

DRAFT TINY HOME CODE

Ver 6/1/2018

1. **PURPOSE** (same as ADU)

Accessory dwelling units and Tiny Home are permitted in certain situations to:

- a. Create new housing units while respecting the look and scale of single-family neighborhoods;
- b. Support more efficient use of existing housing stock and infrastructure;
- c. Offer environmentally friendly housing choices with less average space per person and smaller associated carbon footprints;
- d. Create work force housing;
- e. Provide housing that responds to changing family needs, smaller households, and increasing housing costs; and
- f. Provide accessible housing for seniors and persons with disabilities.

2. **GENERAL**

a. **Definition**

A Tiny House or Tiny Home is a subordinate dwelling unit with a minimum size of 150 square feet and no more than 300 square feet of habitable floor area. And may be an Accessory Dwelling Unit.

b. **Building Code**

A Tiny Home must be built according to the following building code standards:

- i. Habitable rooms shall meet minimum area requirements of the IRC and the LMC.
- ii. Be supported and anchored to a permanent foundation.
- iii. Shall include permanent provisions for living, sleeping, eating, kitchen and sanitation (water closet, lavatory, and a bathtub or shower in accordance with the IRC and the LMC.

c. **Utilities**

A Tiny Home must be served by City sewer and water

3. **TINY HOME ON A LOT WITH AN EXISTING SINGLE FAMILY OR DUPLEX RESIDENCE**

a. **Density**

On a RS zoned lot with an existing single-family dwelling a maximum of two Tiny Homes are permitted provided the minimum lot size is 5,000 SF.

On a RS zoned lot with an existing two-family dwelling a maximum of one Tiny Home is permitted provided the minimum lot size is 5,000 SF.

b. **Lot coverage**

An additional 15% lot coverage is permitted for a Tiny House on a lot with an existing single family or duplex residence.

d. **Setbacks**

A Tiny Home must be setback a minimum of:

- i. Five feet behind the front facade of the principal residence. Except where the principal residence is located more than 25 feet from the front lot line the Tiny Home may be located in front of the principal residence but must be a minimum of 10 feet from the front or street lot line provided the front door does not face the street.
- ii. Side Yard: five feet
- iii. Rear Yard: five feet

e. Height

A maximum height of 15 feet.

f. Utilities

Tiny Homes must be connected to sewer and water

g. Parking

- i. One off-street parking space is required for two Tiny Homes in addition to the parking spaces required for the principal or other approved uses on the property;

h. Access

- ii. Where there is an alley and where possible, parking shall be accessed from the alley.
- iii. Driveway access must be shared by both the principal residence and Tiny Homes, where possible.

4. TINY HOMES IN A MULTI-UNIT DEVELOPMENT

a. Density and Minimum Lot Area

- i. One Tiny Home per 1200 square feet
- ii. The minimum lot area for a Tiny Home multi-unit development is 5000 square feet

b. Number of Units

Minimum of 3 to maximum of 12

c. Setbacks

- i. Front yard – Shall be an average of 10 feet and at no point shall it be less than five feet.
- ii. Rear yard –ten feet
- iii. Side yard – five feet
- iv. Separation between Tiny Homes – six feet

d. Lot Coverage

- i. The maximum lot coverage is 50%.
- ii. Notwithstanding 4.d.i above, an additional 5% lot coverage is permitted for community buildings.

e. Open Space

- i. A minimum of 100 square feet of common open space per unit is required. Drive aisle and parking areas are not included as part of the common open space area.

- ii. The common open space area shall include usable public spaces such as lawn, gardens, patios, plazas or scenic viewing area. Common tables, chairs and benches are encouraged, with all homes having access to it
- iii. Fifty percent of units must have their main entry on the common open space.
- iv. All units must be within ten feet of each common open space(s). Setbacks cannot be counted towards the common open space calculation.
- v. The principal common open space must be located centrally to the development. Additional common open space can only account for twenty-five percent of the total requirement with trails and pathways connecting the total development. Passive trails are allowed and may count towards the common open space requirement.
- vi. Community buildings or clubhouses are not counted towards the common open space calculation. An additional lot coverage of 5% is permitted for community buildings.
- vii. Tiny Houses must surround the common open space on a minimum of two sides of the green.
- viii. Common open space shall be located outside of stormwater/detention ponds, wetlands, streams, lakes, and critical area buffers, and cannot be located on slopes greater than ten percent.

f. Parking

- i. One parking stall per Tiny Home is required.
- ii. For a development with six or more Tiny Homes the parking ratio shall be 1:6 for visitor parking
- iii. Where there is an alley and where possible, parking shall be accessed from the alley.

g. Utilities

- i. Tiny Home multi-unit developments must be connected to sewer and water.
- ii. They may be permitted one sewer and water connection for a total of 12 Tiny Homes.

h. Other

- i. Tiny Homes are not permitted to be used as tourist accommodation, transient lodging, bed and breakfast room (commercial or residential or the equivalent).
- ii. The homeowner's association or land owner shall be responsible for maintenance of open space and utilities.
- iii. Prior to approval covenants, deeds and homeowners' association bylaws and other documents guaranteeing maintenance and common fee ownership of public open space, community facilities, private roads and drives, and all other commonly owned and operated property shall be submitted to the Planning Official for review and approval.
- iv. Covenants and bylaws shall also prohibit the Tiny Homes from being used as tourist accommodation, etc.
- v. These documents shall be reviewed and accompanied by a certificate from an attorney that they comply with the requirements of this chapter prior to approval. Such documents and conveyances shall be completed and be recorded, as applicable, with the county auditor as a condition prior to final approval and/or the filing of any final plat of the property or division thereof, except that the conveyance of land to a homeowners' association may be recorded simultaneously with the filing of the final plat.

Proposed Amendments for Other Sections of the Municipal Code

Ch. 18.09.010 Land Uses

CITY OF LANGLEY	ZONING DISTRICTS							
Land Uses	CB	NB	P-1	Mixed Residential	RS5000	RS7200	RS15000	NB Retail Overlay*
Tiny Homes (two or less)	X	S	X	X	S	S	S	X
Tiny Homes (three or more)	X	P	X	P	CU	CU	CU	X

P = primary or principal use

S = secondary or accessory use

C = conditional use

Ch. 18.34.030 - Design Review Board (DRB)

Currently applications for new detached accessory dwelling unit and by extension Tiny Homes on lots with existing single or two-family dwelling units must be reviewed by DRB.

The proposed amendment is that these applications do not require a review by DRB.

Ch. 18.36.025 - Permit applications requiring administrative action by the planning official.

Currently applications for new accessory dwelling units (attached or detached) are required to have notice provided to adjacent neighbors. The proposed amendment is that applications for tiny homes and ADUs do not require notice to neighbors.

