

# ORDINANCE 384-2022

**AN ORDINANCE OF THE CITY OF NEW MEADOWS, ADAMS COUNTY, IDAHO, AMENDING THE NEW MEADOWS CITY CODE AS FOLLOWS: AMENDING TITLE 8, CHAPTER 1-3, *USER CLASSIFICATION, ADDING TINY HOMES / PARK MODELS / COTTAGES*; AMENDING TITLE 10, CHAPTER 2, *RULES AND DEFINITIONS*, ADDING DEFINITIONS FOR PARK MODEL, TINY HOME, COTTAGE; AMENDING TITLE 10, CHAPTER 7, *RESIDENTIAL DISTRICTS*, ARTICLE 7B-5, ARTICLE 7C-5, AND CHAPTER 8, *COMMERCIAL DISTRICTS*, ARTICLE 8C-5, ADDING TINY HOMES / PARK MODELS / COTTAGES AS A CONDITIONAL USE; TITLE 10, CHAPTER 11, *SUPPLEMENTARY ZONING REGULATIONS*, ADDING *TINY HOME / PARK MODEL / COTTAGE REGULATIONS*.**

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NEW MEADOWS, IDAHO:**

**Section 1:** That 8-1-3 *User Classifications*, is hereby AMENDED as follows, to wit:

All users of the City water system are hereby classified as follows:

1. Class A: Residential.
2. Class B: Industrial.
3. Class C: Mobile home parks, recreational vehicle parks, commercial, (Ord. 309-07, 8-13-2007) tiny homes / park models, cottages, and all others. (Ord. 384-22, 11-14-2022)

**Section 2:** That 10-2 *Rules and Definitions*, is hereby AMENDED as follows, to wit:

Adding definitions for Cottage, Park Model and Tiny Home as follows:

**COTTAGE:** A compact self-contained detached dwelling unit with at least one bedroom, kitchen, living area, laundry, and bathroom that is four hundred one (401) square feet up to seven hundred ninety-nine (799) square feet. Each cottage shall be on its own lot and individually owned. Cottage homes shall be permanent structures built on a permanent foundation and typed as manufactured, modular, or standard construction.

**PARK MODEL:** A prefabricated self-contained dwelling unit delivered on wheels, and built on a single chassis, has a gross square footage not exceeding four hundred (400) square feet in the set-up mode and is certified by its manufacturer as complying with the American National Standards Institute (ANSI).

**TINY HOME:** A dwelling that is four hundred (400) square feet (37 m<sup>2</sup>) or less in floor area excluding lofts.

**Section 3:** That 10-7-7B-5 *R-2 Conditional Uses*, is hereby AMENDED as follows, to wit:

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The following uses may be considered by the Planning and Zoning Commission in accordance with chapter 3, article A of this title:

- Church.
- Daycare center.
- Hospitals.
- Mobile home parks.
- Nonprofit club or lodge of a service and fraternal character.
- Nonprofit community clubhouse.
- Public utility facilities.
- Retirement home, convalescent home, nursing home. (Ord. 313-08, 6-9-2008)
- Park Models / Tiny Homes/ Cottages. (Ord. 384-2022, (11-14-2022)).

**Section 4:** That 10-7-7C-5 R-3 Conditional Uses, is hereby AMENDED as follows, to wit:

The following uses may be considered by the Planning and Zoning Commission in accordance with chapter 3, article A of this title:

- Cemetery.
- Church.
- Daycare center.
- Hospitals.
- Mobile home parks.
- Nonprofit club or lodge of a service and fraternal character.
- Nonprofit community clubhouse.
- Public utility facilities.
- Retirement home, convalescent home, nursing home. (Ord. 313-08, 6-9-2008)
- Park Models / Tiny Homes / Cottages. (Ord. 384-2022, 11-14-2022)

**Section 5:** That 8-8C-5 Business Residential Conditional Uses, is hereby AMENDED as follows to wit:

The following uses may be considered by the Planning and Zoning Commission in accordance with chapter 3, article A of this title:

- Nonprofit clubs and lodges of a fraternal order.
- Places of worship and religious practice.
- Post Office.
- Retirement, convalescent or nursing home.
- Schools, commercial and public. (Ord. 313-08, 6-9-2008)
- Park Models / Tiny Homes / Cottages. (Ord. 384-2022, 11-14-2022)

**Section 6:** That 10-11, Supplementary Zoning Regulations, is hereby AMENDED as follows to wit:

10-11-9 Park Model / Tiny Home / Cottages Regulations

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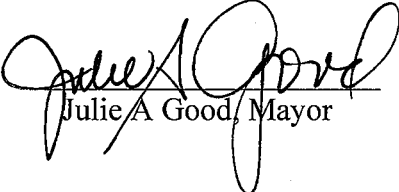
No park model / tiny home / cottage shall be placed on any property, except as permitted by New Meadows City Code.

- A. All tiny homes / park models / cottages shall be installed on a permanent foundation, and shall be connected to City water, sewer, and electric utilities.
- B. Tiny homes / park models / cottages shall follow setbacks and other requirements of the zone in which they reside. Lot coverage and number of units may be adjusted on any property based on the design review of the city council.
- C. Each tiny home / park model / cottage shall contain one off-street parking space per designated dwelling unit.
- D. Each tiny home / park model / cottage shall comply with all adopted standards for fire access required to protect each residence.
- E. Tiny homes / park models / cottages shall comply with all adopted City standards for the location and width of utility easements.
- F. Each tiny home / park model / cottage shall require approval of a Conditional Use Permit, and shall follow the design review process as outlined in 10-4-3.
- G. Tiny homes / park models / Cottages require building permits and must meet residential building code standards.

## Section 7: Effective Date

This ordinance shall be in full force and effect, after passage by the New Meadows City Council, signed by the Mayor, and publication of the ordinance according to law.

PASSED AND APPROVED by the Mayor and Council of the City of New Meadows on this \_\_th day of November, 2022.

  
Julie A Good, Mayor

ATTEST:   
Kyla Gardner, City Clerk

