



TINY HOUSE SUBDIVISIONS

PUBLIC HEARING DOCUMENT

10-17-2024

12-7-8: TINY HOUSE SUBDIVISIONS:

A. General: Tiny house **planned unit developments** shall be subject to requirements outlined in the zoning ordinance and also subject to all provisions within this section. This section intends that tiny home subdivisions create a highly vegetated, park-like environment, where the emphasis is placed on minimalist living. This section only allows for tiny homes on permanent foundations and does not allow tiny homes on wheels (THOWs). THOWs are encouraged and accommodated in the City of Sugar City in designated RV subdivision developments.

Benefits sought by this section are: increased housing stock, increased affordable housing, facilitating intergenerational living, attracting new residents, increased municipal revenue, supporting vulnerable populations, and generally providing residents with more lifestyle freedom. Infill of underdeveloped single-family areas of the City is considered a strong benefit of tiny house subdivision.

B. Site Development Plan: The developer shall provide the Planning and Zoning Commission with a colored rendering of adequate scale to show the completed development that will include at least the following:

1. Building Envelopes/Lot Layout: Development density shall not exceed fourteen (14) units per acre.

2. Required Design Standards: Allowed building materials and color/finish schedules. The developer will provide a schedule of the proposed materials to be allowed in the development along with color/finish schedules.

3. Perimeter Landscaping, Pathways, And Vegetation Plan: This plan shall include vegetative buffers made up of a combination of trees, hedges, bushes, and/or shrubbery providing privacy and a parklike environment around the perimeter of the development. An engineered pathway system must be integrated into this landscaping plan.

4. Individual Shade and Screening Plan: This plan shall include vegetative buffers made up of a combination of trees, hedges, bushes, and shrubbery providing privacy and separation between housing units and areas as well as a landscaping plan including both trees and shrubbery around the perimeter of the development.

5. Screened Garbage Collection Areas: Garbage collection areas must be screened and gated by a decorative masonry wall and gate system.

6. Roads and Visitor Parking: Roads and common area visitor parking.

7. Designated Usable Open Space and Recreation Facilities: Open space requirements will be governed by the maximum lot coverage requirements of the individual overlying zone.

8. Utility Infrastructure: Designate locations for water, sewer, power, maintenance building, and site drainage infrastructure.

This Site Development Plan must be reviewed and recommended for approval by the Planning and Zoning Commission before a preliminary plat application is submitted.

C. Private Streets and Pathways: Private street construction standards shall be based upon recommendations from the City Public Works and Fire Department. Streets will meet minimum access standards. Construction standards may vary depending on the location and size of the development and the demands placed on such improvements. Roads are anticipated to be constructed with a reduced street section that may or may not include curb and gutter. A Site Drainage Plan is required. An engineered Pedestrian Pathway System is required and replaces the City sidewalk requirement. Generally, parking will not be allowed on streets or access ways other than in approved turnouts and other common parking areas.

D. Homeowners' Association: Homeowners' association bylaws and other deed restrictions, which provide for the control and maintenance of all common areas, recreation facilities, and open space, shall be submitted and be approved by the City.

E. Storage Areas: Screened storage areas or lots shall be provided for the anticipated needs of boats, campers, and trailers - one (1) 220-square foot space shall be provided for every three (3) living units.

F. Parking Space: One parking space of 12 feet x 22 feet is required for each living unit, and an additional visitor parking space is needed for two (2) dwelling units. These may be provided as distributed pullouts, or as a central parking area/lot.

G. Maintenance Building: A maintenance building shall be provided, size and location to be suitable for the service needs that are necessary for the repair and maintenance of all common areas.

H. Open Space: The location of open space shall be appropriate to the development and shall be of such shape and area to be usable and convenient to the residents of the development. Open space requirements will comply with the maximum lot coverage requirements of the applicable overlying zone.

I. Control During Development: Single ownership or control during development shall be required and a time limit may be imposed to guarantee the development is built and constructed as planned.

J. Lot Square Footage: Within a tiny house subdivision, lot square footage shall be a minimum of the building footprint plus the one required parking area of 12 feet x 22 feet. This parking area shall be paved upon application for a building permit.

K. Plat and Public Hearing Requirements: Tiny house subdivisions will follow all other requirements for platting and public hearing required by this title, not in conflict with this section and although no minimum acreage for a plat shall be required, tiny house subdivision plats are not anticipated to be approved larger than twenty (20) acres. Tiny house subdivisions do not qualify for a short plat subdivision process due to the statutory requirements of this section requiring a new road system and other amenities.