

ORDINANCE NO 345

AN ORDINANCE AMENDING SECTIONS 16-4, 16-22, 16-23, 16-24, 16-25, 16-26, 16-42, AND 16-62, AND ADDING SECTION 16-50, OF THE SPRINGFIELD MUNICIPAL CODE, ADDING A DEFINITION OF "TINY HOME", ALLOWING FOR THE PLACEMENT, OR INSTALLATION OF TINY HOMES WITHIN THE R-1, R-2, AND C-2, ZONE DISTRICTS WITH CERTAIN CONDITIONS AND LIMITATIONS, REPEALING THE 1,000 SQUARE FOOT MINIMUM FLOOR AREA LIMITATION FOR RESIDENCES IN THE A-1 ZONE DISTRICT; PROVIDING FOR THE CREATION OF A PERMIT FOR TINY HOMES, AND PROVIDING FOR ENFORCEMENT AND PENALTIES FOR THE VIOLATION THEREOF.

WHEREAS, this Ordinance is intended to allow "tiny homes" to be placed or installed upon residential lots within the Town of Springfield under certain conditions, and to repeal the minimum floor area requirements for single-family detached dwelling units in Chapter 16 of the Springfield Municipal Code;

NOW THEREFORE, be it ordained by the Board of Trustees of the Town of Springfield, Colorado as follows:

Sec. 1. Purpose. The purpose of this ordinance is to establish regulations for the installation of "tiny homes" within the Town of Springfield, and to repeal minimum residential floor area requirements for single-family detached dwelling units.

Sec. 2. In Zoning Ordinance, Section 16-4, **add** (93.6) as follows:

(93.6) *Tiny Home* means a residential structure for temporary occupancy that is: (a) constructed upon a permanent chassis, with no attached motor as the means of propulsion; (b) constructed to NFPA 70 (National Electric Code) (2017 or later) and either ANSI (American Nation Standards Institute) 119.5 (2015 or later) or NFPA (National Fire Protection Association) 1192 (2015 or later) standards; (c) designed to be connected to external potable water, sewer, electric power, and (if gas systems are provided inside the tiny home) natural gas utilities; (d) designed to be used as a dwelling unit; and (e) designed with exterior and interior character and appearance of a single-family detached residence. The phrase "tiny home" does not include motor home, camper, recreational vehicle, or fifth wheeler, nor does it include the phrases mobile home or manufactured home. Accessory uses to a tiny home are limited to residential accessory uses.

Sec. 3. In Zoning Ordinance, Section 16-22, **amend** (b)(2) as follows:

(b)(2) Single-family dwelling on any lot over one-half (1/2) acre in size, ~~each having a livable floor area of one thousand (1,000) square feet or more.~~

Sec. 4. In Zoning Ordinance, Section 16-23, **add** (b)(3) as follows:

(b)(3) One tiny home as the principal use of the lot upon which it is located.

Sec. 5. In Zoning Ordinance, Section 16-23, **amend** (d)(6) as follows:

(d)(6) Coverage of each lot by ~~main principal~~ and accessory buildings shall not exceed twenty-five percent (25%), except where the principal building is a tiny home, coverage of the lot by

principal and accessory buildings shall not exceed an area of three times the footprint of the tiny home.

Sec. 6. In Zoning Ordinance, Section 16-24, **add** (b)(5) as follows:

(b)(5) One tiny home as the principal use of the lot upon which it is located.

Sec. 7. In Zoning Ordinance, Section 16-24, **add** (d)(10) as follows:

(d)(10) Where the principal building on a lot is a tiny home, coverage of the lot principal and accessory buildings shall not exceed an area of three times the footprint of the tiny home.

Sec. 8. In Zoning Ordinance, Section 16-25, **amend** (b)(1) as follows:

(b)(1) Uses permitted in the R-2 zone (excepting single-family residences and tiny homes), and conditional uses allowed in the R-2 zone.

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Sec. 9. In Zoning Ordinance, Section 16-26, **amend** (c)(6) as follows:

(c)(6) ~~Recreational vehicle or~~ Manufactured home, mobile home, or tiny home.

Sec. 10. In Zoning Ordinance, Section 16-42, **amend** (1) as follows:

(1) Dwellings (all types), and tiny homes. At least one (1) parking space for each dwelling unit or tiny home) within the building or buildings. ~~At least one (1) space per bathroom.~~

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Sec. 11. In Zoning Ordinance, **add** Section 16-51 as follows:

Sec. 16-50. Permit for Tiny Homes

(a) Generally. No tiny home shall be parked, placed, or installed upon a lot unless a permit is first issued in accordance with this Section.

(b) Requirements. Applications for permits under this Section shall consist of the following:

(1) Proof of property and tiny home ownership;

(2) A copy of the manufacturer's installation instructions, including certification of compliance with NFPA 70 (National Electric Code) (2017 or later) and either ANSI (American Nation Standards Institute) 119.5 (2015 or later) or NFPA (National Fire Protection Association) 1192 (2015 or later) standards;

(3) Plans showing how and where the tiny home will be installed, as follows:

(i) a site plan showing dimensions of tiny home and documentation of zoning compliance, including parking;

(ii) four elevation views (addressing all sides of the tiny home), showing:

1. the architecture of the tiny home, and how that architecture is complimentary to single-family dwelling units on abutting lots (e.g., comparable or better-quality exterior finishes, comparable roof pitch, and complimentary architectural style), if the abutting lots are developed with single-family dwelling units; and

2. how wheels, running gear, and hitch components will be screened, either by setting the tiny home on a platform; or by screening the wheels, running gear, and hitch components from view with skirting of the same exterior siding and materials as the tiny home;

(iii) a floorplan of the tiny home;

(iv) utility connections in compliance with Town utility standards; and

(v) any installation details that are specified in the manufacturer's installation instructions that result in improvements that are visible from outside of the tiny home.

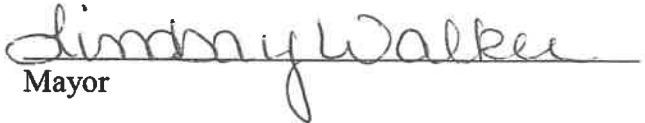
(4) Proof of availability of water, sewer, electrical power, and, as appropriate, natural gas utilities to connect to the tiny home, including proof of payment of any required connection fees or deposits for same.


(c) Issuance of Permit. The Enforcement Officer shall grant the permit upon demonstration of compliance with the applicable requirements of this Section and this Chapter.

Sec. 12. Enforcement. This Ordinance shall be enforced as provided in Section 16-63, Enforcement, Town of Springfield Municipal Code, and as otherwise may be allowed by law.

Sec. 13. Severability. If any part or parts of this ordinance are for any reason held to be invalid, such provision shall not affect the validity of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts hereof, irrespective of the fact that any one part or parts be declared invalid.

Passed by the Board of Trustees and signed this 11 th day of July, 2019.


Mayor


Town Clerk

