

CHAPTER 17.71

TINY HOUSES

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17.71.010: SINGLE FAMILY DWELLINGS WITH A TINY HOUSE PARK:

A tiny house park may be placed on a tax parcel in conjunction with a new or existing single-family dwelling so long as the single-family dwelling remains compliant with the minimum lot area, width, and minimum setback requirements for the district within which the tiny house park is located. (Ord. 201, 1-11-2018)

17.71.020: LEASED SPACE REQUIREMENT FOR TINY HOUSES IN TINY HOUSE PARK:

Each tiny house in a tiny house park shall be placed on a leased space of at least three thousand (3,000) square feet with a minimum street or access road frontage of thirty feet (30'). (Ord. 201, 1-11-2018)

17.71.030: TINY HOUSE APPEARANCE:

A tiny house shall be placed on a permanent foundation. Sewer and water hookups shall be on the underneath side of the tiny house. Foundation and sewer and water hookups shall be screened from view with an exterior skirting that is attached to the frame of the tiny house and extends to the finished grade of the real property upon which the tiny house is placed. Any and all skirting must be similar in appearance to the exterior finishes of the tiny house and/or be in compliance with sections 17.08.080 and 17.40.020 of this title. Tiny houses that are classified as park model recreational vehicles by Idaho Code section 40-117(2) shall have their wheels removed. Tiny houses shall comply with building appearance requirements in section 17.40.020 of this title. (Ord. 201, 1-11-2018)

17.71.040: TINY HOUSE PARK ACCESS, OFF-STREET PARKING, AND STORAGE:

Each tiny house shall have direct access to a City street or tiny house park private access road. If a private access road is utilized, it shall be no less than twenty four feet (24') in width. Each tiny house shall have a driveway at least eight feet (8') wide to accommodate off-street parking for at least one non-commercial street-licensed vehicle. One accessory building of not more than one hundred fifty (150) square feet on the leased space is permitted. Motor homes, snowmobiles, ATVs, motorcycles, other motorized recreational vehicles, off-vehicle campers, and trailers shall be stored in an accessory building. Parking is prohibited on private access roads. (Ord. 201, 1-11-2018)

17.71.050: TINY HOUSE PARK BUILDING SETBACKS:

Each tiny house shall be set back at least eighteen feet (18') from the centerline of a street or access road. Setback of each tiny house from adjacent leased spaces shall be a minimum of seven feet (7'). (Ord. 201, 1-11-2018)

17.71.060: ATTACHMENT OF EXTERNAL STRUCTURES TO TINY HOUSES IN A TINY HOUSE PARK:

No awnings, lean-tos or similar structures may be attached to tiny houses in a tiny house park. Porches of one hundred (100) square feet or less shall be permitted as a permanent part of the structure. (Ord. 201, 1-11-2018)

17.71.070: LIGHTING, LANDSCAPING, AND FENCES WITHIN A TINY HOUSE PARK:

Private access road lighting and lighting on tiny houses and accessory buildings shall comply with shielding and correlated color temperature outdoor lighting requirements of the International Dark Sky Association. Lighting, landscaping, and fencing proposals must be approved as part of the building permit. (Ord. 201, 1-11-2018)

17.71.080: TINY HOUSE CONSTRUCTION STANDARDS:

Tiny houses shall conform to the provisions of appendix V of the 2012 International Residential Code, and any subsequent revisions of these provisions. (Ord. 201, 1-11-2018)