

SECTION 30

TINY HOMES

PURPOSE: TO HELP RELIEVE CURRENT OF FUTURE HOUSING SHORTAGES IN THE STATE OF UTAH AND TO PROMOTE GROWTH DURING TIMES OF FINANCIAL HARDSHIP.

PROPERTY REQUIREMENTS:

- A TINY HOME WILL ONLY BE ALLOWED TO BE ERECTED IN A RESIDENTIAL DISTRICT
- ONLY SINGLE-FAMILY USE WILL BE ALLOWED IN A TINY HOME
- THE LOT WILL REQUIRE A ONE HUNDRED (100) FOOT FRONTAGE
- WITH THE PREAPPROVAL, IN THE FORM OF A LETTER, FROM THE HEALTH DEPARTMENT CONCERNING THE TESTING OF THE SOIL FOR SEPTIC PURPOSES, THE LOT MAY BE AS SMALL AS 10,000 SQUARE FEET. OTHERWISE, THE MINIMUM LOT SIZE MUST BE 12,000 SQUARE FEET.
- THE DWELLING MUST BE PLACED THIRTY (30) FEET OR MORE FROM THE FRONT PROPERTY LINE.
- THE DWELLING MUST BE PLACED AT LEAST TEN (10) FEET FROM BOTH SIDES AND REAR OF PROPERTY.
- A TINY HOME MAY NOT BE USED AS A RENTAL IF OR WHEN A LARGER HOME IS BUILT UNLESS THE LARGER HOME IS ATTACHED TO THE TINY HOME ON THE PROPERTY.

STRUCTURE REQUIREMENTS:

- A BUILDING PERMITS IS REQUIRED FOR A TINY HOME.
- A DWELLING WILL BE CONSIDERED A TINY HOME IF IT IS BETWEEN 400 SQUARE FEET AND 800 SQUARE FEET.
- AN ATTACHED SINGLE CAR CARPORT OR GARAGE MAY BE CONSTRUCTED AS SEPARATE SQUARE FOOTAGE.
- A TINY HOME MUST BE BUILT WITH STANDARD CONSTRUCTION MATERIALS, INCLUDING A FOUNDATION
- SINGLE-WIDE TRAILERS, MOBILE HOMES, TRAVEL TRAILERS, MOTORIZED VEHICLES, BOATS OR SIMILAR RECREATIONAL VEHICLES CANNOT BE USED AS TINY HOMES.
- A TINY HOME MUST COMPLY AND PASS ALL COUNTY BUILDING CODES AND INSPECTIONS

FLAG LOT REQUIREMENTS: FLAG LOTS ARE NOT ALLOWED WITHIN ELSINROE TOWN BOUNDARIES. HOMES MUST BE PLACED ALONG DEVELOPED ROADS.

ANIMALS: ANY BUILDING OR STRUCTURE IN WHICH ANIMALS OR FOWL (OTHER THAN HOUSEHOLD PETS) ARE MAINTAINED REFER TO THE ANIMAL PROVISIONS ORDINANCE.

PARKING: OFF STREET PARKING AND LOADING FACILITIES SHALL BE PROVIDED FOR ALL USES IN ACCORDANCE WITH THE REQUIREMENTS OF THE SECTION REGARDING PARKING REGULATIONS AND PROPERTY MAINTENANCE REQUIREMENTS.

FENCING: FENCING REGULATIONS AND REQUIREMENTS REFER TO SECTION REGARDING FENCING REGULATIONS.

DRAINAGE AND DITCHES. LOTS SHALL BE DESIGNED IN SUCH A MANNER AS TO ELIMINATE ANY FLOODING OR POLLUTION OF ADJACENT PROPERTIES. PROPERTY WITH IRRIGATION DITCHES RUNNING ADJACENT TO THE FRONTAGE OR WITHIN THE AREA, THE DEVELOPER SHALL PROVIDE CULVERTS OR BRIDGES IN CONFORMANCE WITH TOWN STANDARDS AND OR IRRIGATION COMPANY STANDARDS FOR THE PURPOSE OF PROVIDING PROPER ACCESS TO PROPERTY. IN NO CASE SHALL THE CULVERT OR BRIDGE BE LESS THAN TWELVE (12) INCHES IN DIAMETER AND TWELVE (12) FEET LONG. DITCHES MAY NOT BE COVERED OR BLOCKED BY CONSTRUCTION.