

City of Cascade:

Definition: TINY HOUSE: A dwelling which is four hundred (400) or less square feet in floor area excluding lofts.

Tiny homes as defined in section [3-1-4](#) of this chapter, limited to a maximum four hundred (400) square feet; a loft (up to 52 inches) is permitted but two (2) stories are not. The required minimum living area is not less than two hundred twenty (220) square feet. Building permits are required.

(B) Area Requirements:

1. All non-vehicle permitted uses require building permits and must meet residential building standards.
2. Every structure requiring a building permit hereafter erected or structurally altered shall have a minimum setback of ten feet (10') from the front property line, five feet (5') from the side, five feet (5') from the rear and ten feet (10') from the side street.
3. Two story structures are not permitted.
4. Lots must be a minimum of one thousand seven hundred (1,700) square feet in area.
5. Must have individual City sewer, water and utility hook-ups with individual water meters to each residential unit.

(C) Utility Services: Any and all utility services shall be constructed, installed and maintained underground.

(D) Permanent Utilities: All utilities for dwellings on a foundation (electrical service drop, sewer and water) must be permanent. (Ord. 688, 5-14-2018)

Cascade has it zoned under R-IV Mixed Residential Use.

City of Nampa:

Tiny house: A "Tiny House" is a residential structure that is 400 square feet or less in floor area excluding lofts with specific building code requirements. *Tiny* houses shall be constructed on site on a permanent foundation using standard construction methods or placed on site on a permanent foundation as a modular or manufactured structure. No "mobile", "axle" or "frame with axle" foundations are permitted. *Tiny* house construction shall meet the City of Nampa adopted building codes for *tiny* houses and require necessary permits.

b.

Units, zoning and lot sizes.

- Each cottage/cluster subdivision shall consist of single-family detached cottages, two-unit townhomes, or some combination thereof, in the RS-4 Zoning District; or a combination of single-family detached cottages, two- and three-unit townhomes in the RD, RML, RMH and RP Zoning Districts.

- Cottage/cluster subdivisions shall be configured with cluster *homes* surrounding a central courtyard. The central common courtyard shall be sized at least 500 square feet per dwelling unit.
- Lot sizes: No minimum lot size is required for each individual dwelling unit. The square footage of the entire cottage/cluster subdivision shall be sized utilizing the following lot size matrix:

Residential Zoning Districts—Lot Size and Density: Cottage and Cluster