

Tiny Home Code Text Amendment 4.0

Current Code that applies to RV parks	Proposed Tiny Home Code Additions	Explanation of Code Additions
	TITLE 3: BUSINESS AND LICENSE REGULATIONS	
	CHAPTER 15 : TINY HOMES AND TINY HOME COMMUNITIES	
	3-15-1 REGISTRATION:	
	Any Tiny Home or Recreational Vehicle being occupied in a Tiny Home Community or as an Accessory Dwelling Unit for more than 14 days is required to be registered with the city clerk of Garden City. The registration form filed with the city clerk shall include the following information:	<i>During first round of Work sessions it was suggested that we look at possibly adding a licensing/registration section that would apply to Tiny Homes, as there may be a benefit for the city to know what structures are being occupied in these communities that outweighs the extra bureaucracy created by keep track of each Tiny Home.</i>
	A. The full name of the owner of the Tiny Home or Recreational Vehicle;	<i>There is currently no requirement in code for registering a recreational vehicle that stays in an RV park with the city.</i>
	B. The License plate number for the Tiny Home trailer or RV if applicable.	
	C. The address of the Tiny Home Community	
	D. The full names and relationships of all those who will reside in the Tiny Home or Recreational Vehicle;	
	E. The type of Tiny Home and any certifications that may apply, i.e. Professionally built - RVIA certified, Homebuilt - IBC standards, etc.	
	F. A minimum of 2 Photographs that together show all 4 sides of the Tiny Home	
TABLE 8-2B-1	TABLE 8-2B-1	
ALLOWED USES IN ALL BASE ZONING DISTRICTS	ALLOWED USES IN ALL BASE ZONING DISTRICTS	<i>Recreational Vehicle Parks are currently allowed as a conditional use in both the C1 and C2 zone. Our research indicates that Tiny Home Communities are a best fit in zones that allow for residential uses that also allow for trailer parks. Currently all locations in Idaho that have legalized Tiny Homes have simply allowed them to exist in trailer park or RV park settings. For these reasons we are proposing that Tiny Home Communities be allowed in the C2 zone which is a lower impact commercial zone that allows for residential, and the R3 zone which is a higher density residential zone that allows for trailer parks.</i>
Recreational vehicle park*	Tiny Home Community*	
C1-Conditional Use	C2-Permitted Use	
C2- Conditional Use	R3-Permitted Use	
8-7A-1 DEFINITIONS OF USES:	8-7A-1 DEFINITIONS OF USES:	
RECREATIONAL VEHICLE PARK:	TINY HOME COMMUNITY:	
The use of a site by two (2) or more recreational vehicles or travel trailers for temporary living quarters on a temporary basis.	The use of a site by two (2) or more Tiny Homes for short or long term flexible living quarters on a temporary or permanent/semi-permanent basis	
8-7A-2 DEFINITIONS OF TERMS:	8-7A-2 DEFINITIONS OF TERMS:	
RECREATIONAL VEHICLE:	TINY HOME:	

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<p>A portable vehicle primarily designed as temporary living accommodations for recreational camping and travel use and as defined in Idaho Code section 49-119(R).</p>	<p>Moveable home on a trailer/wheels, and designed primarily with more traditional home building construction methods by a professional builder or as a do it yourself project to provide affordable living accommodation. Tiny homes may be certified as recreational vehicles, but traditional recreational vehicles are not considered tiny homes under this code. Tiny homes have a ground floor area of not greater than 400 sq ft not including lofts. Tiny homes can be defined as recreational vehicles as defined in Idaho Code section 49-119(R), so that they can be allowed to park in recreational vehicle parks, but the build and design of tiny homes is specifically meant for permanent/semi-permanent occupation as opposed to recreational or emergency occupancy.</p>	<p><i>We are flexible to adjusting this definition to make sure that tiny home communities create a unique identity that has a much different feel than an RV park. we are open to defining semi permanent with a specific time frame that tiny homes would need to be moved, to maintain the ease of mobility that makes these types of communities more dynamic while still not feeling transient.</i></p>
<p>8-2C-33 RECREATIONAL VEHICLE PARK:</p>	<p>8-2C-49 TINY HOME COMMUNITY:</p>	
<p>A. Minimum Site Area:</p>	<p>A. Setbacks and Dimensional Requirements:</p>	
<p>1. The minimum site area for a recreational vehicle park shall be three (3) acres.</p>		
<p>2. A recreational vehicle space shall have an area of not less than seven hundred (700) square feet exclusive of driveways and common areas.</p>	<p>1. Tiny Home Communities shall have a maximum density of 30 units per acre in the C2 zone and 20 units per acre in the R3 zone.</p>	<p><i>The current RV code specifically defines a segregated area that must be dedicated to each tiny home. Modeling these restrictions yields an approximate maximum of 35 units per acre for an RV park. To create a more open space appeal we are proposing reducing this maximum in each zone to below what is even allowed by code to build. This will greatly reduce the impact to neighboring properties, and will allow for more open space and amenities.</i></p>
<p>B. Setbacks:</p>		
<p>1. The location of all RV spaces shall comply with the setback of the base zoning district.</p>	<p>2. The location of all Tiny Homes, Pads, utility hookups, and all other required site features shall comply with the setbacks of the base zoning district.</p>	
<p>2. No outdoor activity area associated with the use shall be located within fifty feet (50') of any property line.</p>		
<p>C. Site Layout:</p>	<p>B. Site Layout and Design:</p>	
<p>1. The site layout shall reflect the requirements of the health and fire authorities with respect to water supply, sewage disposal, fire hydrants, sanitary facilities, building location, street layout and park design.</p>	<p>1. Tiny Home Communities shall have individual, distinctive pads for locating each Tiny Home within the community.</p>	<p><i>As requested during our previous rounds of worksessions we have worked to simplify the code and match it better in language to other code that has already been written.</i></p>
<p>2. Roadways shall have a minimum width of thirty feet (30') or a minimum width of twenty feet (20') where parking is not permitted and an equal amount of off road parking is provided. Roadways shall be paved.</p>	<p>2. The site layout shall reflect the requirements of the health and fire authorities with respect to water supply, sewage disposal, fire hydrants, sanitary facilities, building location, street layout and park design.</p> <p>3. Internal site drive aisles shall have a minimum lane width of ten feet (10') where parking is not permitted. Internal one way drive aisles shall be encouraged. All drive aisles, Tiny home pads, and parking areas shall be paved with concrete, asphalt, crushed granite, or another approved rock based material.</p>	
<p>3. Each RV space shall have at least one ten by twenty foot (10' x 20') parking space exclusive of the RV itself. Parking and driveway areas shall be paved.</p>	<p>4. Tiny Home Communities will provide a minimum of 0.4 ten by twenty foot (10' x 20') parking spaces for each tiny home pad in the C2 zone, and shall provide 0.75 ten by twenty foot (10' x 20') parking spaces for each tiny home pad in the R3 zone. To further encourage affordability and the use of alternate forms of transportation Tiny Home Communities shall provide 1 bicycle parking space for each Tiny Home pad.</p>	<p><i>Currently RV parks require 1 parking space for every RV space. It is our goal to prioritize people, by reducing car traffic through the site, being able to charge more for sites that contain parking, thereby reducing the cost of impact on those who do not own a vehicle. The current zones where this will be allowed are all located within close proximity of bus stops along Chinden or the greenbelt or both.</i></p>

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<p>4. Outdoor lighting shall be provided. Lighting shall be oriented to prevent direct illumination onto abutting property and public right-of-way.</p>	<p>5. Outdoor Lighting shall be provided. Outdoor lighting shall comply with all requirements of the base zoning district.</p>	
<p>5. The park shall be screened on all sides by a sight obscuring planting screen, fence or combination thereof.</p>	<p>6. Tiny Home Communities shall be screened from adjacent properties by a sight obscuring planting screen, fence, or combination thereof, and shall meet all landscaping requirements of the underlying zoning code. Where adjacent to public right of way Tiny Home community design and layout should address the street and elevations of individual tiny homes should contain the following ; 1. Windows; 2. A variety in materials or colors; 3. A modulation in the Tiny home facade or roof line; 4. Clear pedestrian connectivity into the site from the sidewalk.</p>	<p><i>As we reviewed the RV code we believe that completely screening the tiny home community from all sides like an RV park may be counter to making it feel like a community, and believe a better solution is to partial screen and address the public right of ways with Tiny Homes that meet some minimum requirements. Most people are intrigued by Tiny Homes, and we believe they shouldn't be completely hidden away like an RV park which requires screening along all sides.</i></p>
<p>6. One waste disposal dump station shall be provided for each one hundred (100) sites, or part thereof. All sewer and water lines shall be first approved by the city engineer and the health authority.</p>	<p>7. One sewer, and one water connection shall be provided for each tiny home pad. All sewer and water line connections to each pad shall be first approved by the city engineer and the health authority.</p>	
<p>7. Trash receptacles shall be provided at a rate of thirty (30) gallons of refuse capacity for each two (2) spaces or equivalent.</p>	<p>8. Shared Trash receptacles are encouraged and shall be provided at a rate of fifteen (15) gallons of refuse capacity for each (1) tiny home unit.</p>	
<p>8. Each RV space shall be provided with electrical service.</p>	<p>9. Each tiny home pad shall be provided with a minimum of 30 amp electrical service.</p>	
<p>D. Limitations:</p>	<p>D. Limitations:</p>	
	<p>1. Temporary allowance for Recreational vehicles: No more than 15% of tiny home pads may be occupied by traditional recreational vehicles at any time, and recreational vehicles must be moved from the site every 180 days for at least 14 days.</p>	<p><i>This section has been added in an attempt to allow for RVs to exist in Tiny Home Communities as was suggested by a city council person, while also giving the city the same guarantee to remove them as already existed in the RV code.</i></p>
<p>1. It shall be unlawful for a park owner or park tenant to permit a travel trailer or motor coach to remain situated in a park in excess of ninety (90) days. Where the park tenant is physically disabled from traveling, extensions may be granted by the planning and zoning administrator and/or his or her designee in conjunction with the proprietor of the park.</p>	<p>1. It shall be unlawful for a Tiny Home Community owner or tenant to permit a recreational vehicle to remain situated in a Tiny Home Community in excess of one hundred and eighty (180) days. Where the Tiny Home Community tenant is physically disabled from traveling, extensions may be granted by the planning and zoning administrator and/or his or her designee in conjunction with the proprietor of the Tiny Home Community.</p>	
<p>2. Where a park tenant remains in a park in excess of ninety (90) days, the park proprietor will so advise the planning and zoning administrator and/or his or her designee and cooperate with the planning and zoning administrator and/or his or her designee and city attorney in removing said holdover tenant.</p>	<p>2. Where a Tiny Home Community tenant remains in a Tiny Home Community in excess of one hundred and eighty (180) days, the Tiny Home Community proprietor will so advise the planning and zoning administrator and/or his or her designee and cooperate with the planning and zoning administrator and/or his or her designee and city attorney in removing said holdover tenant.</p>	<p><i>We believe there is also an opportunity within this code section to limit how long Tiny Homes are allowed to stay in each community to make their use more semi-permanent if the council feels more comfortable in making sure that tiny homes remain mobile.</i></p>
<p>3. It shall be unlawful to remove the wheels from any travel trailer or motor coach located within a park as defined in this chapter. It shall also be unlawful to permanently affix any such living unit to the ground when located within such a park.</p>	<p>3. It shall be unlawful to remove the wheels from any recreational vehicle located within a Tiny Home Community as defined in this chapter. It shall also be unlawful to permanently affix any such living unit to the ground when located within such a Tiny Home Community.</p>	
<p>E. Site Maintenance: A manager shall be present on the site at all times.</p>	<p>E. Site Maintenance: A manager shall be reachable by phone 24 hours a day.</p>	<p><i>It is our hope that the city will allow a community that will be far less transient than what code currently allows for an RV park. With that said we believe that a full time manager should still be reachable 24 hours a day to deal with issues, but it won't be necessary for this manager to be onsite at all times, and would add a significant cost burden that is counter to creating more affordable spaces, but we would love the city to weigh in?</i></p>

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<p><u>F. Other Standards Apply: Outdoor storage, service and equipment areas shall comply with sections 8-1C-3, Property Maintenance Standards, and 8-4A-5, Outdoor Service And Equipment Areas, of this title. (Ord. 898-08, 9-8-2008; amd. Ord. 905-09, 3-23-2009; Ord. 944-12, 5-14-2012; Ord. 967-14, 6-9-2014)</u></p>	<p>F. Other Standards Apply: Outdoor storage, service and equipment areas shall comply with sections 8-1C-3, Property Maintenance Standards, and 8-4A-5, Outdoor Service And Equipment Areas, of this title.</p>	
<p>8-2C-14 DWELLING UNIT, ACCESSORY:</p>	<p>8-2C-14 DWELLING UNIT, ACCESSORY:</p>	<p><i>This section of code already exist and we are simply making a few small changes to allow tiny homes to be allowed to be Accessory Dwelling Units. They would still be required to go through the same process as built accessory dwelling units, but this would allow a significantly reduced cost.</i></p>
<p>A. Setbacks And Dimensional Standards:</p> <ol style="list-style-type: none"> 1. Setbacks shall meet the zoning district setback requirements. 2. No accessory structure shall be allowed in front of the principal structure without design review approval. 3. Accessory dwelling units may not be any greater in size than six hundred (600) square feet. 	<p>A. Setbacks And Dimensional Standards:</p>	
	<p>4. Tiny Homes as small as 120 square feet may be used as accessory dwelling units</p>	
<p>B. Additional Standards: In addition to meeting all building codes for a dwelling unit the following provisions shall be complied with:</p> <ol style="list-style-type: none"> 1. Not more than one accessory dwelling unit shall be allowed per property. 2. Direct ingress and egress to the unit shall be provided. 3. The unit shall provide a kitchen with appliances for the cooking of food, a sink and storage. 4. The unit shall provide a bathroom with minimally a sink, toilet and either tub and/or shower. 	<p>B. Additional Standards: In addition to meeting all building codes for a dwelling unit, recreational vehicle, or tiny home, the following provisions shall be complied with:</p>	
<p>5. The unit shall have at least three hundred (300) square feet of habitable space as defined by the building code.</p>	<p>5. The unit shall have at least three hundred one hundred and twenty-(300)(120) square feet of habitable space as defined by the building code.</p>	
<p>6. The unit shall provide for at least one closet.</p>		
<p>7. The unit shall be identified with an approved address.</p>		
<p>8. Manufactured and mobile homes shall not be permitted as an accessory dwelling unit. (Ord. 944-12, 5-14-2012)</p>	<p>8. Manufactured and mobile homes shall not be permitted as an accessory dwelling unit if they don't meet the definition of a tiny home.</p>	
	<p>9. When tiny homes are used as accessory dwelling units they must be hooked up to onsite water, sewer, and electrical services while being used for living quarters or sleeping quarters.</p>	