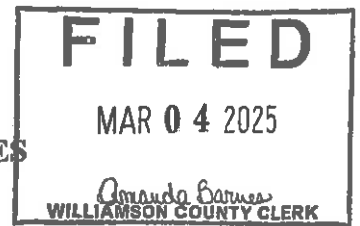


ORDINANCE NO. 2501-01

**AN ORDINANCE FOR DEVELOPMENT OF TINY HOUSES
VILLAGE OF CRAINVILLE**



1. Title:

This Ordinance shall be known as and may be cited as the "Tiny House Ordinance".

2. Purpose:

An ordinance of the Village of Crainville, providing definitions relating to tiny houses and standards to guide the development of tiny houses to protect the public health, safety, and welfare and avoid significant impacts on resources and adjacent uses. By enacting this ordinance, it is the intent of the Village of Crainville to:

- a. The purpose of the Tiny House Ordinance is to provide for single-family detached residences with a smaller square footage floor plan allowed.
- b. Encourage the utilization of tiny houses, to the extent possible, in areas where any potential adverse effects on the community will be minimized.
- c. Encourage the utilization of established public infrastructure for the development of tiny houses.

3. Definition:

Tiny House. A single-family home, 800 square feet or less, excluding lofts and are subject to zoning requirements.

Permanent Foundation. A Concrete slab or block foundation.

4. Applicability:

4.1. This ordinance shall apply to all tiny houses installed, constructed, or modified after the effective date of this Ordinance.

4.2. Tiny Houses in place before the effective date of this ordinance shall not be required to meet the requirements of this ordinance unless replacement, alteration, or expansion of home thereon is requested.

4.3 All tiny houses shall be designed, erected, and installed following applicable local, State, and Federal codes, regulations, and standards.

5. Standards for Tiny Houses:

5.1. No tiny houses may be erected or installed without prior approval and shall meet all requirements of the state's building codes.

5.2. A Tiny House shall have the following:

- a. Dedicated kitchen area with a sink, cooking appliance, refrigerator, and clear working space of not less than thirty (30) linear inches.
- b. Separate bathroom with a toilet, lavatory, and shower or bathtub.
- c. A separate closet.

5.3. A site-built and prefabricated tiny house must meet design standards for single-family residential except for the minimum dimensional requirements or required garage if having no more than one dedicated sleeping area. A manufactured tiny house shall meet HUD and other industrial requirements.

5.4. A tiny house shall be constructed and maintained on its own lot and not combined with any other structures.

5.5. Dimension requirements:

- a. A tiny house shall have a minimum lot area of 5,000 square feet.
- b. A minimum lot width no less than 50 feet.
- c. A minimum lot of depth no less than 100 feet.
- d. A minimum front setback no less than 20 feet.
- e. A minimum back setback no less than 20 feet.
- f. A minimum side setback no less than 10 feet.
- g. Tiny houses shall have front porches or stoops, sufficient to allow emergency stretchers ingress and egress.
- h. A tiny house shall maintain a separation of 10 feet from any other structure.

5.6. Construction plans shall meet all City/County Building Code and be required to be permanently affixed to a permanent foundation and hooked up to an approved sewage disposal system, potable water service and electrical service.

5.7. All light, ventilation, and life safety requirements shall be met.

5.8 All tiny houses must be constructed on a permanent foundation, be nonmobile and without axels or wheels of any kind.

5.9. No unit, dwelling, trailer or building shall be considered or treated as a tiny house under this ordinance that is constructed with or has permanent or removal wheels or other devices allowing the item to be mobile.

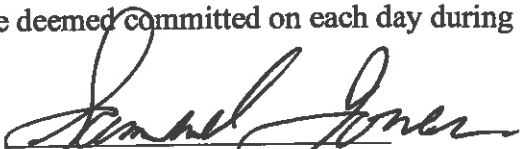
6. Application and Approval:

6.1. No tiny house may be erected or installed without a conditional use permit or special use permit approved by the Village of Crainville after consideration of the Zoning Board.

6.2 This ordinance shall be in full force and effect upon adoption by the Village of Crainville Board.

7. Penalty:

Any person, firm or corporation violating any provision of this article shall be fined \$250.00 for each offense, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.

Approved: 
Village President

Attest: 
Village Clerk

For: 5

Against: 0

Passed: _____

Approved: _____

Recorded: _____