

Tiny Houses & Small Lot Development

What is a TINY HOUSE?

- detached one-family dwelling or dwelling unit
- gross floor area of 400 sq.ft. or less
- **not** a specific category in the UDC:
 - can be accessory dwelling unit (ADU) subordinate to a principal one-family dwelling
 - can be principal dwelling on a parcel (one-family dwelling)
- UDC standards are based on classification as ADU or one-family dwelling



Source: <https://accessorydwellings.org/2018/07/03/asmund-jennys-adu/>



Source: <https://accessorydwellings.org/2016/09/30/rainbow-valley-adu-profiles/>

What is a MANUFACTURED HOME?

- built on a permanent chassis
- intended for use as a permanent dwelling
- with or without a permanent foundation
- transportable in one or more sections
- subject to UDC standards for manufactured homes

What is a RECREATIONAL VEHICLE?

- built on a single chassis
- self-propelled or permanently towable
- 400 sq.ft. or less when measured at largest horizontal projection
- intended primarily for temporary use as living quarters
- subject to UDC standards for recreational vehicles (also called “travel trailers/travel vehicles”)

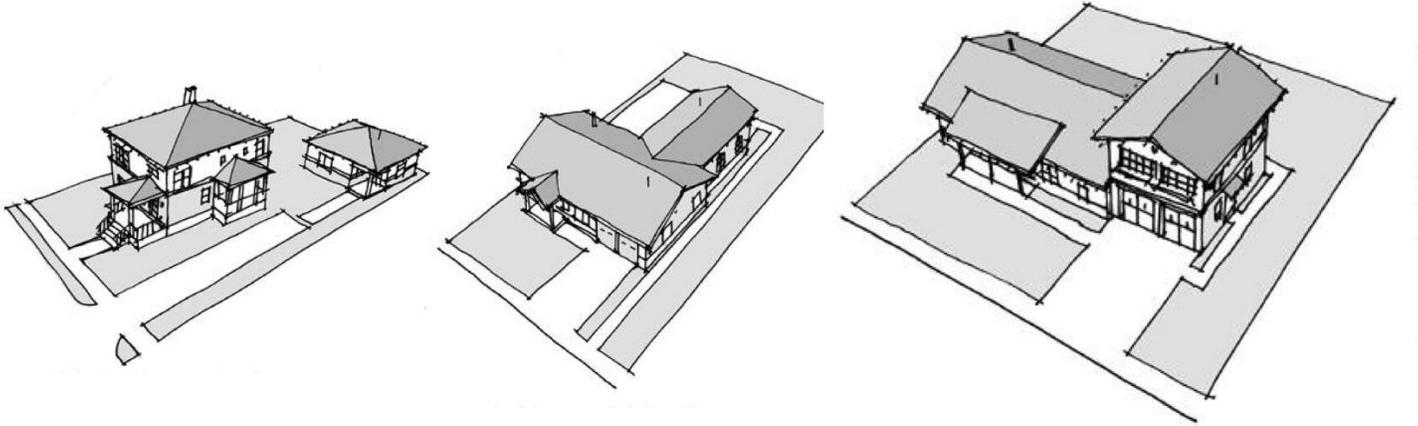
ZONING:

- ADUs and tiny houses permitted in all Residential districts and Mixed Use-Neighborhood districts

PARKING:

- 1 off-street parking space required for all one-family dwellings
- Update no off-street parking required for ADUs

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Examples of accessory dwelling units. Source: City of Santa Cruz

USE SPECIFIC STANDARDS for ACCESSORY DWELLING UNITS (ADUs):

- An accessory dwelling unit may be created within, or detached from, any one-family dwelling, as a subordinate use, in those districts shown in Table 50-19.8, provided the following standards are met:
 - 1. Only one accessory dwelling unit may be created per lot;
 - 2. No variances shall be granted for an accessory dwelling unit;
 - 3. Only the property owner, which shall include title holders and contract purchasers may apply for an accessory dwelling unit;
 - ~~Update 4. One off-street parking space shall be provided in addition to off-street parking that is required for the primary dwelling;~~
 - 4 ~~5~~. Accessory dwelling units shall contain no more than 800 square feet of floor space and shall be consistent in character and design with the primary dwelling;
 - 5 ~~6~~. If a separate outside entrance is necessary for an accessory dwelling unit located within the primary dwelling, that entrance must be located either on the rear or side of the building;



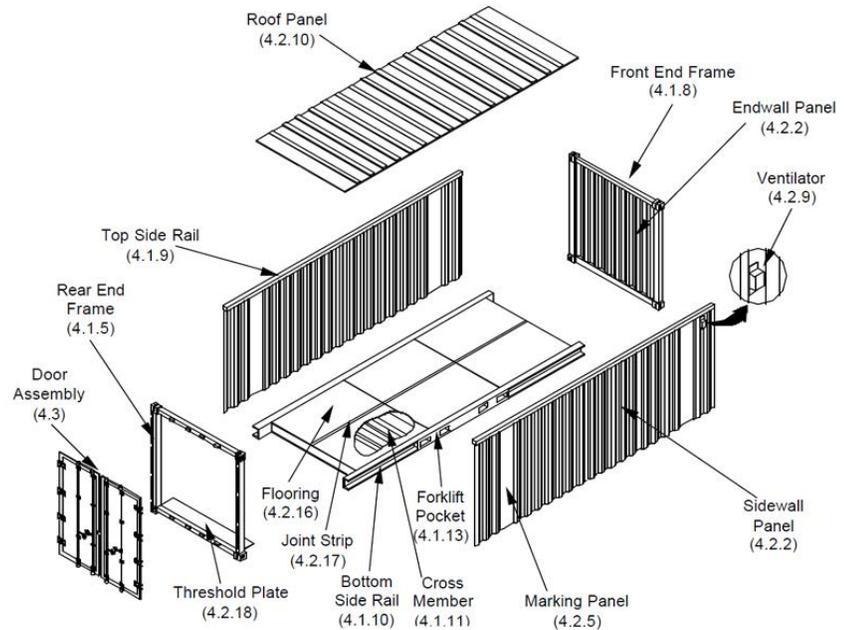
Source: <https://www.planning.org/home/engage/cottagehome/>

- Update with three new provisions:
 - 6. An accessory dwelling unit shall not exceed the floor area square footage of the principal structure and shall not exceed the height of the principal structure;
 - 7. The creation of an accessory dwelling unit shall not create a separate tax parcel;
 - 8. An accessory dwelling unit shall not be considered a principal one-family dwelling

Temporary Structures-Shipping Containers

What are the pros and cons of SHIPPING CONTAINERS for temporary storage?

Shipping containers present a durable structure that is economical, as well as weather tight. A major issue with used shipping containers involves removing any contaminants that may have been spilled within the units, as well as removing toxins that have been applied to the wood floors in order to meet international standards for the transport of wood or similar goods. The toxicity of units can vary considerably, depending upon the history of the unit (and pesticides/insecticides/fungicides used in/within the unit).



What is currently allowed?

Shipping containers are currently allowed on property with residential uses for no more than 14 consecutive days, and allowed on property with non-residential uses no more than 90 days during any calendar year unless screened and buffered from adjacent uses.

What is being proposed?

The Proposal is to generally leave standards for residential uses unchanged, other than to clarify a maximum of 14 days in any calendar year.

Also to change the limit for non-residential uses to no more than 90 days per calendar year regardless of screening and buffering, unless in an industrial zone district (I-G, I-W) or business park district (MU-B).

Finally, except as identified above, the use of any shipping container as an accessory building, storage building, or living unit on residentially zoned land and/or land used for residential purposes will be prohibited. Licensed and bonded contractors may use shipping containers for temporary storage of equipment and materials during construction as authorized by a City building permit.

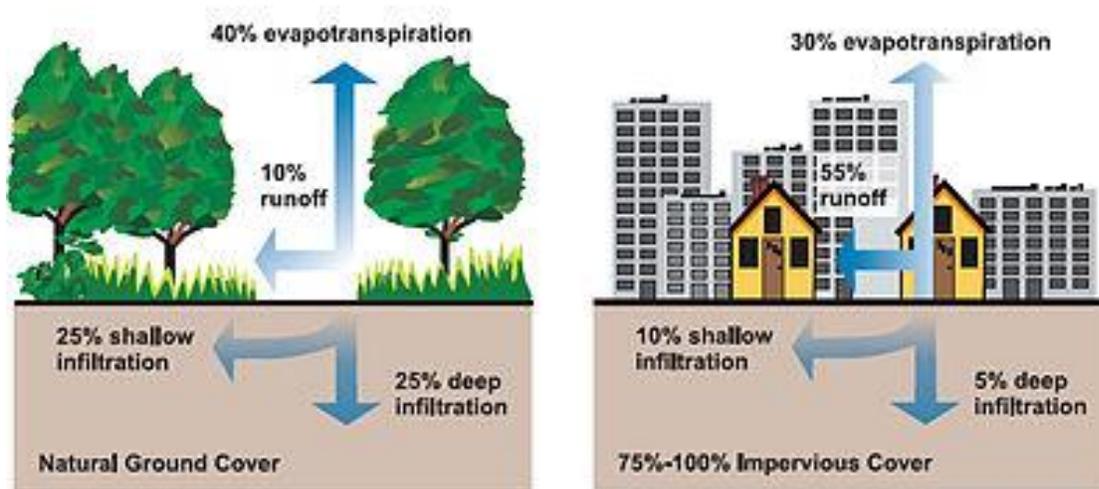
Tree Preservation

What are the current requirements for a TREE PRESERVATION PLAN?

A tree preservation plan is required for new development or redevelopment (excluding single-family homes) on lots greater than 10,000 square feet.

What are the benefits?

Minimizing tree impacts when greenfield sites are development helps to minimize the impacts of stormwater runoff and potential damages from flooding, and it helps to maintain our community character.



What is being proposed?

The proposal generally to maintain current standards in the zoning code, but improve terminology to reduce confusion, improve the preservation plan reporting submission and review process, increase the replacement requirement for removing special trees, and strengthen the requirement that replacement trees be installed by (or under the direction of) an arborist, forester, or landscape architect.

Special Trees. White pines, red (Norway) pines, white cedars, white spruces, eastern hemlocks, sugar maples, American basswoods, American elms, yellow birches and all oak species.

Other Trees of Interest. All trees of more than ten inches DBH (diameter at breast height, or the measurement of the tree's diameter at 4.5 ft. above the ground), and all trees of interest species of more than six inches DBH shall be considered significant.

Craft Brewing and Distilleries

What is a CRAFT BREWERY?

Brewery, craft, small. A facility with a capacity to manufacture 3,500 or fewer barrels of alcoholic and nonalcoholic malt liquor in a calendar year. A small craft brewery is one that contains less than 7,000 square feet of gross floor area. This definition excludes small breweries operated in conjunction with a bar or restaurant defined herein as an accessory use.

Brewery, craft, large. A facility with a capacity to manufacture more than 3,500 barrels of alcoholic and nonalcoholic malt liquor in a calendar year. A large craft brewery is one that contains 7,000 square feet or more of gross floor area.

What is the proposed change?

Craft brewing is currently allowed in the MU-B (Mixed Use Business) and F3, F4, F5 and F7 Form Districts. The proposal is to generally maintain current standards in the zoning code, but to also allow this use in all other Form Districts.

What is a CRAFT DISTILLERY

Distillery, craft. A facility that manufactures distilled spirits, as defined by Minn. Stat. § 340A.301, with a capacity to manufacture 40,000 or fewer proof gallons in a calendar year. A small craft distillery is one that contains less than 7,000 square feet of gross floor area. A large craft distillery is one that contains 7,000 square feet or more of gross floor area.

What is the proposed change?

Craft distilleries are currently allowed in the MU-B (Mixed Use Business), I-G (Industrial-General), and F5 and F7 Form Districts. The proposal is to generally maintain current standards in the zoning code, but to also allow this use in the MU-C District and the F3 and F4 Form Districts.

