

While doing research Spur Texas and Walsenburg Colorado had zoning codes for tiny homes/ smaller sq.footage dwellings that related closely to what we would be looking to establish here in some of our R-3 zones for the City of New Meadows. Things that still need to be considered : What percentage of land can be dwelling, Setbacks, and frontage for those smaller lots.

Example from Spur, Texas:

Section IV: Basic Tiny House Requirements:

1. The Tiny House must be on a foundation with at least six (6) inches of cement footing, which is steel reinforced for load bearing walls. A tiny home built on a trailer is required to remove wheels/axles in order to tie down to a foundation as described above.
 - B. The Tiny House must have a driveway.
 - C. A Pre-manufactured Tiny House is required to be skirted.
 - D. The Tiny House must be located on a Common Access Route / Internal Street, and have an assigned address.
 - E. The Tiny House must be connected to City utilities, which is water and sewer services. Sewer service is essential to dispose of all human waste. No composting toilets will be permitted.
 - F. The Tiny House must comply with applicable portions of the 2005 Structural Standards Code of the City of Spur.
 - G. The Tiny House must pass the inspection of the Building Official, or any subsequent structural standards which may be adopted by the City of Spur.

Example from Walsenburg, CO

ARTICLE 9. - RESIDENTIAL CODE

to the following amendments that apply only to *tiny homes*:

(1) Section R202, Definitions, is amended by adding the following: "*Tiny home* means a permanent structure constructed on or off site for one or more persons year round living with a floor area between 100 and 500 square feet inclusive, mounted to a permanent foundation, attached permanently to City utilities with a separate water meter and, if applicable, a separate natural gas line and meter, that the City Building Inspector has inspected and for which the City Building Inspector has issued a certificate of occupancy."

(2) The following sections are waived for *tiny homes*:

- a. IRC Sections R303.1, R304.1-R304.4, minimum room areas.
- b. IRC Section R307.1, toilet, bath and shower spaces;
- c. IRC Section 311.2, egress door;

d. IRC Section R313.2, fire sprinkler systems; and

e. IRC Section 311.7.1-7.10.1, stairways.

(3) The following section is modified for *tiny homes*: IRC Section E311.2 is modified to require an exit door width of no less than 32 inches.

(4) Qualified foundations. Qualified foundations include: stem wall, slab and diamond pier.

(5) Accessory dwelling standards. Accessory dwelling must meet each of the following standards:

a. May not exceed 400 square feet;

b. Must be placed on a permanent foundation;

c. May have a kitchen and cooking privileges;

d. Must meet all setback requirements;

e. Must have utility taps separate from any other dwelling;

f. Must conform with the codes adopted in this Chapter; and

g. Must have all necessary permits and pay all required fees.

a. Snow load 40 psf.

b. Roof live load 40 psf.