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# Tiny Houses are Only the Beginning

December 14<sup>th</sup>, 2016


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Inspiring Innovation to  
Advance Communities



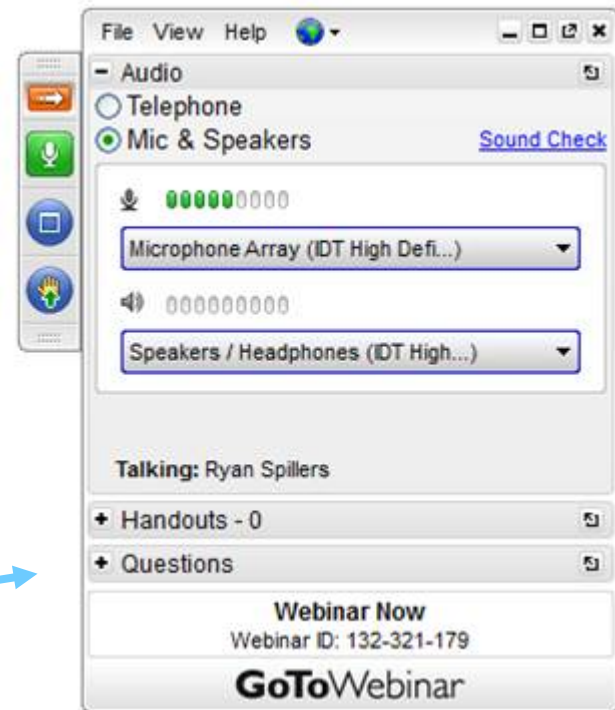
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# Today's Presenters:

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Elizabeth Garvin, Esq., AICP, is the Planning Director for LSL Planning, a SAFEbuilt company.



Travis Reynolds AICP, Senior Planner



# ALT. HOUSING FORMS



HOUSEBOATS



TREE HOUSES

SOURCE: Eric Shea



YURTS



EARTHSHIPS

SOURCE: Ty Nigh

Accessory dwelling units

Tiny houses

Container houses

Co-housing

Micro units

Houseboats

Tree houses

Bus/truck conversions

Yurts

Earthships

and many others

# TRENDS

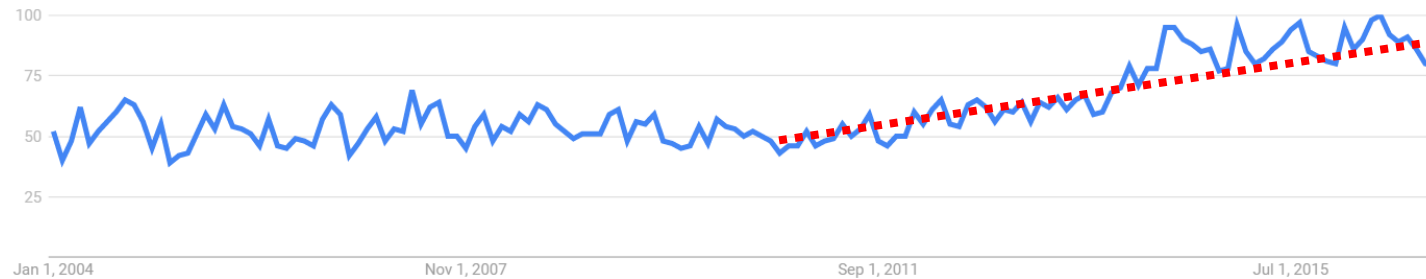
## GOOGLE TRENDS | TINY HOUSE

Interest over time ?




## GOOGLE TRENDS | CONTAINER HOME

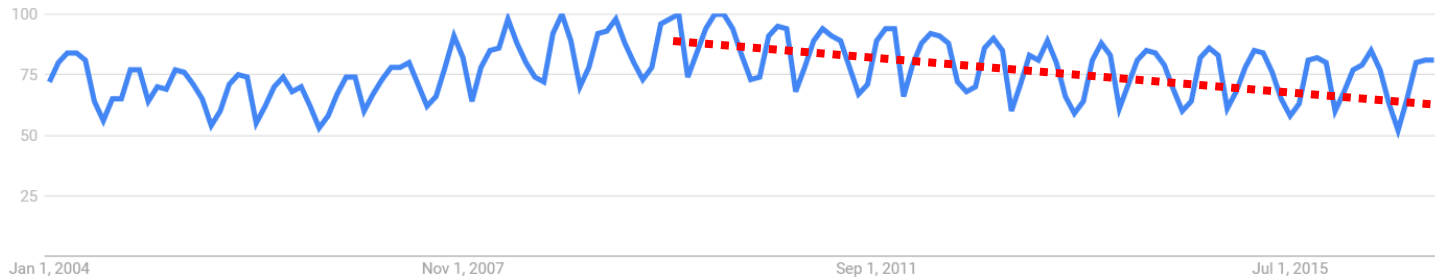
Interest over time ?



# TRENDS

## GOOGLE TRENDS | SUSTAINABILITY

Interest over time 



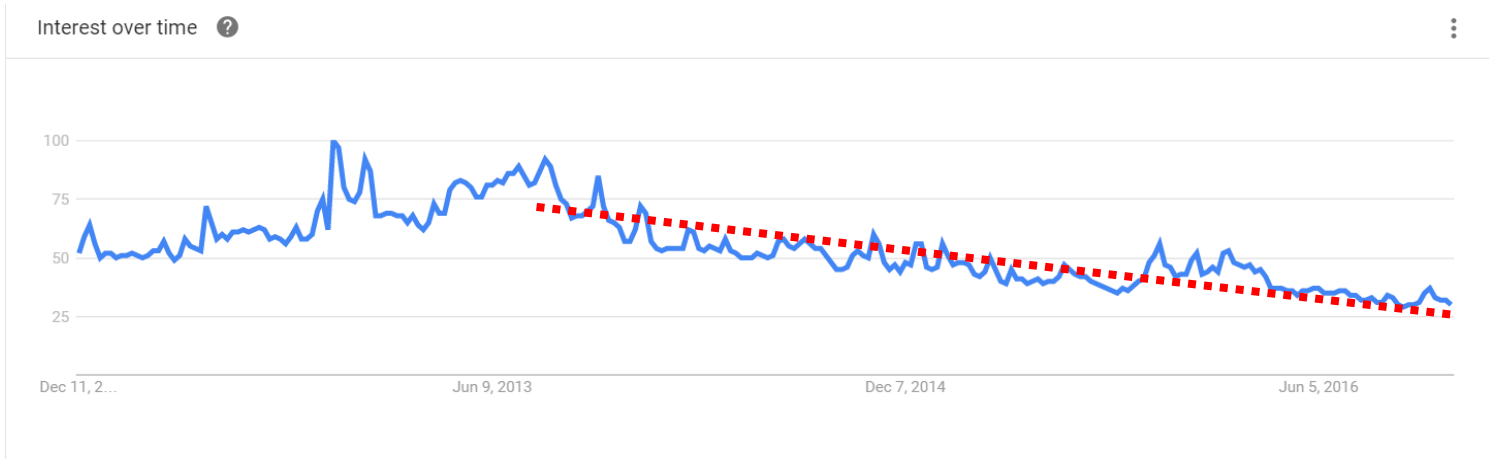
## GOOGLE TRENDS | HIPSTER

Interest over time 



# TRENDS

## GOOGLE TRENDS | ZOMBIES





# WHY ALTERNATIVE HOUSING?

Affordability

Sustainability

Freedom and simplicity

Culture and trends

Market choice

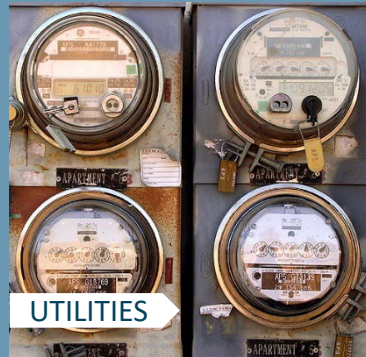
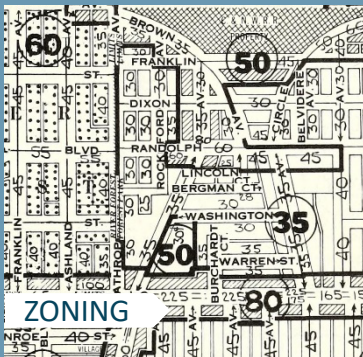


SOURCE: Nicolás Boulosa

# REGULATORY CHALLENGES



SOURCE: HUD



SOURCE: Michelle Hurwitz

Density

Utilities and services

Neighborhood context and values

Aesthetics

Parking

Readiness of your zoning code

Special and unique considerations

# TINY HOUSES

## TRADITIONAL

- < 400 sq. ft.
- Trailer on wheels

## ALTERNATIVE

- < 1000 sq. ft.
- Foundation

## GENERAL

- Small
- Often Portable
- Simple



SOURCE: Payton Chung



SOURCE: Nicolás Boullosa

# TINY HOUSES | lifestyle

## AFFORDABLE

- Financial freedom
- Low to no bills

## SUSTAINABLE

- Efficiency
- Renewables/Off Grid

## SIMPLE

- No stuff
- Freedom/Adventure
- Time



# TINY HOUSES

## ISSUES

- County/Rural
  - Waste and Water
  - Public services
  - RV regulations
  - Duration
  - Proposed subdivisions
- Urban / Suburban
  - Density
  - Context
  - Utility Connections
  - Permanent or Mobile



SOURCE: Nicolás Boullosa



SOURCE: Nicolás Boullosa

# TINY HOUSES

## ISSUES

- Minimum square footage
- Minimum height of habitable rooms
- Minimum height of houses
- Occupancy limits
- Int. Residential Code (IRC)/ Int. Fire Code (IFC)
- On wheels: Classification of RVs



SOURCE: Michael Coghlan

# TINY HOUSES

## PRACTICE POINTERS

- Determine how to regulate both moveable and stick-built units
- Look at existing RV regulations and moveable units
- Check your minimum structure size regulations
- Are these units permissible where larger units are not – ag, conservation, forest?

## PRACTICE POINTERS

- Can a tiny house be an ADU?
- Are there applicable state licensing requirements?
- Have a conversation with your Building Official / EMS / Health Dept.
- Understand how to regulate them as stand alone and as proposed communities

# CONTAINER HOMES

## DEFINITION

- Industrial/standardized
- Reusable metal vessel
- Transportation of goods or freight

## TYPICAL USE

- Shipping
- Accessory storage structures, non-residential



SOURCE: Lanefab



SOURCE: jingdianjiaju1



SOURCE: Phillip Pessar





# CONTAINER HOMES

## REGULATORY ISSUES

- Aesthetic impact/ property values
- Neighborhood opposition
- Confusion with manufactured housing requirements
- “Affordable” housing considerations
- Long-term maintenance
- Health and safety



CONTAINER HOUSE

SOURCE: Apartment Therapy



CONTAINER HOUSE

SOURCE: 24hourplans

# CONTAINER HOMES

## PRACTICE POINTER

- Add a definition of cargo container to zoning code
- Do not interpret cargo containers as a new type of manufactured housing
- Determine how your community wants to allow this use and then add zoning provisions to guide that use

## PRACTICE POINTER

- If your community wants to allow container dwellings, consider establishing as a conditional/special use with use-specific standards.
- Require building code compliance and/or water, sewer, and septic standards. Alternatives: grey water and composting toilets

# PART 1 QUESTIONS?

Elizabeth Garvin Esq., AICP / [egarvin@safebuilt.com](mailto:egarvin@safebuilt.com)

Travis Reynolds, AICP / [treynolds@safebuilt.com](mailto:treynolds@safebuilt.com)



# STRUCTURE SHARING

## DEFINITIONS

- Cohousing
  - Private bedrooms
  - Shared cooking, dining and common areas;
  - Entire structure and real property under common ownership as contrasted to a condominium dwelling where individual units are under separate individual occupant ownership
- Microhousing
  - Smaller-than-typical rental unit with bedroom and bathroom, may have shared kitchen



SOURCE: Placematters



SOURCE: Inhabit

# STRUCTURE SHARING

## DEFINITIONS

- Congregate Housing: A structure other than a single-family dwelling where unrelated persons reside under supervision or 24 hour on-site management and may receive special care, treatment or training, on a temporary or permanent basis.
  - Foster home
  - Residential facilities (group homes)
  - Shelters/Transitional housing
  - Boarding and rooming houses
  - Assisted living and nursing home
  - Hospice
  - Dormitory, fraternity, sorority



CONGREGATE HOUSING

SOURCE: Qusai Al Shidi

# STRUCTURE SHARING

## ISSUES

- Definition of “family” and restrictions on number of occupants in a unit
- Definition of “dwelling unit” for density calculation
- Parking and congestion
- Minimum room size
- Restrictions on the number of units on a lot
- Individual lodging/AirBNB



SOURCE: Teedhaze

# STRUCTURE SHARING

## PRACTICE POINTER

- Review and clean-up zoning definitions for all types of dwellings/housing
- Allocate housing types across appropriate districts in use table or use lists
- Consider a parking study option that allows applicants to show decreased parking demand for use

## PRACTICE POINTER

- Consider public transportation availability in project siting
- Review state and federal fair housing statutes
- Requirements for existing structure conversion
- Impact-related promises should be captured in a development agreement

# ACCESSORY DWELLING UNITS (ADUs)

## TERMINOLOGY

- ADU
- Mother-In-Law
- Secondary Dwelling Unit
- Granny Flat

## DEFINITION

- A residential unit that is located on the **same parcel** as a single family unit;
- either **internal to or attached to** the single family unit or in a **detached structure**;
- **Separate** entrance, kitchen, sleeping area, and bathroom facilities.



ADU ABOVE GARAGE

SOURCE: Brett VA



STUDIO IN HOUSE

SOURCE: Lisa Menard



# ACCESSORY DWELLING UNITS (ADUs)

## AFFORDABLE HOUSING

- Intensify existing use of land

## HOUSING MAINTENANCE

- On-site landlord
- Security

## HOUSING OPTIONS

- Adult children / Parents
- Smaller Units

## INCOME

## USE of EXISTING INFRASTRUCTURE



GARAGE CONVERSION

SOURCE: Kerrie Kelly Design Lab



BACKYARD COTTAGE

SOURCE: Lanefab

# ACCESSORY DWELLING UNITS (ADUs)

## ISSUES

- Neighborhoods and Urban Settings
  - Density
  - Parking
  - Neighbors NIMBY
- Parcels
  - Lot coverage issues
  - Subdivision
  - Utilities



SHORT TERM RENTALS

SOURCE: Brian Johnson & Dane Kantner

# ACCESSORY DWELLING UNITS (ADUs)

## ISSUES

- Zoning/Design Standards/Context
  - Dimensional Standards
- Ownership and Occupancy
  - Owner occupancy
  - No separate sale or condo
  - May manage through use permit or rental inspection program
  - May want to address short-term rentals



SHORT TERM RENTALS

SOURCE: Brian Johnson & Dane Kantner

# ACCESSORY DWELLING UNITS (ADUs)

## Practice Pointers

- Don't be afraid that every primary will have an accessory
- There are more than you realize
- Think about it now -
  - Coordinate with building department on your definition of a separate unit
  - Begin the conversation with decision makers



SOURCE: Lisa Menard



# CONCLUSIONS

- The desire for non-traditional housing comes from different sources
- DIY homebuilders may not be sophisticated zoning code users
- Social media helps to define trendy and can also help planners anticipate trends
- Get ahead of the problem so there is time to solve it on a community-wide scale and then educate
- Many of these housing types fall into our regulatory blind spots - we address typical residential development in our zoning but not atypical
- Housing is always linked to parking and density – all three must be addressed
- Ensure internal departments are on the “same page” – discuss scenarios before they occur.



QUESTIONS?

Elizabeth Garvin Esq., AICP / [egarvin@safebuilt.com](mailto:egarvin@safebuilt.com)

Travis Reynolds, AICP / [treynolds@safebuilt.com](mailto:treynolds@safebuilt.com)



# Questions

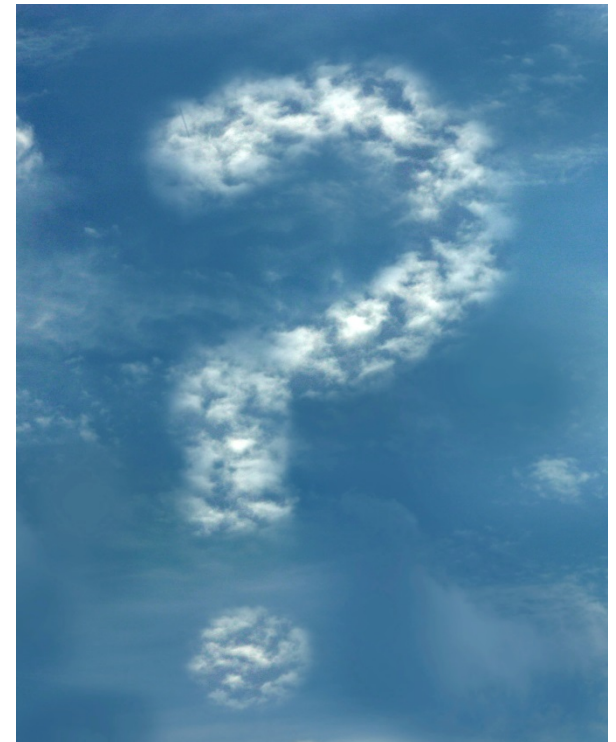
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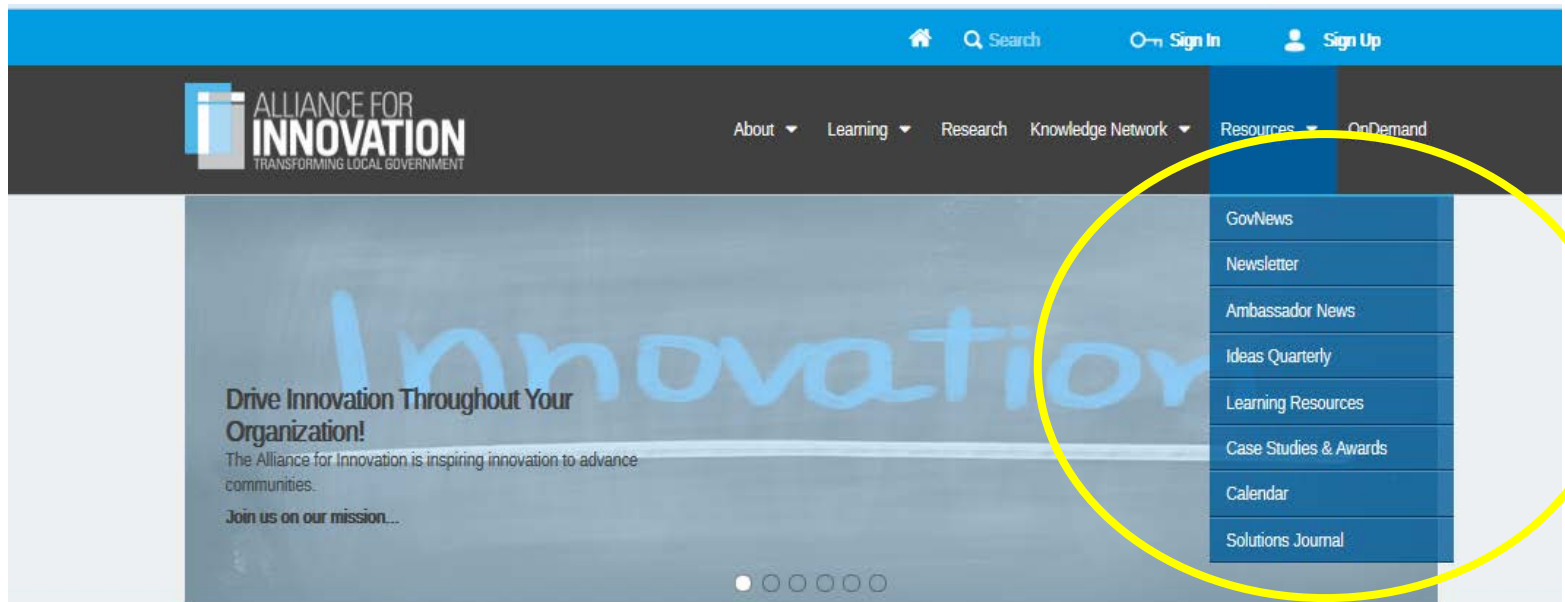
Travis Reynolds AICP, Senior Planner





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The screenshot shows the website header for the Alliance for Innovation. The navigation bar includes a home icon, a search icon, and links for 'Sign In' and 'Sign Up'. The main navigation menu contains 'About', 'Learning', 'Research', 'Knowledge Network', 'Resources', and 'OnDemand'. The 'Resources' dropdown menu is open, listing: 'GovNews', 'Newsletter', 'Ambassador News', 'Ideas Quarterly', 'Learning Resources', 'Case Studies & Awards', 'Calendar', and 'Solutions Journal'. A yellow circle highlights this dropdown menu. Below the navigation is a large banner with the word 'Innovation' in a light blue font. The banner text reads: 'Drive Innovation Throughout Your Organization! The Alliance for Innovation is inspiring innovation to advance communities. Join us on our mission...'. At the bottom of the banner are five small circles, with the first one filled.

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Tulsa, OK

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