



February 6, 2018

TO: Chairman and Commission

FROM: Jeremiah D. Loyd, P.E., CFM
Community Development Administrator

RE: **ZONING AMENDMENT ZA2018-1**

BACKGROUND:

Tiny Homes are a phenomena in response to the desire to downsize one's lifestyle and live in a minimalistic fashion. This is contrary to the mainstream ideal of bigger is better and the Euclidian based zoning structure in its present form. The present zoning framework precludes the issuance of a building permit for a dwelling unit less than 400 square feet.

When considering a zoning amendment it is imperative that the Commission bear in mind that the primary concern is whether the proposed amendment advances the public health, safety or welfare. All else is irrelevant, per 18.80.020. Tiny homes are defined as homes less than 400 square feet, but not less than 200 square feet in floor area.

PROPOSED AMENDMENT(S):

Option A:

Reducing the minimum size dwelling square footage to 200 square feet by amending §: 18.20.040, 18.24.040, 18.28.040, 18.32.040, 18.36.040 & 18.40.040 amending Table 3 to include Tiny Homes 200-400 square feet.

Having the effect of reducing the minimum size dwelling square footage requirement for all zones excluding AR-20R and AR-43R to a minimum of 200 square feet.

Option B:

18.36.040 & 18.40.040 amending Table 3 to include Tiny Homes 200-400 square feet.

Having the effect of reducing the minimum size dwelling square footage requirement for R2-7 and RMH-7 to a minimum of 200 square feet.

Both alternatives would also require the amendment of § 18.88.030 B.1. as follows:

18.88.030 - Application of section.

A. This chapter shall apply to all buildings structures and signs which are to be hereafter erected, constructed, converted, established, altered or enlarged which are located within the town of Eagar except those listed below.

B. Exceptions:

1. Single-family dwellings and accessory uses, excluding Tiny Homes.
 2. Residential structures of four units or less in one building or group of buildings.
 3. Non-illuminated directional or informational signs not exceeding six square feet in area.
 4. Public utility electrical transmission structures.
 5. A primary residence in a commercial zone with an attached business.
- (Ord. No. 2013-04, Exh. A, 5-7-2013)

Having the effect of requiring all Tiny Homes to be subject to the Design Review Board.

Both options would include the following definition through the addition of 18.08.533:

18.08.533 - Tiny Homes.

"Tiny Homes" means a residence that is:

A. A single family home not more than 400 square feet and no less than 200 square feet that complies with all current adopted building codes and regulations;

B. A tiny house licensed as a Travel Vehicle by the State of Arizona shall meet requirements for a Recreational Vehicle, must be self contained and shall only be permitted in existing RV Parks.

C. Tiny Homes shall be considered as manufactured homes in the context of AR-20R and AR-43R and therefore are not permitted within said zones.

RECOMMENDATION:

It is recommended that the Commission select one of the two options, or make amendments to either and proceed with a formal recommendation to council. It is also recommended to require that a Conditional Use Permit be obtained prior to issuance of a building permit to allow another level of review by the Commission and the Public.

If you have any questions please call 928-333-4128 Ext. 228.

Respectfully,
Jeremiah D. Loyd, P.E., CFM