

## ZONING REGULATIONS

*400 Attachment 8*

### **City of Hollister**

#### **APPENDIX 5**

#### **"Tiny Houses" Conditional Uses**

**[Ord. No. 18-51, 7-5-2018; Ord. No. 19-57, 9-19-2019; Ord. No. 19-70, 12-5-2019; Ord. No. 20-11, 6-4-2020]**

#### A. Definitions.

1. Tiny House -- A detached dwelling with a minimum size of four hundred (400) feet and a maximum size of six hundred ninety-nine (699) feet.
2. Dwelling unit -- A structure containing permanent provision for living, sleeping, eating, cooking and sanitation.

#### B. General Regulations.

1. A Tiny House intended to be used as a dwelling unit must be constructed on-site on a foundation in order to be located within a specific district location. (Permitted as a conditional use and in specified locations in "R-2" and "R-3" Residential with the following conditions.)
2. Manufactured (prefabricated/modular type) Tiny Houses are permitted if they have the affixed seal of the Missouri Public Service Commission (MPSC) as a prefabricated/modular home and are set on an "approved foundation." Prefabricated/modular homes with temporary axle and wheels are removed at the destination site and set onto a permanent foundation.
3. Tiny Houses constructed on a permanent chassis with wheels by either manufacturer or owner is not permitted within residential districts.
4. Manufactured Tiny Houses on wheels that have an affixed HUD or FHA certification tag are not permitted within residential districts.
5. Other Tiny Houses constructed on wheels, either by manufacturer or owner shall be considered as, or similar to, Recreational Vehicles intended for recreational use and not allowed to be used as a dwelling unit or in a mobile home park for living purposes.
6. Tiny Houses shall not be used for nightly or weekly rentals.

#### C. In addition to the current requirements of the "R-2" and "R-3" Zoning District, the following conditions shall apply:

1. Locations allowed:

## HOLLISTER CITY CODE

- a. Hollister Residential Section subdivision in Section 9, Township 22, Range 21; includes all parcels located north of 1st Street only.
  - b. Hollister 2nd Addition subdivision: Block 30, Lots A through G; Block 31, Lots H through K; Block 32, Lots 1 through 7; Block 33, Lots 8 through 23.
  - c. Moores Addition subdivision: Block 31, Lots 1 through 3; 8 through 12, 20 through 22; Block 32, Lots 1 through 7, 13 through 16; Block 36, Lots 1 through 9; Block 37, Lots 1 through 9.
  - d. Tree Top Mobile Home Park subdivision: Block 14, Lots 1 through 13; Block 18, Lots 14 through 24; Block 19, Lots 25 through 32.
  - e. Presbyterian Assembly Ground: from the intersection of Melrose Place at Knox Avenue to the intersection of Princeton Avenue at Knox Avenue on the east side of Knox Avenue.
2. The minimum/maximum requirements for Tiny Houses are as follows:
- a. Minimum lot size: three thousand five hundred (3,500) square feet.
  - b. Maximum density (dwelling units per acre): ten (10).
  - c. Minimum front setback: twenty-five (25) feet.
  - d. Minimum side setback: ten (10) feet.
  - e. Minimum back setback: ten (10) feet.
  - f. Maximum building height: twenty-five (25) feet/two (2) stories.
  - g. Minimum dwelling size: four hundred (400) square feet (does not include lofts).
  - h. Maximum dwelling size: six hundred ninety-nine (699) square feet (does not include lofts).
3. Each structure shall be on an individual lot.
4. Each structure shall meet the current adopted Edition of International Residential Code including Appendix Q.
5. Each structure shall have at least the required minimum of two (2) off-street parking spaces as Section 400.160.