

Tiny House Pocket Neighborhood Development

- A. A tiny home shall be defined as a principal residential dwelling that has a square footage of between 250 and 1,100 and is placed on a foundation. Tiny Homes are only permitted within the redevelopment district or a planned unit development (PUD)
1. Each dwelling and each dwelling unit shall have a minimum gross floor area of not less than 250 square feet for the first occupant and not less than 100 square feet for each additional occupant.
 2. Required space in sleeping rooms. In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.
 3. Minimum ceiling height. Every habitable room, foyer, bathroom, hall or corridor shall have a ceiling height of at least seven feet. If any room has a sloping ceiling, the prescribed ceiling height for the room is required in only one-half the area thereof, but the floor area of that part of any room where the total floor area of the room for the purpose of determining the maximum permissible occupancy thereof.
 4. Minimum structure width. The minimum width of a tiny home must be at least 8 ft.
- B. A tiny home will be permitted within a planned pocket neighborhood. A pocket neighborhood is defined as meeting the following requirements:
1. A minimum of 4 tiny homes and maximum of 12 tiny homes per pocket neighborhood
 2. Centralized common area with all homes having access to it
 3. All homes must have both a front and rear porch
 4. Must be part of a condo or homeowners association to maintain the common areas
 5. Lot size, setback and parking requirements shall be determined at the time of submittal for the master pocket neighborhood.