and low income families. In order to accomplish this, we propose a community-based model that would create communities of tiny homes sharing resources amongst themselves. We also propose collaboration with non-profit organizations to provide the funding necessary to pay the upfront costs, which will be returned through a rent-to-own model, with families paying rent for a given number of years and then eventually owning their homes. Although there are legal obstacles such as zoning and housing code requirements in the way of implementing tiny homes, many other cities have made adjustments to their city ordinances to allow them, so this is definitely a viable step forward for Northfield.

### **II. Introduction**

Over the past two decades, tiny housing has emerged as a housing alternative across the world and the United States. Although tiny homes come in various shapes and sizes, they are commonly thought of as dwelling units containing less than 300 square feet of interior space, where efficient design is emphasized in order to maximise the utility of space. As such, they

usually consist of a great room that combines both kitchen and living room, with convertible couches, foldaway tables, clever shelving solutions that solve storage issues, and sleeping lofts, which often come with ladders. Although bathrooms tend to be smaller, many still have full-sized toilets and showers. It is also important to note that the traditional tiny house is often built on a trailer bed in order to circumvent zoning codes and restrictions.<sup>1</sup>

Due to the small environmental footprint of tiny homes, as well as the affordability of building small living spaces, tiny homes are a good option for developing sustainable, and affordable housing in Northfield. The city currently lacks sufficient affordable housing options, and building tiny homes would make home ownership accessible to Northfield's lower income residents, while also pushing towards a more sustainable future.

While the city has begun to identify possible areas for tiny home development, the city does not have the financial resources to develop tiny homes on its own. Because of this, options are limited to relying on outside organizations or promoting individual construction of tiny homes. In order to address the issue of affordable housing, the best way to approach building tiny homes is by partnering with affordable housing nonprofits that can handle the upfront costs and logistics of construction. A rent-to-own model provides the revenue to cover the building costs and allows the residents to eventually own their homes. Tiny homes should also be designed as sustainably as possible to maximize their environmental benefit. In order to make tiny homes a reality in Northfield, the zoning, building and housing code requirements must be re-examined, since there are several ordinances that act as a barrier to tiny homes. Restrictions on individuals wishing to construct tiny homes must also be amended. In this paper, we lay out the benefits of

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<sup>1</sup> Charlie Kilman, "Small House, Big Impact: The Effect of Tiny Houses on Community and Environment," *Undergraduate Journal of Humanistic Studies*, 2 (2016).

building tiny homes in Northfield, the current status of tiny homes in Northfield, our proposed model, and other considerations that must be addressed, particularly issues of financing, sustainable design, and removing legal barriers to development.

### **III. Benefits of Tiny Homes**

The benefits of tiny housing lie in two main categories: its ability to address environmental issues tied to unsustainable consumption, and the lack of affordable housing for lower income or homeless segments of the population. Tiny homes fall under a broader umbrella of sustainable development, for they foster long term positive changes that promote a healthy environment as well as social and economic equity at both municipal and global levels.

#### *A. Environmental Sustainability*

As global population and economic development has grown, it has been accompanied by concern over the resulting unsustainable consumption level and strain on resources.<sup>2</sup> This is especially problematic in the housing market, where expectations for housing size have increased significantly over the last 30 years, resulting in larger, more expensive housing, as well as a profound environmental impact. In the United States, for instance, the average size of a single-family home has doubled since 1950.<sup>3</sup> Larger homes use disproportionately more materials than smaller ones, meaning that the larger homes get, the more inefficiently they use resources.<sup>4</sup> In addition to the increased volume of raw materials necessary in building larger

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<sup>2</sup> United Nations (UN), *Sustainability and equity: A better future for all*. New York: United Nations (2011).

<sup>3</sup> Wilson, Alex, and Jessica Boehland. "Small Is Beautiful U.S. House Size, Resource Use, and the Environment." *Journal of Industrial Ecology* 9, no. 1-2 (2008): 277-87.

<sup>4</sup> For example a 465 square meters (5000 square feet) house can consume three times the materials of a 193 square meters (2,082 square feet) house despite being only 2.4 time the size. Wilson and Boehland, "Small Is Beautiful".

houses, the energy needs of larger houses are much greater. This is because they contain more space where heating, cooling, and lighting are needed. In contrast, tiny homes often have simpler geometry, and less divided sections requiring lower energy costs to heat the whole home.<sup>5</sup> Larger houses also occupy more land, leading to more stormwater runoff by decreasing the amount permeable surface area.<sup>6</sup>

In order to address the trend of increasing resource use, attention has shifted toward implementing policies to encourage the sustainable development goal of Sustainable Consumption and Production (SCP). Although there are several methods of implementing SCP, all of them require reducing raw material consumption, either by convincing consumers they require fewer goods and services or by increasing the efficiency of these goods and services.<sup>7</sup> Beyond requiring less materials and energy to build and maintain a tiny home, the influence of the tiny space inherent to the tiny home fosters a more conscious and engaged relationship with consumption and the environment. Dwellers must constantly pay attention to the quantity of goods and excess in their lifestyles in order to keep the house uncluttered and adopt a lifestyle built around common experiences and recognizing what is important to them.<sup>8</sup> In other words, a small space “helps occupants realize just how much they consumed before and how much of that they actually need, ultimately translating to less resource drain.”<sup>9</sup>

### *B. Affordable Housing*

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<sup>5</sup> Emily Brown, “Overcoming the Barriers to Micro-Housing: Tiny Houses, Big Potential,” *University of Oregon*, Department of Planning Public Policy and Management (2016), 14.

<sup>6</sup> Wilson and Boehland, “Small Is Beautiful”.

<sup>7</sup> Tukker, Arnold, Maurie J. Cohen, Klaus Hubacek, and Oksana Mont. “The Impacts of Household Consumption and Options for Change.” *Journal of Industrial Ecology* 14, no. 1 (2010).

<sup>8</sup> Kilman, “Small House”.

<sup>9</sup> *Ibid.*, 6

The United States is currently facing an affordable housing crisis, as it faces a drastic shortage of housing that is affordable to people with low and even moderate incomes. The percentage of renters paying more than 30 percent of their income on housing costs (considered to be “cost burdened”) is near a record high. According to the Joint Center for Housing Studies, in 2013 more than 25 percent of renters were severely ‘cost burdened’, meaning they paid more than 50 percent of their income for housing. These numbers are projected to increase specially for single-adult and elderly renters.<sup>10</sup> Cost burden can devastate a household, and feeds into the cycle of inequality: households are forced to cut expenditures on things like food and healthcare to ensure that they can stay housed. Renters tend to be cost burdened at higher rates than homeowners, particularly young renters and households of color.<sup>11</sup>

As a result, cities need to find ways to increase their supply of affordable housing. Tiny homes have the potential to serve this widespread housing need, as they are largely more affordable than standard homes, and offer the option of home ownership to wider segments of the population. For instance, according to some estimates, the average cost of a tiny house is around \$23,000 compared to \$272,000 for a traditionally-sized house.<sup>12</sup> Home ownership can provide self-sufficiency and a stable living environment to lower income segments of the population. Additionally, tiny housing also aligns with the “housing first” approach to ending homelessness. “Housing first” describes the practice of providing unhoused people with homes before expecting them to gain employment, recover from addictions or treat mental illness.<sup>13</sup>

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<sup>10</sup> Brown, “Overcoming the Barriers”.

<sup>11</sup> Ibid., 13

<sup>12</sup> Ibid., 18.

<sup>13</sup> U.S. Department of Housing and Urban Development. (n.d.). “Housing First in Permanent Supportive Housing”.

Tiny houses in the form of micro-villages can also provide permanent, supportive housing more cheaply than shelters or other subsidized housing, because they require less capital to build.<sup>14</sup>

### *C. Opportunities for Northfield*

Tiny homes provides the opportunity for Northfield to become a more equitable city by providing and maintaining affordable housing options. This has already been established as a priority for the city, as one of the six strategic priorities included in the 2017 Northfield Strategic Plan is Affordable Housing. As such, a significant driving force behind the need for tiny homes in Northfield is its ability to develop greater diversity of affordable housing options, serving both its low income and homeless populations. The benefits go beyond equity: businesses have also identified the lack of the affordable housing as a key factor in attracting new employees to the area.<sup>15</sup>

Currently, 10.6% of the population in Northfield live below the poverty line, and 55% of Northfield residents make below \$50,000 a year.<sup>16</sup> By providing a greater diversity for the Northfield housing market, tiny homes increases housing accessibility for lower income residents. Northfield also has a homeless population, mostly living in their cars. Introducing tiny homes as a housing option could fundamentally change the lives of Northfield's homeless. Tiny homes can make home ownership more accessible to struggling families, and this may also provide emotional benefits. There is a sense of safety as well as pride established with owning a home that living in a car or even an apartment cannot satisfy.

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<sup>14</sup> Ciara Turner, "It Takes a Village: Designating 'Tiny House' Villages as Transitional Housing Campgrounds," *University of Michigan Journal of Law Reform* 50, no. 4 (2017).

<sup>15</sup> City of Northfield Legislation Text: Discussion of Strategic Plan (2018-2022): Affordable Housing: "Develop Southbridge Property" (2018).

<sup>16</sup> American Community Survey (ACS), 2011-2015

There are environmental gains across the board from tiny homes, which would help Northfield's effort to be an environmentally friendly city. As one would expect, the up-front environmental cost is less for a tiny home than for a larger home because fewer materials are required to construct a tiny home. However, the reduced environmental impact does not end at construction. Tiny homes also require less energy for lighting and heating. Reducing the volume of a home reduces the amount of energy required to heat the home, which is particularly relevant in Minnesota with winter temperatures regularly plummeting below zero degrees.

#### **IV. Current Status of Tiny Homes in Northfield**

Northfield's tiny house development is in its early stages, partly because the tiny house movement is still relatively new across the nation. Although there are currently no tiny homes in Northfield, the city is beginning to seriously consider developing them. In January of this year, the city's Planning Commission has been looking into possible changes to the zoning districts in order to allow for tiny house and small lot development.

Northfield currently has two possible areas where a pilot project can be undertaken (see Figure 1 in Appendix). The first is a small triangle shaped plot of land owned by the city, that is close to Brick Oven Bakery. It is within walking distance of the downtown, meaning it is near stores and activities. This is very important, because if the land is too far away from downtown areas, tiny home owners are forced to purchase cars, which can be a financial barrier. On the other hand, this piece of land is in the flood zone, which makes this plot of land a less ideal location. Although these houses could be built in elevation, this is not the most equitable option, as it means that lower income homeowners would be confronted with frequent flooding. On the

other hand, there is a different, 11.18 acre plot of land in the Southbridge Subdivision owned by the Housing and Redevelopment Authority (HRA) (See Figure 2 in Appendix). The HRA has been evaluating options for development of this area, and its development is part of the strategic initiatives to accomplish Northfield's goal of developing affordable housing. Part of this plot has been recommended be used for the expansion of the Spring Creek Townhome project. A grant has been written that is currently pending approval. The rest of the land, however, remains a viable option for tiny home development.

## **V. Recommended Tiny Home Model**

Given the infancy of the tiny home movement, there currently does not exist any set model on how to introduce a tiny home community into a municipality. On the contrary, most of the discussion around tiny homes revolves around how individuals can build a tiny home for themselves, with the assumption that these homeowners possess the capital to do so. As such, much of the 'tiny home movement' is considered an individual pursuit for people interested in the environmental benefits of micro-housing, or as mobile housing for traveling, or even as a vacation home. Allowing for individual tiny home development would increase the diversity of housing in the city.<sup>17</sup> However, for tiny homes to most effectively serve the city's purpose of providing affordable housing, the following recommendations should be followed. They are based on the assumption that tiny homes in Northfield should be a municipality driven development, using the few case studies that exist, to develop a model that would best serve the needs and interests of Northfield's population.

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<sup>17</sup> Doing so requires certain legal changes, addressed in section VI.



### A. *Community Model*

The nature of tiny house living can foster a change in how individuals relate to community, driving an increase in participation and community value. “With limited space and resources at home, tiny house living requires connection to a local population with a variety of services.”<sup>18</sup> Living in tiny homes requires the residents leave the house to access services such as laundromats, public libraries, and more. This creates an increased dependence on their environment, as well as an incentive to engage in the local community. In Northfield, the proximity of the land to the downtown area would provide many opportunities for the residents of a tiny home to make use of the resources available and engage with the local community.

However, tiny home communities, or “villages” also provide the opportunity to connect among themselves and form their own community, which is a positive outcome for struggling families who may then support each other. Many models for tiny home living are based on community, which may then share amenities for all to use. “Tiny villages” are gaining popularity, and have been implemented in Detroit, Washington, Oregon, New York, Tennessee, Texas, and more.<sup>19</sup> For example, Camp Quixote is a self-governed community with 30 cottages in Olympia, Washington. It was built with the intent to provide housing for the homeless and has implemented a community-based model with a shared kitchen, dining area, living room, showers, laundry, offices and meeting space. The site also includes a communal vegetable garden that helps to feed the residents.<sup>20</sup> The Southbridge Subdivision land may accommodate

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<sup>18</sup> Kilman, “Small House”.

<sup>19</sup> Xie, Jenny. “10 Tiny House Villages for the Homeless across the U.S.” *Curbed*, 18 July 2017, [www.curbed.com/maps/tiny-houses-for-the-homeless-villages](http://www.curbed.com/maps/tiny-houses-for-the-homeless-villages).

<sup>20</sup> U.S. Department of Housing and Urban Development. “Addressing Homelessness in Olympia, Washington” *Office of Policy Development and Research*, n. d. [www.huduser.gov/portal/casestudies/study\\_08312015\\_1.html](http://www.huduser.gov/portal/casestudies/study_08312015_1.html)

larger communities with shared amenities. This would also make it less necessary for people to walk into the city to do their laundry, etc.

The funding for the Camp Quixote project came from the Washington State Department of Commerce Housing Trust Fund. Northfield does not have a similar source of funding, so it wouldn't be able to implement it the same way as no-cost housing for the homeless. However, taking the communal structure of other tiny homes projects and applying it to the Northfield project would be beneficial in that it would ensure that people have access to the resources they need to live comfortably, as well as a community of people to live with. Communities would provide a support system for the individual, as well as social opportunities.

#### B. *Rent-to-Own Model*

The low cost of creating tiny houses also provides incentives for aid organizations; such organizations are becoming increasingly prevalent and have been looking to create this new housing model. In the States of Oregon and Washington, for instance, organizations have taken the lead in establishing designated tiny house villages as affordable housing options for the homeless.<sup>21</sup>

The City of Detroit, in partnership with a non-profit organization called Cass Community Social Services, developed a tiny house community as an affordable housing solution. The organization funded a project to build tiny homes available for rent. There are currently seven tiny homes that can be rented for \$1 per square foot per month.<sup>22</sup> A 250 square foot tiny home would cost \$250 to rent each month. According to Cass Community Social Services, the \$1 per

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<sup>21</sup> Katherine Vail, "Saving The American Dream: The Legalization of The Tiny House Movement", *University of Louisville Law Review*, (2017).

<sup>22</sup> Cass Community Social Services, 2018.

square foot per month payment system allows low-income workers earning as little as \$10,000 annually to pay off their tiny homes entirely in seven years.<sup>23</sup> The organization is currently building 18 more tiny homes in the area due to the success of the first seven.<sup>24</sup>

The rent-to-own model allows Cass Community Social Services (or another organization) to earn back the money spent on up front costs. Instead of requesting for a non-profit to donate tiny homes, Northfield could provide the opportunity for the non-profit to build the homes without a long term financial hit. Cass Community Social Services sets itself apart from other inexpensive home rental programs by eliminating the requirement to have a mortgage. Low income workers tend to have little to no savings, so a mortgage would be unpayable by the people needing help the most. Paying a mortgage is a barrier to low income workers, which can make reliable housing inaccessible.

Allowing a non-profit with a rent-to-own model to build tiny homes in Northfield would be an enabling step to starting a tiny home community. Once tiny homes are built and utilized, the benefits stated in section III will be gained. Northfield would have a more equitable, affordable, and sustainable housing option.

## **VI. Considerations for Implementation**

With the benefits of tiny homes and the path towards implementation identified, there are several practical issues that must be addressed in order to make tiny home development a reality. Issues of funding, design, and legal obstacles must be considered before progress can be made.

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<sup>23</sup> Cass Community Social Services, 2018.

<sup>24</sup> Ibid.

### *A. Nonprofit finance model*

Northfield currently does not have the funds to execute a large-scale tiny homes project, especially if the homes will be used to house those who cannot afford homes. Because there is not currently a budget for this project, the non-profit financing model described in the previous section would be a viable way to make tiny homes a reality in Northfield. A non-profit business model provides a framework where the upfront cost of building a tiny home community would be covered by a private organization instead of Northfield. Aid organizations are helpful because Northfield is unlikely to fund an expensive project that costs hundreds of thousands of dollars. Looking at the issue from the perspective from a business, however, transforms the situation into an opportunity to help people without spending inordinate amounts of money long term. The entire process is made possible by the rent-to-own model discussed in section V, part B.

### *B. Sustainable Design*

For Northfield's tiny homes to maximize their benefits, it would be worth building them with attention towards sustainable design. Particularly, setting up a solar roof and a rain barrel system for stormwater collection would be environmentally beneficial. Not only would this make tiny homes more environmentally friendly, but it would also lower the utilities bill for the tiny house residents.

### *C. Removing Legal Obstacles*

Currently, the ability for tiny houses to be a viable housing alternative is significantly limited by zoning, building and housing code requirements. For the most part, tiny houses do not

fit neatly within any existing legal category, and the format of a tiny house is dependent on its intended use. In order for tiny homes to be a form of affordable housing that offer home ownership and community, tiny homes should be built as permanent homes on foundations. This has specific legal implications, addressed in the following section.

#### a. City-Led Development

Under this model of tiny home development, tiny homes are legally understood as being primary dwellings. However, as primary dwellings, their small size does not fit into typical lot sizes and setbacks in existing residential areas, nor can two primary dwellings be on the same lot. They would also be violating the neighborhood compatibility rules for the R1 zones (the older areas near Carleton and St. Olaf). Manufactured Home Parks are currently allowed in Northfield in the R4 zone district. According to the Northfield Land Development Code, a tiny home meets the definition for a manufactured home.<sup>25</sup> Under current regulations, a suitable parcel of land could be rezoned to R4 to create a tiny house community as long as all of the standards are met. These regulations could also be modified to specifically address the specificity of a tiny house community.<sup>26</sup> On the other hand, Northfield's current approach is to add Tiny Houses as primary dwellings to the N2 Residential zoning district, of which the land of the Southbridge Subdivision is part of. The following is the Northfield's purpose statement for the their N2 district<sup>27</sup>:

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<sup>25</sup> Defined as a "structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities". Wilson and Boehland, "Small Is Beautiful".

<sup>26</sup> City of Northfield Legislation Text, "Discussion of Strategic Plan (2018-2022)".

<sup>27</sup> Northfield Planning Commission Meeting Summary, (2013).

*The N2 district will create a pedestrian-friendly environment, such as found in the R1 district, with strong neighborhood qualities, such as a grid-like street pattern, consistent block size, compact development, a range of housing types and architectural styles, street connectivity, sidewalks, and homes located in close relationship to the street.*

Tiny homes as primary dwellings would fit into the range of housing types and compact development outlined in this statement. Given that N2 areas are currently undeveloped, there is none of the conflict with neighborhood compatibility standards, or existing R1 residents, which limits a possible NIMBY problem.<sup>28</sup> As such, this strategy is both politically and technically feasible. What it requires, however, is to modify the N2 zone with specific standards to accommodate for tiny houses. Currently, the City Planner has put forward a suggestion to add a column for Tiny Houses to the Land Development Code *Table 3.2 2: Site Development Standards for N2 District* (See Figure 3 in Appendix) to establish development standards that reduce lot sizes, minimize setbacks, allow multiple structures on a lot, and address common facilities.<sup>29</sup>

#### b. Allowing Individual Development

Most tiny homes in the United States are built by individual homeowners, which are often private or for-profit endeavors. Although many have built their tiny homes on trailers, tiny houses have also been used as an individual accessory dwelling units (ADUs) on private property. Such developments can be targeted at specific demographics like seniors or

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<sup>28</sup> Buckheit, Betsey. "Tiny Houses Need a Much Larger Look." *Small Town, Big Picture* (blog), February 2018.

<sup>29</sup> City of Northfield Legislation Text, "Discussion of Strategic Plan (2018-2022)".

ecologically minded residents.<sup>30</sup> This section will briefly examine the measures Northfield can take in order to allow for individually driven tiny home development. In low-density, primarily single-family zoning districts, tiny houses could offer one way to add housing incrementally in older, desirable and well-connected neighborhoods.<sup>31</sup> This could provide additional forms of affordable housing, and increase housing density in the city.

ADU's are currently allowed in Northfield residential zones. They must be part of a detached garage and be compatible in design with the principal building, according to the Use Specific Standards in the Land Development Code. The intent is to create a carriage house design that appeals to the historic character of Northfield.<sup>32</sup> Tiny Houses could be allowed as ADUs on residential lots. However, Northfield would need modify the existing ADU standards in order to provide for ground level development, allowing for a range of accessory dwellings whether on garages, attached to primary dwellings, or freestanding units.

However, there are other considerations to take into account when modifying ADU standards. First, many blocks in the city cannot have any additional units due to the rental housing ordinance. While the rental code exempts owner-occupied rentals (such as a rental apartment contained within the owner's home), ADUs - which are not part of the primary dwelling - do not appear to be covered. Currently, Northfield staff are investigating changes to the rental ordinance as part of the strategic plan objectives on affordable housing, which is a promising start.<sup>33</sup> Additionally, however, ADUs must provide one off-street parking space in addition to the two required for each primary dwelling. Requiring the same of tiny house might

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<sup>30</sup> Buckheit, "Tiny Houses".

<sup>31</sup> Ibid.

<sup>32</sup> City of Northfield Legislation Text, "Discussion of Strategic Plan (2018-2022)".

<sup>33</sup> Ibid.

be counterproductive. As such, rather than requiring parking, leaving this decision up to property owners would increase flexibility and possibly reduce costs.<sup>34</sup>

## **VII. Conclusion**

Northfield's tiny homes project is still in its infancy, but the city is currently in a situation that would be benefited by the addition of a tiny home community. This is partly for environmental reasons: tiny homes allow to address issues of unsustainable consumption and production, because they require less materials to build, less energy to maintain, and encourage their occupants to have a more mindful relationship to consumption. On the other hand, and perhaps more central to Northfield's goal, is the fact that the development of tiny homes would provide an affordable housing option to Northfield's low income residents. Particularly, offering a rent-to-own model allows home ownership at an affordable cost, since tiny homes are significantly less expensive to build than standard homes. This might specifically serve the homeless section of the population in Northfield that are forced to live in cars instead of homes. Since Northfield presently lacks the funding to build a tiny home community, allowing a non-profit organization to build the infrastructure would be financially achievable for Northfield. Once the homes are built, Northfield residents would have access to inexpensive housing without any mortgage, reducing the often insurmountable barriers to home ownership. Ultimately, these tiny homes can provide a way to make Northfield a more sustainable and equitable place.

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<sup>34</sup> Buckheit, "Tiny Houses".



## APPENDIX

Figure 1: Northfield Zoning Map With Two Possible Development Areas

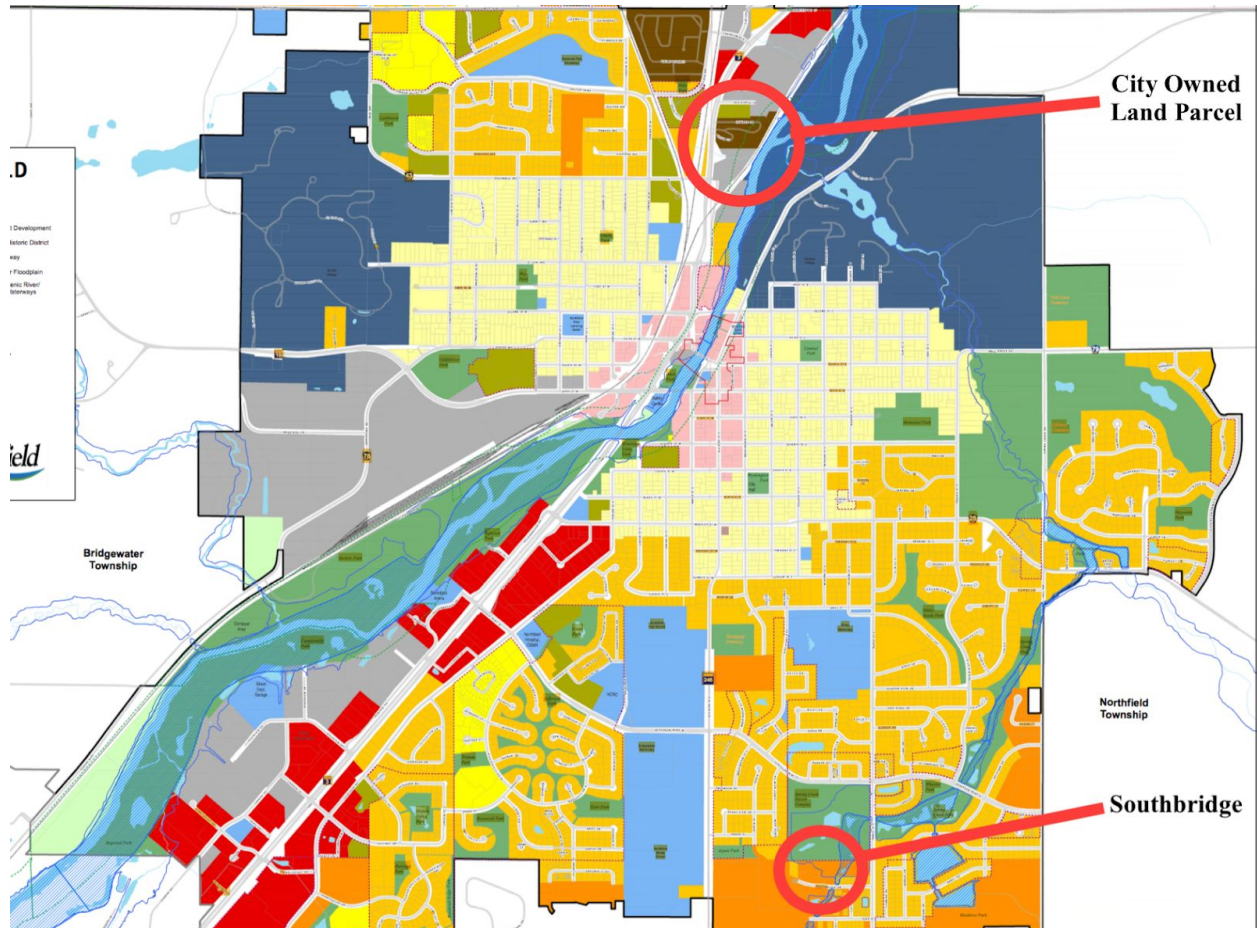


Figure 2: Southbridge Subdivision Land

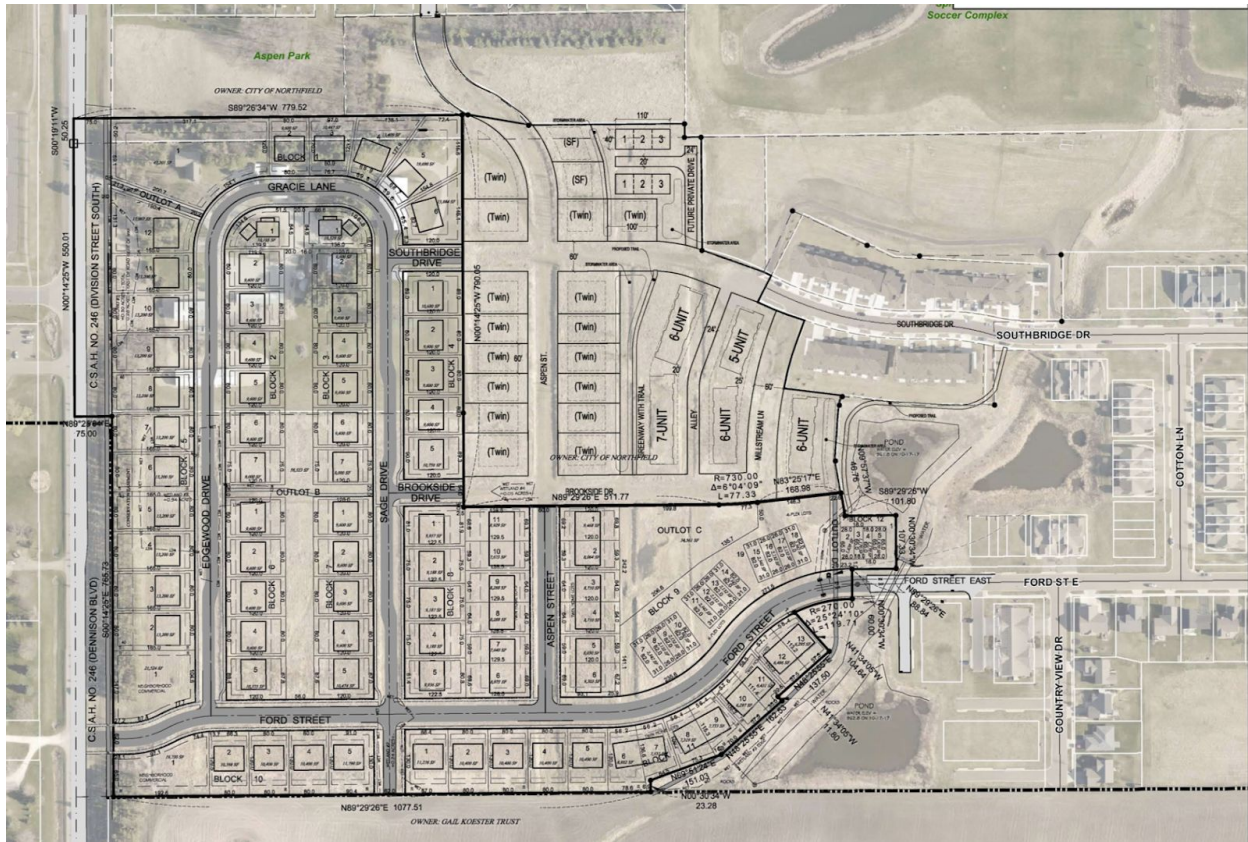




Figure 3: N2 Site Development Standards from the Northfield Land Development Code

Table 3.2-2: Site Development Standards for N2 District [1]								
	1, 2 or 3 Residential Units	Four to Eight Residential Units	9 or More Residential Units	Rowhouse	Live-Work	Live-Work Rowhouse	Neighborhood-Serving Commercial	Civic Uses [2]
Building Placement								
Front Setback	20	Local Street: 20-25 Arterials, collectors, alleys: 5	15-25 [5]	Local streets: 5 -15 Arterials, collectors, alleys: 5	5-20	Local streets: 5 -15 Arterials, collectors, alleys: 5	5-7	25-30
Side, Interior [3]	5	10	15-25	Not Applicable	5	Not Applicable	10	15
Rear [3]	30	20	20	20	30	30	20	30
Side, Corner	15, or equal to front setback of an adjacent house facing side street	Local streets: 20-25 Arterials, collectors, alleys: 5	15-25	Local streets: 5 -15 Arterials, Collectors, alleys: 5	10-15	Local streets: 5 -15 Arterials, Collectors, alleys: 5	10	15-20
Building Area Ratio								
Building Area Ratio	30%	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Lot Depth								
Max. Lot Depth	150	Not Applicable	Not Applicable	Not Applicable	150	Not Applicable	Not Applicable	Not Applicable
Minimum and Maximum Lot Width								
Minimum Lot Width	1: 40 2: 60 3: 75	25 Corner: 45	Not Applicable	Not Applicable	50	Not Applicable	60	Not Applicable
Maximum Lot Width	Objective: Achieve 4 to 6 dwelling units per net acre in the N2 District. Net = total minus wetlands, streams, ponds, parks, undevelopable slopes and arterial ROW.			Not Applicable	50-85	Not Applicable	60 Min 100 Max	Not Applicable
Building Height								
Building Height	30 (Maximum)	40 (Max)	40 (Max) [5]	40 (Max)	30 (Maxi)	40 (Max)	20 (Min) 30 (Max)	50 (Max)
Street Type								
Driveway Allowed on which street type [6]	Collector or local streets or alleys	Collectors or locals, or alleys	Collectors or locals, or alleys	Collectors or locals, or alleys	Collectors or locals, or alleys	Collectors or locals, or alleys	Arterials, collectors or locals, or alleys	Arterials, collectors or locals, or alleys
NOTES:								
1 Unless otherwise noted, building placement requirements are a minimum and maximum distance from a property line. All measurements are in feet.								
2 Civic uses are principal uses in Table 2.7-1, including cultural institutions, public and semipublic buildings, religious institutions, and schools.								
3 Building placement requirements for side (interior) and rear yards are minimum requirements.								
4 Lot widths of 40 feet shall be allowed on any single family lot where access is provided by an alley as permitted in Section 5.2.3(B)(12), Alleys and Private Streets or where single family lots have shared driveways. Where an alley is not permitted, the minimum lot width for a single family home is 50 feet.								
5 A height of up to 50 feet is allowed for a building with nine or more residential units, but the impact of the building shall be mitigated according to the standards of Section 2.9.14, Multi-Family Dwellings.								
6. Refer to Table 2.2-1 of the Transportation chapter of the Northfield comprehensive Plan for a map of streets by type.								

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