



**City of Pine City, Pine County, Minnesota**  
**Ordinance #2025-05**  
**TINY HOMES ORDINANCE**

**Affected Duties and Powers of Planning Commission for Tiny Homes:**

- a. Comprehensive plan. It shall be the purpose of the Planning Commission to develop and maintain a comprehensive plan for the physical development of the City, including proposed public buildings, street arrangement and improvements, efficient design of major thoroughfares for moving of traffic, parking facilities, public utilities and service, parks and playgrounds, a general land use plan and other matters relating to the physical development of the City. The plan may be maintained in sections, each of which shall relate to the comprehensive plan program. The Commission shall periodically review and revise the comprehensive plan to conform to changing conditions in the City and surrounding area.
- b. Plan implementation. As a part of its ongoing obligation to the Council, the Planning Commission shall be responsible for recommending reasonable and practical means of and methods of continuing to implement the comprehensive plan. The comprehensive plan shall be the pattern and guide for the orderly physical development of the City. The means of effectuating the plan shall among other things consist of zoning ordinances, subdivision regulations, capital improvement programming and technical review and recommendations of matters referred to the Planning Commission by the Council.
- c. Zoning ordinance. The Planning Commission shall review all proposed amendments to the zoning ordinance, take part in public hearings and make recommendations to the Council, as may be prescribed by the zoning ordinance.
- d. Special permits. The Planning Commission may make recommendations on all requests for conditional use permits. The Planning Commission shall report its recommendations to the Council for action.
- e. Subdivisions. The Planning Commission may make recommendations in relation to the subdividing of land use as prescribed by ordinance. The Commission shall report its recommendations to the Council for action.
- f. Tiny home community review. In addition to the required conditional use permit, the Planning Commission shall also review the proposed management and community rules.

**Definitions needing to be added to Ordinance 13.08.100:**

*Stationary tiny home* means a dwelling unit that is between 100-400 square feet; intended for separate, independent living quarters; installed permanently on the property; and designed as a year-round residence for one household which includes basic functional areas that support normal daily routines including cooking, sleeping, and sanitation.



*Movable tiny home* means a unit that is between 100-400 square feet; intended for separate, independent living quarters; movable on wheels; and designed as a permanent, year-round residence for one household which includes basic functional areas that support normal daily routines including cooking, sleeping, and sanitation and that meets the following conditions:

1. Is licensed and registered with the Department of Driver and Vehicle Services and meets ANSI 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards as inspected and certified for compliance with the requirements in this subdivision by a licensed professional engineer or qualified third-party inspector for ANSI compliance accredited pursuant to either the American Society for Testing and Materials Appendix E541, or ISO/IEC 17020.

2. Is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection, and is not designed to move under its own power; and is no larger than allowed by State Law for movement on public highways and in no case may exceed 14 feet in width.

3. Has at least 100 square feet of first floor interior living space.

4. Limited to a maximum height of 15 feet.

5. The unit shall be designed to look like a conventional residential structure rather than a recreational vehicle. This shall be done by incorporating design features and materials typically used for houses, such as typical siding or roofing materials, pitched roofs, eaves, residential windows, including the following:

a. Materials used as exterior wall covering shall be natural or man-made materials of a non-reflective nature, except that reflective materials may be used as accent panels when approved as part of a conditional use permit in a tiny home community.

b. Windows shall be at least double pane glass and labelled for building use, and shall include exterior trim.

c. Includes insulation with values of at least R13 for the walls and R19 for floor and ceiling.

d. Wall framing studs are 16"-24" on center, with a minimum of 2X4 wood or metal studs or equivalent SIP panels.

e. Is connected to water, sewer and electricity. Electricity may be provided by off-grid solar system.

f. When sited, the unit is to be anchored to the ground and is to have skirting that covers wheels, axles, anchors and hitch.

*Movable tiny home community* means a collection of movable tiny homes on one parcel, built in accordance with the requirements of Section 13.16.090 and A-O zoning. Movable tiny home communities shall only be permitted in the A-O District with a conditional use permit.



Tiny Home Community

## **Chapter 13.16 A-O Agricultural-Open Space District**

### **13.16.060 Conditional Uses:**

Drive -in theaters  
Campground  
Group/multiple-family day care center  
Indoor Institutional  
Institutional Residential  
Accessory Dwelling Unit  
Outdoor Commercial Entertainment  
Movable Tiny Home Community

### **13.16.090 Movable Tiny Home Community Regulations:**

- a. The minimum size of a movable tiny home community shall be 5 acres.
- b. The maximum number of movable tiny homes in a community shall be 5 per acre.
- c. Minimum dimensions of a site for placement of a movable tiny home shall be 25 feet wide by 40 feet long.
- d. Each movable tiny home shall be separated from other movable tiny homes by a yard not less than 15 feet wide.
- e. Parking shall be provided in accordance with Section 13.04.010 of this chapter.
- f. Lot frontage may be calculated off either a public or private road and shall be so designated in the conditional use permit.
- g. A movable tiny home community shall have a minimum buffer of 10 feet from adjoining land uses, and may be up to 25 feet depending on site specific conditions. The buffer will be a mixture of evergreen and deciduous trees, and may also include bushes and shrubs as may be determined as part of a conditional use permit.
- h. Provide a storm shelter plan for residents.

## **Residential Properties**

### **13.76 Development and Structures**

#### **13.28.010 Description**

The R-2 (One- and) Two Family Residential District primarily characterized by an environment of low to medium density residential uses consisting of one and two- family residential dwellings, including tiny homes, along with other related facilities such as schools and churches.



### 13.28.030 Special Requirements

a. A single-family dwelling may be converted to one-bedroom apartments at the ratio of one for every 600 square feet of floor area in each dwelling before conversion, exclusion of basement, and shall be in accordance with the Minnesota Uniform Building Code.

b. Stationary tiny homes are permitted in the R-2 District if the proposed home meets the following criteria:

1. Has at least 100 square feet of first floor interior living space.
2. Is limited to a maximum height of 18 feet.
3. Has one lateral dimension of at least 20 feet
4. Is permanently set on a foundation or bolted to a floating slab.

5. Incorporates design features and materials typically used for houses, such as siding or roofing materials, pitched roofs, eaves, residential windows, and connections to water, sewer, and electricity.

### 13.28.040 Site Performance Standards

Minimum lot size: 4,350 square feet (0.1 acre) \*

Minimum lot width: 50 feet\*

Minimum Front Yard: 20 feet\*

Minimum side yard: 10 feet

Minimum rear yard: 15 feet

Maximum building height 2.5 stories.

\*This lot size amendment will bring most of developed parcels into code compliance and make undeveloped parcels developable with tiny housing

### 13.28.060 Conditional Uses

Indoor Institutional

Outdoor Institutional

Institutional Residential

Transit Stop

Group/multi-family daycare center

Accessory dwelling unit

Stationary Tiny Home



## Additional Additions for Residential AND Community

### Chapter 13.76 Development and Structures

#### 13.76.150 Building Size and Architectural Requirements

The following building size and architectural standards shall apply to all districts unless otherwise specified.

1. *Height exceptions.* The building height limits established shall not apply to belfries, cupolas, domes, spires, monuments, airway beacons, radio towers, flag poles, chimneys or flues; nor to elevators, water tanks, poles, towers and other structures for essential services; nor to similar structures for essential services; nor to similar structures extending above the roof of any building and not occupying more than 25 percent of the area of the roof.
2. *Architectural requirements.* The following architectural requirements shall apply to A-O (Agricultural and Open Space) and all residential districts except the MHP (Manufactured Home Park District).
  - a. Dwelling shall contain a total area of at least 401 square feet, unless it is on a nonconforming lot and will be a tiny home. Tiny home square footage will be 100-400 square feet.
  - b. Dwellings shall be placed on a permanent foundation forming a complete enclosure under exterior walls.
  - c. Exterior and foundation walls shall have the appearance of wood or masonry regardless of their actual composition.

#### 13.76.170 Accessory Buildings in R-1 and R-2 Districts

1. Accessory buildings in R-1 and R-2 (Residential) districts on lots where a garage is attached to a home, shall be limited to one additional storage building and one non-storage building, so as long as the total floor area does not exceed 1,200 square feet or result in a total lot coverage by buildings of 25 percent or more; accessory buildings on lots where a garage is not attached to the home shall be limited to two storage buildings and one non-storage building, with the total floor area not to exceed 1,800 square feet or result in a total lot coverage by buildings of 25 percent or more.
2. On R-2 non-conforming lots with stationary tiny homes (any dwelling unit less than 401 square feet), accessory structures shall be allowable by conditional use permit. The accessory structure shall not exceed the total square footage or height of the tiny home.



### 13.76.180 Accessory Dwelling Units in A-O, R-1 And R-2 Districts

Internal, attached and detached accessory dwelling units (including stationary tiny homes) shall be permitted or conditional single-family dwelling; accessory dwelling units shall be prohibited accessory to all other uses. Internal, attached and detached accessory dwelling units shall be allowed, subject to the following development standards.

- a. Height - The maximum height of a detached accessory dwelling unit may be varied, provided that the height of the detached accessory dwelling unit shall not exceed the height of the principal structure.
- b. Use - Either the accessory dwelling unit or the principal structure must be owner-occupied for the entire calendar year.
- c. Size - The minimum gross floor area for all types of an accessory dwelling unit shall be 100 square feet.
- d. Setbacks - The accessory dwelling unit structure shall be located seven feet or more from all lot lines of adjoining lots, except as otherwise permitted within this article. The structure shall not be located within the utility easement or within the front yard of the principle use structure.
- e. Quantity. No more than one accessory dwelling unit shall be allowed on a parcel.
- f. Subdivision - The creation of an accessory dwelling unit shall not create a separate tax parcel.

#### Internal accessory dwelling units:

- a. Size - Internal accessory dwelling units are limited to 800 square feet. In no case shall the floor area of the internal accessory dwelling unit exceed the floor area of the first floor of the primary structure.
- b. Location - The entire internal accessory dwelling unit shall be located on one level.
- c. Design - The creation of the accessory dwelling unit shall not result in additional entrances facing the public street on the primary structure. Any stairways leading to the accessory dwelling unit shall be enclosed.

#### Attached Accessory Dwelling Units:

- a. Size – The maximum floor area for an attached accessory dwelling unit shall be 800 square feet.
- b. Design – The creation of the accessory dwelling unit shall not result in additional entrances facing the public street on the primary structure. Any stairways leading to an upper story of an accessory dwelling unit shall be enclosed. The primary exterior materials of an attached accessory dwelling unit shall match the primary exterior materials of the principal structure.

#### Detached Accessory Dwelling Units



- a. Height – A detached accessory dwelling unit shall not exceed the height of the principal residential structure or 18 feet, whichever is less. In no case shall the highest point of the roof of the detached accessory dwelling unit exceed the highest point of the roof of the principal residential structure.
- b. Size – The floor area of the detached accessory dwelling unit shall not exceed 1,000 square feet, including any areas designed or intended to be used for parking of vehicles and any half-story floor area. When a lot includes a detached accessory dwelling unit, the combined floor area of the footprint of the detached accessory dwelling unit, and all other accessory structures and uses designed or intended to be used for parking of vehicles, shall not result in total lot coverage by buildings of 25 percent or more.
- c. Location – Detached accessory dwelling units shall be located entirely to the rear of the principal structure and not within ten feet of the principal structure.
- d. Design – The primary exterior materials of an attached accessory dwelling unit shall match the primary exterior material of the principal structure and shall be durable, including, but not limited to, masonry, brick, stone, wood, cement-based siding or glass. Exterior stairways shall be allowed, provided that the finish of the railing matches the finish or trim of the detached accessory dwelling unit. Raw or unfinished lumber shall not be permitted on an exterior stairway.

**Effective Date:** This ordinance shall be effective immediately upon passage and publication according to law.

**ADOPTED** this 2<sup>nd</sup> day of April 2025, by the City Council of the City of Pine City.

By: \_\_\_\_\_

Kent Bombard, Mayor

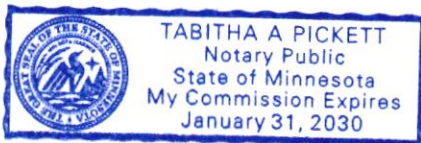
ATTEST:

\_\_\_\_\_  
Marcy Peterson, City Administrator



STATE OF MINNESOTA  
COUNTY OF PINE

This instrument was acknowledged before me on 4/2/2025 by Kent  
Bombard, Mayor of City of Pine City a Municipal Corporation under the laws of Minnesota on  
behalf of the Municipal Corporation



SIGNATURE OF NOTARY PUBLIC OR OTHER OFFICIAL

Drafted by:  
City of Pine City  
1015 Hillside Ave SW, Ste. 2  
Pine City, MN 55063