

To: Planning Board
From: Mark Eyerman/Ordinance Review Committee
Subject: Tiny Homes
Date: January 26, 2021

The Ordinance Review Committee has developed draft amendments to the Land Use Ordinance to address the treatment of “tiny homes.” Tiny homes are dwelling units with less than 400 SF of floor area. The state has created two classes of tiny homes with different standards. One class can be thought of as similar to modular homes. The state amended MUBEC the state building code to make special provisions for this type of tiny homes. These units are intended to be built or moved onto a lot permanently and do not have integral wheels. The state also created a second set of provisions to allow for “tiny homes on wheels” to address taxation of these units and provisions for their movement on public roads. These units are not built to MUBEC standards but have to comply with recreational vehicle standards. While these units can be permanently located on a site they are more mobile and capable of being moved over public roads on their own wheels. These can be thought of as similar to mobile homes.

Attached are draft amendments to the Land Use Ordinance to accommodate tiny homes in the City. Here is an overview of the draft amendments:

1. Create a definition for “tiny home” that includes units that meet either the MUBEC requirements or the state definition for tiny homes on wheels.
2. Allow tiny homes meeting this definition to be placed on a residential lot in the SL, SLR, R and CPD Districts subject to the dimensional requirements for a single-family home. Since this involves areas subject to shoreland zoning, any changes will need to be approved by DEP
3. Allow a tiny home to be used as an Accessory Dwelling Unit provided that the tiny home meets the other standards for ADUs and the lot has a minimum of 20,000 square feet.
4. Establish performance standards for tiny homes addressing foundation requirements for the two types of units, provisions for water supply and sewage disposal and separation distance from the principal and accessory structures when a tiny home is used as an ADU

Included with this memo are three versions of the draft amendments. Attached is the first set of amendments dated December 10, 2020 that was the ORC’s revised draft. Prior to forwarding this to the Planning Board, the ORC sent it to Jon Pottle for his review. The second version that is attached is a pdf from Jon Pottle with some

suggested edits to the draft as well as a few policy questions. This was not reviewed by the ORC. After Jon submitted his marked up version, I discussed it with Jon. We agreed that the final draft should include the technical edits he suggested and that most or all of the policy questions had already been discussed by the ORC. The third version that follows in this memo is a revised final draft dated 1-26-21 incorporating Jon's suggested edits. This does not include any changes to address Jon's policy questions/comments. This version should be the basis of the Planning Board's public hearing.

January 26, 2021

Proposed Amendments to the Land Use Ordinance
Addressing the Treatment of Tiny Homes

Proposed additions to the ordinance are underlined;
proposed deletions are ~~struck-out~~.

1. Amend **Section 17. Definitions** to add a definition of a Tiny Home in proper alphabetical order to read:

Tiny Home: A dwelling unit that either complies with the standards of the Maine Uniform Building and Energy Code for a tiny home or the definition of a tiny home set forth in 29-A M.R.S. § 101(80-C).

2. Amend the Land Use Table in Section 7.6 to add Tiny Homes as a separate category of use in Subsection 7.6.2 Residential Uses and to designate the zoning districts in which Tiny Homes are allowed to read as follows:

7.6.2 Residential Uses

Key to Land Use Table

Y = “Allowed”

N = Not Allowed

C = Code Enforcement Officer Review

P = Permitted with Review

SD = Subdivision Review

Legend

The legend at the top of the columns identifies the various zoning districts as follows:

- | | | | |
|-----------|-------------------------------|-----|---------------------------------------|
| RP | Resource Protection | SLR | Shoreland Overlay Limited Residential |
| SL | Shoreland | RG | Residential Growth |
| R | Rural | HDR | High Density Residential |
| PR | Professional/Residential | TD | Traditional Downtown |
| PIC | Planned Industrial/Commercial | PD | Planned Development |
| CC | Cobbossee Corridor | ECR | Education/Community Recreation |
| MUV | Mixed Use Village | PHD | Planned Highway Development |
| <u>IT</u> | Intown Commercial | CPD | Cobbossee Planned Development |

Residential Uses																
	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Accessory Dwelling Unit (ADU)	N	C	C	C	C	C	C	N	N	C	N	C	C	C ³	C	C
Boarding Home	N	N	N	P	P	P	P	P	N	P	N	P	P	N	P	P
Community Living Facility	N	C	C	C	C	C	C	C	N	C	N	C	C	C	C	C
Congregate Care Facility	N	N	P	P	P	P	P	P	N	P	N	P	P	P ²	P	P
Home Child Care	C	C	C	C	C	C	C	C	N	C	N	C	C	C	C	C

	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Home Occupation	P	P	P	C	P	P	C	C	N	C	N	C	C	C ⁴	C	P
Home Occupation Minor	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y
Modular/Mobile less than 20 feet wide	N	N	C	C	C	N	N	N	N	C	N	N	C ⁵	N	N	C
Modular/Mobile 20 feet wide or more	N	N	C	C	C	C	C	N	N	C	N	C	C	N	N	C
Manufactured Home Park	N	N	N	Sd	Sd	N	N	N	N	Sd	N	N	Sd	N	N	Sd
Multi-Family Dwelling	N	P	P	P	P	P	P	P	N	P	N	P	P	P ²	P	P
Open Space Development	N	Sd	Sd	Sd	Sd	Sd	Sd	N	N	Sd	N	Sd	Sd	N	N	Sd
Senior Housing Development	N	N	N	P	P	P	P	P	N	P	N	P	P	P ²	P	P
Single & Two-Family Dwellings	N	C	C	C	C	C	C	N	N	C	N	C	C	C ³	C	C
Attached Single-Family Dwelling (Townhouse)	N	P	P	P	P	P	P	P	N	P	N	P	P	P ²	P	P
<u>Tiny Home</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>

3. Amend the performance standards for an Accessory Dwelling Unit in Section 10.28 to read:

10.28 Accessory Dwelling Units (ADUs)

An owner-occupied single-family home may include an accessory dwelling unit (ADU) provided that all of the following are met. The ADU shall not count as a dwelling unit for minimum lot size or density requirements.

10.28.1 The ADU shall be incidental and secondary to the use of the dwelling as a single-family residence.

10.28.2 Either the primary dwelling unit or the ADU shall be occupied by the owner of the property. For the purposes of this provision, this condition will be deemed to be satisfied if one unit is occupied by the beneficiary of a trust, life estate, or similar legal arrangement.

10.28.3 The ADU shall be provided with water supply and sewage disposal systems meeting the requirements of City and State ordinances and codes. If sewage disposal will be provided through a subsurface wastewater disposal system, the system shall be appropriately sized to handle the additional flow if any.

10.28.4 The size of the ADU is limited to a maximum floor area of forty percent (40%) of the useable floor area of the principal dwelling unit or one thousand (1000) square feet whichever is greater with not more than one bedroom.

10.28.5 The ADU may be located within the principal building or in an accessory building or structure. A tiny home may be used as an ADU provided that it meets all of the other standards of 10. 28 and is located on a lot in a district that permits ADUs and that contains a minimum of twenty thousand (20,000) of lot area.

10.28.6 The inclusion of the ADU must maintain the residential character of the single-family home. If the ADU is located in the principal building, the entrance to the unit from the outside must be through an existing exterior door or through a door located on the side or rear of the building.

10.28.7 If the ADU is located in a new or expanded accessory building, the exterior appearance of that structure shall be compatible with appearance of the principal building.

10.28.8 One (1) off-street parking space shall be provided to serve the ADU. This space shall be in addition to the parking provided for the single-family home. If the home has less than the required off-street parking, only the one (1) additional space must be provided. If the single-family home has three or more existing parking spaces, no additional parking shall be required.

10.28.9 The parking for the ADU shall not be located in the area between the front wall of the building and the front property line except on a driveway.

4. Amend **Section 10 SPECIAL ACTIVITY PERFORMANCE STANDARDS** by creating a new Section 10.29 Standards for Tiny Home to read as follows:

10.29 Standards for Tiny Homes

A tiny home may be used as a dwelling unit provided that all of the following are met.

10.29.1 The lot on which the tiny home is located is in a zoning district in which tiny homes are allowed as shown on the Land Use Table in 7.6.

10.29.2 The tiny home is located on a lot that conforms to the minimum lot area, minimum road frontage and minimum shore frontage requirements for the zoning district in which it is located as shown in the table of Dimensional Requirements in 7.7.

10.29.3 The tiny home is located on the lot so that it conforms to all setback requirements for the zoning district in which it is located as shown in the Table of Dimensional Requirements in 7.7.

10.29.4 The tiny home shall be served by a sewage disposal system meeting the requirements of the Maine State Plumbing Code and the Subsurface Wastewater Disposal Rules if applicable.

10.29.5 The tiny home shall be served by a potable water system capable of providing a supply of at least sixty (60) gallons per day.

10.29.6 If the tiny home is constructed in accordance with the standards for tiny homes of the Maine Uniform Building and Energy Code (MUBEC), the home shall be located on a permanent foundation meeting the requirements of MUBEC.

10.29.7 If the tiny home meets the definition of “tiny home” as set forth in 29-A M.R.S. § 101(80-C), as amended, then such tiny home shall be installed on the lot in accordance with the provisions of the following subchapters of 02-385 C.F.R. Ch. 890, as amended: Subchapter B – Pre-Installation Considerations, Subchapter C – Site Preparation, Subchapter D – Foundations, and Subchapter E – Anchorage Against Wind (collectively, the “Installation Standards”). These standards shall apply to tiny homes as defined under 29-A M.R.S. § 101(80-C) as though they are manufactured homes as that term is used in the Installation Standards, and the Installation Standards are hereby incorporated by reference in this manner. The Code Enforcement Officer is authorized to grant a waiver or partial waiver of these provisions to reflect potential differences in the design and size between manufactured housing and a tiny home, so long as such waiver or partial waiver is not inconsistent with the purpose and intent of the Installation Standards.