

**ORDINANCE NO. 24-XX**

**CITY OF FALCON HEIGHTS  
RAMSEY COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 105 OF THE FALCON HEIGHTS CITY  
CODE ALLOWING ACCESSORY DWELLING UNITS**

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

**SECTION I.** Section 105-1(a) of the City Code of Falcon Heights, Minnesota, is hereby amended to read as follows (Deletions are shown with a strikethrough. Additions are underlined):

- (a) *Purpose.* The placement of numbers indicating correct addresses on all principal structures and accessory dwelling units within the city is deemed to be in the interests of health, welfare and safety of its residents. Properly numbered structures will allow for identification for police and fire protection purposes.

**SECTION II.** The definition of “rental dwelling” in Section 105-87 of the City Code of Falcon Heights, Minnesota, is hereby amended to read as follows (Deletions are shown with a strikethrough. Additions are underlined):

*Rental dwelling* means any single-family dwelling, accessory dwelling unit, duplex dwelling or triplex dwelling, which is rented for more than four consecutive months in any calendar year. Rental dwelling does not include Minnesota Department of Health–licensed rest homes, convalescent care facilities, nursing homes, hotels, motels, managed home-owner associations, cooperatives, or on-campus college housing.

**SECTION III.** Section 105-89 of the City Code of Falcon Heights, Minnesota, is hereby amended to add a new subsection (9) to read as follows (Deletions are shown with a strikethrough. Additions are underlined):

- (9) If property contains an accessory dwelling unit, property owner must reside on the property and verify their permanent residency in either the single-family residence or accessory dwelling unit on the property.

**SECTION IV.** The definition of “vacant properties” in Section 105-120 of the City Code of Falcon Heights, Minnesota, is hereby amended to read as follows (Deletions are shown with a strikethrough. Additions are underlined):

*Vacant Properties* means a property with a building or buildings constructed or reconstructed for a business or residential purpose that is unoccupied. This definition does not

include an uninhabited accessory dwelling unit, unless both the accessory dwelling unit and single-family residence are unoccupied.

**SECTION V. Effective date.** This ordinance is effective immediately upon its passage and publication.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by the City Council of Falcon Heights, Minnesota.

CITY OF FALCON HEIGHTS

BY: \_\_\_\_\_  
Randall C. Gustafson, Mayor

ATTEST:

\_\_\_\_\_  
Jack Linehan, City Administrator