

**CITY OF EASTLAND, TEXAS
ORDINANCE NO. 26-927**

AN ORDINANCE OF THE CITY OF EASTLAND, TEXAS AMENDING CHAPTER 19 "ZONING", ARTICLE I "ZONING ORDINANCE" OF THE EASTLAND CODE OF ORDINANCES TO ESTABLISH REGULATIONS CONCERNING TINY HOUSES; REVISING SECTION 19-2 "DEFINITIONS" TO ADD DEFINITIONS; REVISING SECTION 19-11 "PERMITTED USES" TO ALLOW FOR TINY HOUSES AND RELATED USES IN CERTAIN ZONING DISTRICTS; ADDING SECTION 19-20 "TINY HOUSES" TO ESTABLISH STRUCTURAL REGULATIONS FOR TINY HOUSES AND TINY HOUSE PARKS; PROVIDING A PENALTY; PROVIDING REPEALING AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the laws of the State of Texas, authority is conferred upon the City of Eastland (the "City") to enact a zoning ordinance and to provide for its administration, enforcement, and amendment and, pursuant to such authority, the City has adopted a comprehensive zoning ordinance which is codified as Article I of Chapter 19 of the Eastland Code of Ordinances (the "Zoning Ordinance");

WHEREAS, due to the increase in tiny houses being used for residential and recreational purposes, City staff has proposed to amend the Zoning Ordinance to designate the zoning districts in which tiny houses, and related uses, are allowed and to establish specific regulations concerning these structures;

WHEREAS, after public notice was given in compliance with State law, a public hearing before the Planning and Zoning Board (the "Zoning Board") was conducted on February 3, 2026, and after considering the information submitted at that public hearing and all other relevant information and materials, the Zoning Board has recommended to the City Commission of the City (the "City Commission") that the Zoning Ordinance should be amended as set forth in this Ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before City Commission on February 17, 2026 at which the City Commission considered the recommendation of the Zoning Board, and among other things, the comprehensive plan and the necessity for orderly and appropriate regulations of the use of land and the erection of structures thereon, and the City Commission does hereby find that the amendments to the Zoning Ordinance approved hereby accomplishes such objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF EASTLAND, TEXAS THAT:

- I. **Incorporation of Premises.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.
- II. **Findings.** After due deliberations and consideration of the recommendation of the

Planning and Zoning Board and the information and other materials received at the public hearing, the City Commission has concluded that the adoption of this Ordinance is in the best interests of the City of Eastland, Texas, and of the public health, safety, morals, and welfare of its citizens.

III. **Amendment.** Chapter 19 “Zoning” of the Eastland Code of Ordinances is hereby amended in the following, and all other articles, chapters, divisions, sections, paragraphs, sentences, phrases, and words not expressly amended hereby are hereby ratified and affirmed.

A. Division 1 “Enactment and Definitions”, Section 19-2 “Definitions” of Article “Zoning Ordinance” is hereby amended by adding the following definitions:

Building official: The Director of Planning or other designated inspection authority of the City.

Tiny house: A dwelling that has a square footage of no less than two hundred forty (240) square feet and no greater than eight hundred (800) square feet, with or without a permanent foundation, capable of being connected to available utilities including plumbing (water and sewer service), mechanical, natural gas, communications, and electrical systems.

Tiny house on wheels: A tiny house that is built on a chassis or trailer, which is permanently on wheels.

Tiny house park: A unified development located on the property configured as a single lot, undivided or divided, but on which individual lease pads, along with common areas and open spaces area established, on which pads are privately owned, and where more than two tiny houses may be placed on a track.

B. Division 2 “Permitted Uses and Area Regulations”, Section 19-11 “Permitted Uses” of Article I “Zoning Ordinance” is hereby amended to add the following rows, with indication of permissible districts, as set forth below (with additions underlined and language being replaced stricken):

RESIDENTIAL										
	PARKING	AO	SF	MF	MH	C1	C2	LB	LI	HI
<u>Tiny house (primary structure)</u>		<u>S</u>			<u>X</u>					
ACCESSORY AND INCIDENTAL USES										
<u>Tiny house (accessory structure)</u>		<u>X</u>	<u>X</u>		<u>X</u>					
CULTURAL AND RECREATIONAL USES										
<u>Tiny house park</u>		<u>S</u>					<u>S</u>		<u>X</u>	
<u>Vacation travel trailer parks</u>	1/lot	<u>S</u>					<u>S</u>		<u>X</u>	

C. Division 2 “Permitted Uses and Area Regulations” of Article I “Zoning Ordinance” is hereby amended by adding Section 19-20 “Tiny Houses” to read as follows:

§ 19-20. Tiny houses.

- (a) Size requirements. Each tiny house shall meet the following minimum area requirements:
 - (1) gross floor area of not less than two hundred forty (240) square feet;
 - (2) width not measuring less than twelve (12) feet; and
 - (3) in every tiny house of two or more rooms, each room occupied for sleeping purposes by one occupant shall contain at least seventy (70) square feet of floor space.
- (b) Utilities. Each tiny house shall have at least one restroom capable of connecting to city utilities and discharging wastewater.
- (c) Construction standards. In addition to the regulations set forth in this Code, at the time of application for a building permit or certificate of occupancy, each tiny house located within or relocated into city limits shall be constructed in accordance with all applicable construction codes related to residential dwelling units which have been enacted by the city that are deemed to be applicable to the structural stability and life safety requirements for a tiny house as determined by the building official and Appendix Q, Tiny Houses, to the 2018 International Residential Code, as approved by the International Code Council and adopted by the City pursuant to Chapter 5 of this Code.
- (d) Foundation requirements.
 - (1) Each tiny house located within city limits shall be constructed with one of the following conventional foundation platforms:
 - (A) concrete slab on grade;
 - (B) pier and beam;
 - (C) perimeter grade beam; or
 - (D) other similar permanent foundation type.
 - (2) All foundation platforms shall be certified by a registered professional structural engineer as a condition of securing the required building permit approval.
- (e) Setbacks.
 - (1) Primary structure. As the primary structure located on a foundation platform, each tiny house shall be setback not less than five feet (5') from the side property line, not less than twenty percent (20%) of lot depth from the rear property line, and not less than fifteen feet (15') from the front property line. Porches, awnings, and other similar additions attached to the tiny house may project a distance of not greater than an additional three feet (3') beyond the foregoing setbacks.
 - (2) Accessory structure. Tiny houses as accessory structures must meet all

requirements of Section 19-13 of this Code.

(f) Limit on number of dwellings. Only two living dwellings may be located on one vacant tract or parcel of land. This may include one tiny house in addition to an existing dwelling or two tiny houses.

(g) Tiny house parks. Tiny house parks must follow all construction and permitting requirements of recreational vehicle or vacation travel trailer park or court.

(h) Tiny houses on wheels. Tiny houses on wheels are only allowed in recreational vehicle or tiny house parks.

(i) Permits.

(1) A permit is required to construct or relocate any tiny house within city limits.

(2) In addition to information required by Chapter 5, an application must be completed for constructing or relocating a tiny house within city limits and must include:

- (A) name(s) of applicant(s);
- (B) address of applicant(s);
- (C) telephone number of applicant(s);
- (D) legal description of the property, including lot, block, and plat, where the tiny house is to be constructed or relocated;
- (E) blueprints or drawings of the tiny house, including dimensions of the tiny house;
- (F) a detailed description of all material to be used for construction or used during construction; and
- (G) any photographs of the tiny house (if being relocated).

(3) Issuance of a permit.

(A) While considering the approval of an application, the building official may take into consideration the proposed location of the tiny house in relation to present and anticipated future land use.

(B) Additional requirements for issuance of a permit include:

- (i) a driveway that meets current regulations;
- (ii) an assigned 911 address;
- (iii) fire-resistant skirting with necessary vents, screens, and/or openings, to be installed within thirty (30) days of placement of the tiny house on the platform foundation or blocks;
- (iv) connection to city utilities including water, sewer, and sanitation services (composting toilets are not permitted);
- (v) compliance with all applicable City code and regulations; and
- (vi) approval after building, plumbing, electrical, and occupancy inspections.

IV. Penalty. Any person, firm, entity or corporation who violates any provision of this

Ordinance shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding Two Thousand Hundred and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense.

V. **Severability**. The provisions of this Ordinance are declared to be severable. If any section, sentence, clause, or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this Ordinance, but they shall remain in effect notwithstanding the invalidity of any other part.

VI. **Repeal**. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict. Any remaining portions of said ordinances shall remain in full force and effect.

VII. **Effective Date**. This Ordinance becomes effective immediately upon its adoption on second reading and after publication as required by law.

Passed upon first reading this the 17th day of February, 2026.

Passed, approved, and adopted upon second and final reading this the 16th day of March, 2026.



Larry Vernon, Mayor

ATTEST:



Roma Holley, City Secretary