



Additional/Revised Material Submittal Form

Submittal Date: 05/26/2022

Rec'd by: EP

6015 Glenwood Street □ Garden City, Idaho 83714 □ Phone 208/472-2921 □ Fax 208/472-2926 □
building@gardencityidaho.org □ Inspection Hotline Phone 208/472-2920 □ www.gardencityidaho.org

PROJECT INFORMATION

Permit (File) Number: CPAFY2022-0001 Design Professional in Charge: Hannah Ball
 Project Name: Tiny Homes
 Project Address: NA Garden City, Idaho, 83714
 Contact email: hannahballcan@gmail.com Contact Phone: 808-613-5815

*****Applicant is responsible for notifying ACHD for any changes that affect design*****

Required number of additional or revised plans submitted (1 electronic copy is required as well):

- Please only submit new or revised materials. Re-submitting materials that have not been revised will incur additional review fees.
- Electronic copy - Grading or Civil Sheets(no building) Electronic copy - *only sheets with changes*
- Electronic Copies Only - Residential Building/Nonresidential Building - *individual sheets pdf and labeled*
- Electronic Copies - Design Review, Planning and Zoning, or City Council review documents

*****Provide the page/sheet number and description of what changes are made*****

****Additional sheet can be submitted also****

1. see submittal for all changes
2. _____
3. _____
4. _____
5. _____
6. _____

Who requested Change:

- Building Reviewer - Idaho Division of Building Safety
- Engineer Reviewer
- Environmental Reviewer (erosion sediment/pretreatment)
- Fire Reviewer
- Planning Reviewer
- Sewer Reviewer
- Water Reviewer
- Other: City Council, P&Z, Design Review

UPDATED Proposed Tiny Home Code Additions	Description of changes
TITLE 3: BUSINESS AND LICENSE REGULATIONS	
CHAPTER 15 : TINY HOMES AND TINY HOME COMMUNITIES	
3-15-1 REGISTRATION:	<i>Made language changes suggested by city staff</i>
Every Tiny Home being sited or occupied in a Tiny Home Community or as an Accessory Dwelling Unit shall be registered with Garden City, and approved by the planning official before being occupied. The registration form filed with Garden City shall include the following information:	<i>Removed the 14 day period, the requirement for names and relationships for all occupants</i>
A. The full name of the owner of the Tiny Home or Recreational Vehicle;	
B. The License plate number for the Tiny Home.	
C. The address of the Tiny Home Community or location the Tiny Home will be parked as an ADU	
D. The type of Tiny Home (Professionally Built or Homebuilt)	<i>Clarified the type of tiny home as requested by staff and updated with standards and certification requirements as suggested by Commissioner Brown on the P&Z commission.</i>
E. Standards the Tiny Home was built to meet (NFPA 1192 , ANSI 119.5, IRC appendix Q, NFPA 70, NEC 551/552)	
F. The Certification of the Tiny Home (RVIA, HUD, NOAH, or other National 3rd party certification)	
G. A minimum of 4 Photographs that clearly show all 4 sides of the Tiny Home for review by the planning official.	
3-15-2 DESIGN REQUIREMENTS FOR APPROVAL:	<i>Added design requirements for all tiny homes</i>
All Tiny Homes being occupied either in a Tiny Home Community or as a Accessory Dwelling Unit must contain the following minimum design standards:	<i>placed this in registration section so that each Tiny Home can be addressed as they are ready to move into a community or be use as an accesory dwelling unit.</i>
a. windows	
b. a variety of materials or colors	
c. modulation and articulation of the facade or roofline or elements that create a visual interest	
d. clearly defined and identifiable front entry	
3-15-3 SITE REQUIREMENTS FOR APPROVAL	<i>Added a section requiring site requirements</i>
All Tiny Home pads used in Tiny Home Communities or as Accessory Dwelling Units shall be provided with code compliant water, sewer, electrical and trash service. Shared trash service is allowed provided that the site maintains compliance with the required property maintenance standards as set forth by this title.	
3-15-3 PLANNING OFFICIAL APPROVAL	<i>Clarified a process of approval as suggested by city staff</i>
All Tiny Homes and pads must first receive approval from the Planning Official before being occupied in either a Tiny Home Community or as an Accessory Dwelling Unit.	
Upon submittal of the registration form, approval of all Tiny Homes will follow the process in Garden City Code 8-6A-6 ADMINISTRATIVE PROCESS WITHOUT NOTICE:	
3-15-4 RESTRICTIONS	<i>Added a restrictions section as suggested by Council President Page. We don't believe an owner occupancy requirement is necessary with this restriction in place.</i>
Short term rentals shall not be allowed. Tiny Homes shall not be rented or leased on less than a monthly basis.	
3-15-5 PENALTIES	<i>Added Penalties section here, to directly address penalties for Tiny Homes that aren't registered, Garden City code already addresses penalties that will apply to the tiny home community section of code we are proposing.</i>
Failure to register and receive approval before occupying and siting a Tiny Home in a Tiny Home community or as an accessory dwelling unit shall result in an infraction for the property owner. Multiple infractions against a Tiny Home community is grounds for a review of the conditional use permit, and can result in the loss of the right to to that conditional use permit.	

TABLE 8-2B-1	<i>Changed allowed use for Tiny Home Communities to a Conditional Use as suggested by P&Z which also fixes an issue identified by staff which is the process of approving this is now defined in code and it will give the city a chance to condition additional requirements if issues are found.</i>
ALLOWED USES IN ALL BASE ZONING DISTRICTS	
Tiny Home Community*	
C2-Conditional Use	
R3-Conditional Use	
8-7A-1 DEFINITIONS OF USES:	<i>updated this definition at the recommendation of city staff to remove the temporary or p[er]manent wording that is unnecessary and included the term dwelling.</i>
TINY HOME COMMUNITY:	
The use of a site by two (2) or more Tiny Homes as dwelling units.	
8-7A-2 DEFINITIONS OF TERMS:	<i>Made significant modifications to the definition to address concerns of city staff and clean up language that was recommended. Also made an improvement to the format at the suggestion of Councilmember Jorgensen used code from other states to formulate a better definition that matches the cleanest definition found in another city that has allowed tiny homes for several years.</i>
TINY HOME:	
A moveable dwelling on wheels or a trailer with wheels, intended for separate, independent living quarters of one family that meets all of the following requirements:	<i>changed to a checklist format</i>
a. Is licensed and registered with the Idaho Department of Motor Vehicles;	
b. Is registered and approved by Garden City	
c. Meets the American National Standards Institute (ANSI) 119.5 standards or the National Fire Protection Association (NFPA) 1192 standards or IRC appendix Q standards, and is certified for ANSI, NFPA, or IRC compliance;	<i>Included standards and certification requirements in the definition as suggested by Commissioner Brown and city staff.</i>
d. A 3rd party inspection agency (RVIA, HUD, NOAA, or other national certification agency) shall certify the Tiny Home meets the required standards;	
e. Cannot move under its own power;	
f. Must remain in readily moveable condition;	
g. is no larger than allowed by Idaho State Law for movement on public highways;	
h. is no smaller than 120 and no larger than 400 square feet or habitable space as measured within the exterior faces of the exterior walls;	<i>defined habitable space for tiny homes</i>
i. Is constructed primarily with more traditional home building construction methods and materials including: 2x4 or 2x6 construction; residential siding; residential windows.	
8-2C-49 TINY HOME COMMUNITY:	<i>One question that was asked was about penalties and who will monitor and enforce. This section is now added to the penalty section so that there is a way to enforce violations of this section</i>
A. Setbacks and Density Requirements:	
1. Tiny Home Communities shall have a maximum density of 30 units per acre in the C2 zone and 25 units per acre in the R3 zone.	<i>Staff recommended requiring a minimum pad site size, but we think having a density requirement leaves more room for creativity which is essential for the success of these communities.</i>
2. Tiny Homes shall be setback a minimum of 10 feet from other Tiny Homes in a Tiny Home community.	<i>Instead of requiring specific pad sites we will followed staff suggestions to address safety and will require tiny homes to be setback a minimum of 10 feet from other tiny homes.</i>
3. 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.	
B. Site Layout and Design:	
1. Tiny Home Communities shall have individual, separate pads for locating each Tiny Home within the community. Each pad site shall be labeled for emergency medical services.	<i>added requirement that each pad be labeled for medical emergency</i>

<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 community design.</p>	<p><i>updated language as requested by staff, and included reference to fire hydrants</i></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>4. Tiny Home Communities shall provide a minimum of 0.4 parking spaces for each tiny home pad in the C2 zone, and shall provide 0.75 parking spaces for each tiny home pad in the R3 zone. Tiny Home Communities shall provide 1 bicycle parking space for each Tiny Home pad.</p>	
<p>5. Outdoor Lighting shall be provided. Outdoor lighting shall comply with all standards as set forth by this title.</p>	
<p>6. Tiny Home Communities shall meet all landscaping standards of Manufactured and Mobile home communities as set forth by this title.</p>	<p><i>Removed the screening requirement and matched landscaping standard to already existing code as recommended by staff.</i></p>
<p>7. Where adjacent to public right of way Tiny Home community design and layout shall address the street, and provide clear pedestrian connectivity into the site from the public sidewalk.</p>	<p><i>adjusted the design standard for individual tiny homes into the registration section, and left this site specific design here to address staff concerns that there needed to be a way for review to happen.</i></p>
<p>8. Each Tiny Home pad shall be provided with code compliant water, sewer, electrical, and trash service. Shared trash service is allowed provided that the community maintains compliance with required property maintenance standards as set forth by this title.</p>	
<p>C. Ammenities</p>	<p><i>added this section for amenities</i></p>
<p>1. All Tiny Home Communities shall provide for amenities to meet the particular needs of the residents from the following catagories:</p>	
<p>a. Quality of life amenities including but are not limited to: clubhouse; fitness facilities; enclosed bike storage; public art; pet park; restrooms; laundry facilities; storage spaces.</p>	
<p>b. Open space including but are not limited to: open grassy area; community garden; ponds or water features; plaza; BBQ cooking area; Community gathering area.</p>	
<p>c. Recreation amenities including but are not limited to: pool; walking trails; children's play structures; sports courts; bicycle service area.</p>	<p><i>applied the theory of multifamily code to create an amenity section of of code that guarantees common open space in each tiny home community. The current allowed densities will guarantee that most of the site is open space, but we want to make sure that there are common amenities</i></p>
<p>2. For each Tiny Home pad in a Tiny Home community 120 square feet of space must be dedicated to amenities.</p>	<p><i>we wanted a guarantee that a certain amount of space would be included so that tiny home communities didn't end up with space saving amenities</i></p>
<p>3. The number of amenities shall depend on the size of Tiny Home Community as follows:</p>	
<p>a. For Tiny Home Communities with less than Thirty (30) units, two (2) amenities shall be provided from two (2) separate categories.</p>	
<p>b. For Tiny Home Communities between thirty (30) and sixty (60) units, three (3) amenities shall be provided, with one from each category.</p>	
<p>c. For Tiny Home Communities with seventy five (75) units or more, four (4) amenities shall be provided, with at least one from each category.</p>	
<p>D. Limitations:</p>	
<p>1. Temporary allowance for Recreational vehicles: No more than 15% of tiny home pads may be occupied by recreational vehicles at any time, and recreational vehicles must be moved from the site every ninety (90) days for at least 7 days. When a recreational vehicle remains in a Tiny Home Community in excess of ninety (90) days, the Tiny Home Community propietor will advise the planning official and shall require that the recreational vehicle tenant move.</p>	<p><i>The length of time for RV's to be allowed was adjusted down to match the current RV code requirements. While we would prefer a longer time to reduce transience we are ok with whatever timeline the city is most comfortable with.</i></p>

<p>2. Short Term rentals not allowed. Tiny Homes and Pads shall not be rented or leased for periods of less than 1 month.</p>	<p><i>This section was added based on concerns by Council President Page, and we have included it here in addition to the registration section.</i></p>
<p>3. It shall be unlawful to remove the wheels from any Tiny Home or recreational vehicle located within a Tiny Home Community. 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 reachable by phone 24 hours a day.</p>	<p><i>We have had conflicting thoughts from the different commissions. Because this is operating in less transient community oriented fashion we feel that the RV park requirement that a manager be onsite 24 hours a day is overly restrictive.</i></p>
<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.</u></p>	<p><i>we are using the city code to limit outdoor storage areas so that there is a way to enforce problems if the city believes that property maintenance standards aren't being met.</i></p>
<p>8-2C-14 DWELLING UNIT, ACCESSORY:</p>	
<p>A. Setbacks And Dimensional Standards:</p>	<p><i>Moved the Tiny Home allowance to additional standards</i></p>
<p>4. Tiny Homes as may be used as accessory dwelling units</p>	<p><i>removed the 120 sq ft statement as it is part of the definition for tiny home</i></p>
<p>B. Additional Standards: In addition to meeting all building codes for a dwelling unit or tiny home, the following provisions shall be complied with:</p>	<p><i>removed recreational vehicle as the definition of tiny home clearly distinguishes the two.</i></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>8. Manufactured and mobile homes shall not be permitted as an accessory dwelling unit if they do not meet the definition of a Tiny Home.</p>	<p><i>did some switching to match everything to proposed code changes suggested by planning and zoning in 2020 as directed by staff</i></p>
<p>12. Tiny Homes as may be used as accessory dwelling units</p>	<p><i>moved this to section B and removed the 120 sq ft statement as it is part of the definition for tiny home</i></p>
<p>13. When Tiny Homes are used as accessory dwelling units they shall be connected to onsite water, sewer, and electrical services while being used for living quarters or sleeping quarters.</p>	<p><i>renumbered to match P&Z suggestions</i></p>
<p>8-1C-3 PROPERTY MAINTENANCE STANDARDS:</p>	
<p>R. Accessory Structures: In all districts, no garage, tent, trailer, fifth wheel, motor coach, recreational vehicle, travel trailer or other accessory structure shall be erected or used for living quarters or sleeping quarters outside of an approved recreational vehicle park or Tiny Home community for more than fourteen (14) consecutive days.</p>	
<p>1. The quarters may not be utilized more than two (2) times per calendar year from January 1 through December 31 for living or sleeping quarters outside of an approved recreational vehicle park or Tiny Home Community.</p>	
<p>2. No recreational vehicle shall be allowed to connect to Garden City utilities outside of an approved recreational vehicle park or Tiny Home Community.</p>	
<p>8-6A-14 PENALTIES:</p>	

C. Infractions: It is an infraction for any person to violate any of the provisions of sections 8-2C-3; 8-2C-11D; 8-2C-15; 8-2C-21; 8-2C-26A; 8-2C-37F.3; 8-2C-38B; 8-2C-38C; 8-2C-40B; ~~8-2C-49~~; chapter 4, article F; 8-4H-3; sections 8-4J-4; 8-4J-5J and 8-4J-5K of this title unless otherwise specifically provided. Infractions under this title are punishable by a fine of one hundred dollars (\$100.00) plus court costs unless otherwise specifically provided.

added Tiny Home community code to the list of infractions in the penalty section.