

ORDINANCE NO 2019-02

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE
TOWN OF EAGAR, ARIZONA AMENDING THE TOWN CODE BY
REVISING TITLE 15, BUILDING AND CONSTRUCTION.

BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF
EAGAR, ARIZONA AS FOLLOWS:

WHEREAS, the Town council of the Town of Eagar, Arizona has determined that it is in
the best interest of the health, safety and welfare of the Town of Eagar and its residents, that Title
15, Building and Construction, of the Town code be revised; and

WHEREAS, the Town Council desires to amend the Town code by revising Title 15,
Building and Construction as shown on exhibit "B.2" attached as part of this ordinance.

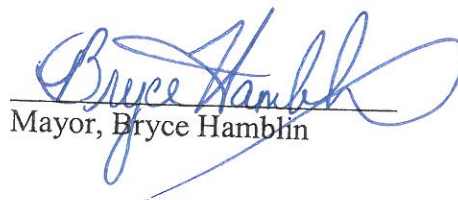
NOW THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town
of Eagar, Apache County, Arizona that Title 15, Building and Construction as shown on exhibit
"B.2" is adopted. All ordinances and parts of ordinances in conflict with the provisions of this
ordinance or any part of the Code adopted herein by reference are hereby repealed effective this
2nd day of April, 2019. If any section, subsection, sentence, clause, phrase, or portion of this
ordinance or any part of "Title 18 General Provisions allowing placement of Tiny Homes no less
than 160 square feet, of the Town of Eagar Town Code" adopted herein by reference is, for any
reason, held to be invalid or unconstitutional by the decision of any court of competent
jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Town Council of Eagar, Arizona this 2nd
day of April 2019.

ATTEST:


Town Clerk, Katie Brady

APPROVED:


Mayor, Bryce Hamblin

Approved as to Form:

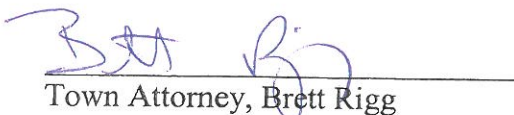

Town Attorney, Brett Rigg

Exhibit “B.2”

Title 15 Building and Construction

Chapters:

15.04 Building Safety

Chapter 15.04 Building Safety

Sections:

ARTICLE I. GENERAL PROVISIONS

15.04.020.B. International Code adopted.

ARTICLE I. GENERAL PROVISIONS

15.04.020 International Code Adopted

B. International Residential Code 2012 with the following amendments:

SEE EXHIBIT: B.2 2018 IRC Appendix Q

APPENDIX Q

TINY HOUSES

This provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

User note:

About this appendix: Appendix Q relaxes various requirements in the body of the code as they apply to houses that are 400 square feet in area or less. Attention is specifically paid to features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts.

SECTION AQ101 GENERAL

AQ101.1 Scope. This appendix shall be applicable to *tiny houses* used as single dwelling units. *Tiny houses* shall comply with this code except as otherwise stated in this appendix.

SECTION AQ102 DEFINITIONS

AQ102.1 General. The following words and terms shall, for the purposes of this appendix, have the meanings shown herein. Refer to Chapter 2 of this code for general definitions.

EGRESS ROOF ACCESS WINDOW. A *skylight* or roof window designed and installed to satisfy the emergency escape and rescue opening requirements of Section R310.2.

LANDING PLATFORM. A landing provided as the top step of a stairway accessing a *loft*.

LOFT. A floor level located more than 30 inches (762 mm) above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches (2032 mm) and used as a living or sleeping space.

TINY HOUSE. A *dwelling* that is 400 square feet (37 m²) or less in floor area excluding *lofts*.

SECTION AQ103 CEILING HEIGHT

AQ103.1 Minimum ceiling height. *Habitable space* and hallways in *tiny houses* shall have a ceiling height of not less than 6 feet 8 inches (2032 mm). Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1930 mm). Obstructions including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in *lofts* are permitted to be less than 6 feet 8 inches (2032 mm).

SECTION AQ104 LOFTS

AQ104.1 Minimum loft area and dimensions. *Lofts* used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections AQ104.1.1 through AQ104.1.3.

AQ104.1.1 Minimum area. *Lofts* shall have a floor area of not less than 35 square feet (3.25 m²).

AQ104.1.2 Minimum dimensions. *Lofts* shall be not less than 5 feet (1524 mm) in any horizontal dimension.

AQ104.1.3 Height effect on loft area. Portions of a *loft* with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.

Exception: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50-percent slope), portions of a *loft* with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the *loft*.

AQ104.2 Loft access. The access to and primary egress from *lofts* shall be of any type described in Sections AQ104.2.1 through AQ104.2.4.

AQ104.2.1 Stairways. Stairways accessing *lofts* shall comply with this code or with Sections AQ104.2.1.1 through AQ104.2.1.5.

AQ104.2.1.1 Width. Stairways accessing a *loft* shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).

AQ104.2.1.2 Headroom. The headroom in stairways accessing a *loft* shall be not less than 6 feet 2 inches (1880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

AQ104.2.1.3 Treads and risers. Risers for stairs accessing a *loft* shall be not less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.
2. The riser height shall be 15 inches (381 mm) minus three-fourths of the tread depth.

AQ104.2.1.4 Landing platforms. The top tread and riser of stairways accessing *lofts* shall be constructed as a *landing platform* where the *loft* ceiling height is less

than 6 feet 2 inches (1880 mm) where the stairway meets the *loft*. The *landing platform* shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the landing platform to the edge of the *loft*, and 16 to 18 inches (406 to 457 mm) in height measured from the *landing platform* to the *loft* floor.

AQ104.2.1.5 Handrails. Handrails shall comply with Section R311.7.8.

AQ104.2.1.6 Stairway guards. Guards at open sides of stairways shall comply with Section R312.1.

AQ104.2.2 Ladders. Ladders accessing *lofts* shall comply with Sections AQ104.2.1 and AQ104.2.2.

AQ104.2.2.1 Size and capacity. Ladders accessing *lofts* shall have a rung width of not less than 12 inches (305 mm), and 10-inch (254 mm) to 14-inch (356 mm) spacing between rungs. Ladders shall be capable of supporting a 200-pound (75 kg) load on any rung. Rung spacing shall be uniform within $\frac{3}{8}$ inch (9.5 mm).

AQ104.2.2.2 Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

AQ104.2.3 Alternating tread devices. Alternating tread devices accessing *lofts* shall comply with Sections R311.7.11.1 and R311.7.11.2. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

AQ104.2.4 Ships ladders. Ships ladders accessing *lofts* shall comply with Sections R311.7.12.1 and R311.7.12.2. The clear width at and below handrails shall be not less than 20 inches (508 mm).

AQ104.2.5 Loft Guards. *Loft* guards shall be located along the open side of *lofts*. *Loft* guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less.

SECTION AQ105 EMERGENCY ESCAPE AND RESCUE OPENINGS

AQ105.1 General. *Tiny houses* shall meet the requirements of Section R310 for emergency escape and rescue openings.

Exception: *Egress roof access windows* in *lofts* used as sleeping rooms shall be deemed to meet the requirements of Section R310 where installed such that the bottom of the opening is not more than 44 inches (1118 mm) above the *loft* floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1.

ORDINANCE NO. 2019-01

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF EAGAR, ARIZONA AMENDING THE EAGAR TOWN ZONING CODE TITLE 18 GENERAL PROVISIONS ALLOWING PLACEMENT OF TINY HOMES NO LESS THAN 160 SQUARE FEET.

WHEREAS, the Planning and Zoning Commission has considered an update of Title 18, Development Standards of the Town of Eagar Zoning Code; and

WHEREAS, The Town of Eagar Planning and Zoning Commission held a public meeting on February 12, 2019 and voted 6/0 in favor of recommending to the Eagar Town Council that Title 18 Development Standards of the Town of Eagar Zoning Code be amended as shown in Exhibit "A"; and

WHEREAS, the Town Council of the Town of Eagar, Arizona has determined that it is in the best interest of the health, safety and welfare of the Town of Eagar and its residents, that Title 18 Development Standards of the Town of Eagar Zoning Code be amended as shown in Exhibit "A"; and

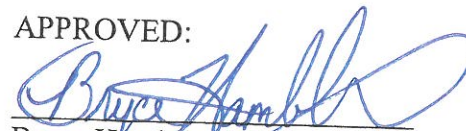
NOW THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Eagar, Apache County, Arizona, that Title 18 General Provisions, Town of Eagar Zoning Code is hereby amended as shown in attached Exhibit "A". All ordinances and parts of ordinances in conflict with the provisions of this ordinance or any part of the Code adopted herein by reference are hereby repealed effective this 2nd day of April, 2019. If any section, subsection, sentence, clause, phrase, or portion of this ordinance or any part of "*Title 18 General Provisions allowing placement of Tiny Homes no less than 160 square feet*, of the Town of Eagar Town Code" adopted herein by reference is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Town Council of Eagar, Arizona this 2nd day of April, 2019.

ATTEST:


Katie Brady, Town Clerk/Finance Director

APPROVED:


Bryce Hamblin, Mayor

Approved as to Form:

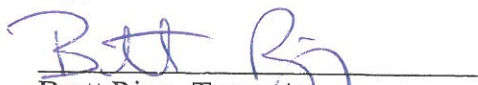

Brett Rigg, Town Attorney

EXHIBIT "A"

Chapter 18.08

18.08.533 - Tiny Homes.

"Tiny Homes" means a residence that is:

- A. A single family home not more than 400 square feet and no less than 160 square feet if manufactured offsite and 200-400 square feet if it is site built and complies with all current adopted building codes and regulations;
- B. A tiny house licensed as a Travel Vehicle by the State of Arizona shall meet requirements for a Recreational Vehicle, must be self contained and shall only be permitted in existing RV Parks.
- C. Tiny Homes shall be considered as manufactured homes in the context of AR-20R, AR-43R, R1-10R & R2-7R and therefore are not permitted within said zones.

Chapter 18.16

18.16.010 - Districts established.

In order to carry out the purposes of this title, the town is divided into the following zoning districts:

| | | |
|----|-----------------|--|
| A. | AG zone | General agricultural (5-acre parcels) |
| B. | AGR* zone | General agricultural (5-acre parcels) |
| C. | AR-43 zone | Agricultural-residential (43,000 square foot lot) |
| D. | AR-43R* zone | Agricultural-residential (43,000 square foot lot,) |
| E. | AR-20 zone | Agricultural-residential (20,000 square foot lot) |
| F. | AR-20R* zone | Agricultural-residential (20,000 square foot lot) |

| | | |
|----|-----------------|---|
| G. | R1-10 zone | Single-family residential (10,000 square foot lot) |
| H. | R1-10R* zone | Single-family residential (10,000 square foot lot) |
| I. | R2-7 zone | Single-family and multiple-family residential (7,000 square foot lot) |
| J. | R2-7R* zone | Single-family and multiple—family residential (7,000 square foot lot,) |
| K. | RMH-7 zone | Single-family, multiple-family residential and manufactured homes (7,000 square foot lot) |
| L. | MHP zone | Manufactured home parks |
| M. | C-1 zone | Central business |
| N. | I-1 zone | Industrial |

*The R indicates that manufactured homes and tiny homes are prohibited in these zoning districts.

(Ord. No. 2013-04, Exh. A, 5-7-2013)

Chapter 18.20

AG Agricultural Zone

18.20.010 - Purpose.

This district is intended to preserve agricultural areas with large lots (five acres minimum) and very low density residential development. Land use is composed of low-intensity farming, agriculture and livestock raising together with residences and customary accessory uses and buildings. An "R" at the end of this zoning designation means manufactured homes and tiny homes are prohibited.

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.20.020 - Permitted uses.

In the AG zone, the following uses are permitted:

- A. One single-family dwelling, multigenerational dwelling, guesthouse, modular (factory built) home or manufactured home, additionally one tiny home if one single family dwelling has been permitted per each two and one-half acres of lot area;

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.20.040 Development standards.

18.20.040 - Development standards.

TABLE 1

| Zoning District | Min. Lot Area | Min. Lot Per Unit | Min. Avg. Lot Width | Min. Lot Frontage | Min. Front Yard | Min. Side Yard | Min. Rear Yard | Min. Size Dwelling | Max Lot Coverage | Max Bldg. Height | Minimum Finished Floor Elevation |
|-----------------|---------------|-------------------|---------------------|-------------------|-----------------|----------------|----------------|----------------------|------------------|------------------|----------------------------------|
| AG | 5 acres | 2½ acres | 100 ft. | 100 ft. | 20 ft. | 20 ft. | 20 ft. | 1000 sq. ft. See "d" | 40% | 30 ft. See "a" | See "b" and "c" |

d. One tiny home is allowed per lot if a permitted home has been constructed.

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.20.050 - General provisions.

P. Tiny Home Placement.

1. A tiny home is defined as a dwelling that is 160-400 sq ft if manufactured offsite and 200-400 sq. ft if site built.
2. Tiny homes, as defined by this code must adhere to all IRC residential requirements and IRC Appendix "Q."
3. Tiny homes shall be supported on a foundation, blocks or concrete. Enclosed from the bottom of the home to natural grade.
4. Tiny homes shall be permitted in this zoning district provided that it conforms to the following additional requirements:
 - a. Be adequately anchored and attached to a foundation providing for vertical loads, uplift and lateral forces. There shall also be a concrete masonry unit (CMU) skirting or other approved skirting material; the design review board shall approve such other material. In all installations the bottom of the lowest I-beam(if on a chassis) will be a minimum of six inches above the finished grade at any point and be in compliance with Eagar's floodplain damage prevention ordinance.
 - b. Be covered with an external material customarily used on conventional dwelling such as composition board (T1-11) vinyl or aluminum siding;
 - c. If a garage, carport or room addition is constructed, the external material and roofing shall be the same as the dwelling unit. Asphalt shingles, metal roofing or other acceptable material shall be used;

Exception: Doors that provide access for personal vehicles.
 - d. Have a roof pitch of not less than three-inch vertical rise for each twelve inches (3-12 pitch) of horizontal run and consisting of shingles or other material customarily used for conventional dwellings. Any nonconventional material shall be approved by the design review board.
 - e. A tiny home's roof shall have a snow load rating of thirty PSF.

f. Tiny homes with 3-12 pitch or greater in the roof, will have eaves of a minimum of four inches. Tiny homes with Spanish-style architecture (a home built with a parapet wall at the termination of the roof) will be exempt from the eave requirements;

g. Porches/landings/decks (covered or uncovered) that meet the requirements of the current adopted building code of the town of Eagar shall be constructed at each exterior door. These porches/landings/decks must be compatible with the dwellings in the area.

(Ord. No. 2013-04, Exh. A, 5-7-2013; Ord. No. 2016-01, Exh. A., 3-1-2016; Ord. No. 2016-05, Exh. B, 6-18-2016; Ord. No. 2017-01, Exh. A, 2-7-2017)

Chapter 18.24

AR-43 Agricultural-Residential Zone

18.24.010 - Purpose.

This district is intended to promote and preserve mixed agricultural and very low-density residential development. Regulations and property development standards are designed to protect the agricultural character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes on large lots (forty-three thousand square feet minimum). An "R" at the end of this zoning designation means manufactured homes and tiny homes are prohibited.

18.24.020 - Permitted uses.

In the AR-43 zone, the following uses are permitted:

- A. One single-family dwelling, multigenerational dwelling, guest home, one modular (factory built) home, or manufactured home, additionally one tiny home if one single family dwelling has been permitted per each forty-three thousand square feet of lot area.

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.24.040 Development standards.

| TABLE 1 | | | | | | | | | | | |
|-----------------|----------------|-------------------|---------------------|-------------------|-----------------|----------------|----------------|-----------------------------|------------------|-----------------------|----------------------------------|
| Zoning District | Min. Lot Area | Min. Lot Per Unit | Min. Avg. Lot Width | Min. Lot Frontage | Min. Front Yard | Min. Side Yard | Min. Rear Yard | Min. Size Dwelling | Max Lot Coverage | Max Bldg. Height | Minimum Finished Floor Elevation |
| AR-43 | 43,000 sq. ft. | 43,000 sq. ft. | 100 ft. | 50 ft. | 20 ft. | 20 ft. | 20 ft. | 1000 sq. ft. <u>see "d"</u> | 40% | 30 ft. <u>See "a"</u> | <u>See "b" and "c"</u> |

- d. One tiny home is allowed per lot if a permitted home has been constructed.

18.24.050 - General provisions.

P. Tiny Home Placement.

1. A tiny home is defined as a dwelling that is 160-400 sq ft if manufactured offsite and 200-400 sq. ft if site built.
2. Tiny homes, as defined by this code must adhere to all IRC residential requirements and IRC Appendix "Q."
3. Tiny homes shall be supported on a foundation, blocks or concrete. Enclosed from the bottom of the home to natural grade.
4. Tiny homes shall be permitted in this zoning district provided that it conforms to the following additional requirements:
 - a. Be adequately anchored and attached to a foundation providing for vertical loads, uplift and lateral forces. There shall also be a concrete masonry unit (CMU) skirting or other approved skirting material; the design review board shall approve such other material. In all installations the bottom of the lowest I-beam(if on a chassis) will be a minimum of six inches above the finished grade at any point and be in compliance with Eagar's floodplain damage prevention ordinance.
 - b. Be covered with an external material customarily used on conventional dwelling such as composition board (T1-11) vinyl or aluminum siding;
 - c. If a garage, carport or room addition is constructed, the external material and roofing shall be the same as the dwelling unit. Asphalt shingles, metal roofing or other acceptable material shall be used;

Exception: Doors that provide access for personal vehicles.
 - d. Have a roof pitch of not less than three-inch vertical rise for each twelve inches (3-12 pitch) of horizontal run and consisting of shingles or other material customarily used for conventional dwellings. Any nonconventional material shall be approved by the design review board.
 - e. A tiny home's roof shall have a snow load rating of thirty PSF.
 - f. Tiny homes with 3-12 pitch or greater in the roof, will have eaves of a minimum of four inches. Tiny homes with Spanish-style architecture (a home built with a parapet wall at the termination of the roof) will be exempt from the eave requirements;
 - g. Porches/landings/decks (covered or uncovered) that meet the requirements of the current adopted building code of the town of Eagar shall be constructed at each exterior door. These porches/landings/decks must be compatible with the dwellings in the area.

(Ord. No. 2013-04, Exh. A, 5-7-2013; Ord. No. 2016-01, Exh. A., 3-1-2016; Ord. No. 2016-05, Exh. B, 6-18-2016; Ord. No. 2017-01, Exh. A, 2-7-2017)

Chapter 18.28

AR-20 Agricultural-Residential Zone

18.28.010 - Purpose.

This district is intended to promote and preserve mixed agricultural and low-density residential development. Regulations and property development standards are designed to protect the agricultural character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes on medium-sized lots (twenty thousand square feet minimum) and low intensity agriculture. An "R" at the end of this zoning designation means manufactured homes and tiny homes are prohibited.

18.28.020 - Permitted uses.

In the AR-20 zone, the following uses are permitted:

- A. One single-family dwelling, multigenerational dwelling, guesthouse, one modular (factory built) home, or manufactured home, additionally one tiny home if one single family dwelling has been permitted per each twenty thousand square feet of lot area.

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.28.040 Development standards.

| TABLE 1 | | | | | | | | | | | |
|-----------------|----------------|-------------------|---------------------|-------------------|-----------------|----------------|----------------|----------------------|------------------|------------------|----------------------------------|
| Zoning District | Min. Lot Area | Min. Lot Per Unit | Min. Avg. Lot Width | Min. Lot Frontage | Min. Front Yard | Min. Side Yard | Min. Rear Yard | Min. Size Dwelling | Max Lot Coverage | Max Bldg. Height | Minimum Finished Floor Elevation |
| AR-20 | 20,000 sq. ft. | 20,000 sq. ft. | 70 ft. | 30 ft. | 20 ft. | 10 ft. | 20 ft. | 1000 sq. ft. See "d" | 40% | 30 ft. See "a" | See "b" and "c" |

- d. One tiny home is allowed per lot if a permitted home has been constructed.

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.28.050 - General provisions.

P. Tiny Home Placement.

1. A tiny home is defined as a dwelling that is 160-400 sq ft if manufactured offsite and 200-400 sq. ft if site built.
2. Tiny homes, as defined by this code must adhere to all IRC residential requirements and IRC Appendix "Q."
3. Tiny homes shall be supported on a foundation, blocks or concrete. Enclosed from the bottom of the home to natural grade.
4. Tiny homes shall be permitted in this zoning district provided that it conforms to the following additional requirements:
 - a. Be adequately anchored and attached to a foundation providing for vertical loads, uplift and lateral forces. There shall also be a concrete masonry unit (CMU) skirting or other approved skirting material; the design review board shall approve such other material. In all installations the bottom of the lowest I-beam(if on a chassis) will be a minimum of six inches above the finished grade at any point and be in compliance with Eagar's floodplain damage prevention ordinance.
 - b. Be covered with an external material customarily used on conventional dwelling such as composition board (T1-11) vinyl or aluminum siding;
 - c. If a garage, carport or room addition is constructed, the external material and roofing shall be the same as the dwelling unit. Asphalt shingles, metal roofing or other acceptable material shall be used;

Exception: Doors that provide access for personal vehicles.

- d. Have a roof pitch of not less than three-inch vertical rise for each twelve inches (3-12 pitch) of horizontal run and consisting of shingles or other material customarily used for conventional dwellings. Any nonconventional material shall be approved by the design review board.
- e. A tiny home's roof shall have a snow load rating of thirty PSF.
- f. Tiny homes with 3-12 pitch or greater in the roof, will have eaves of a minimum of four inches. Tiny homes with Spanish-style architecture (a home built with a parapet wall at the termination of the roof) will be exempt from the eave requirements;
- g. Porches/landings/decks (covered or uncovered) that meet the requirements of the current adopted building code of the town of Eagar shall be constructed at each exterior door. These porches/landings/decks must be compatible with the dwellings in the area.

(Ord. No. 2013-04, Exh. A, 5-7-2013; Ord. No. 2016-01, Exh. A., 3-1-2016; Ord. No. 2016-05, Exh. B, 6-18-2016; Ord. No. 2017-01, Exh. A, 2-7-2017)

Chapter 18.32

18.32.010 - Purpose.

This district is intended to promote and preserve medium density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities. An "R" at the end of this zoning designation means manufactured homes and tiny homes are prohibited.

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.32.020 - Permitted uses.

In the R1-10 zone, the following uses are permitted:

- A. One single-family dwelling, multigenerational dwelling, modular (factory built) home or manufactured home, additionally one tiny home if one single family dwelling has been permitted.

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.32.040 - Development standards.

| TABLE 1 | | | | | | | | | | | |
|-----------------|----------------|-------------------|---------------------|-------------------|-----------------|----------------|----------------|-----------------------|------------------|------------------|----------------------------------|
| Zoning District | Min. Lot Area | Min. Lot Per Unit | Min. Avg. Lot Width | Min. Lot Frontage | Min. Front Yard | Min. Side Yard | Min. Rear Yard | Min. Size Dwelling | Max Lot Coverage | Max Bldg. Height | Minimum Finished Floor Elevation |
| R1-10 | 10,000 sq. ft. | 10,000 sq. ft. | 70 ft. | 30 ft. | 20 ft. | 10 ft. | 10 ft. | 1,000 sq. ft. See "d" | 40% | 30 ft. See "a" | See "b" and "c" |

- d. One tiny home is allowed per lot if a permitted home has been constructed.

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.32.050 - General Provisions.

P. Tiny Home Placement.

1. A tiny home is defined as a dwelling that is 160-400 sq ft if manufactured offsite and 200-400 sq. ft if site built.
2. Tiny homes, as defined by this code must adhere to all IRC residential requirements and IRC Appendix "Q."
3. Tiny homes shall be supported on a foundation, blocks or concrete. Enclosed from the bottom of the home to natural grade.
4. Tiny homes shall be permitted in this zoning district provided that it conforms to the following additional requirements:
 - a. Be adequately anchored and attached to a foundation providing for vertical loads, uplift and lateral forces. There shall also be a concrete masonry unit (CMU) skirting or other approved skirting material; the design review board shall approve such other material. In all installations the bottom of the lowest I-beam(if on a chassis) will be a minimum of six inches above the finished grade at any point and be in compliance with Eagar's floodplain damage prevention ordinance.
 - b. Be covered with an external material customarily used on conventional dwelling such as composition board (T1-11) vinyl or aluminum siding;
 - c. If a garage, carport or room addition is constructed, the external material and roofing shall be the same as the dwelling unit. Asphalt shingles, metal roofing or other acceptable material shall be used;

Exception: Doors that provide access for personal vehicles.
 - d. Have a roof pitch of not less than three-inch vertical rise for each twelve inches (3-12 pitch) of horizontal run and consisting of shingles or other material customarily used for conventional dwellings. Any nonconventional material shall be approved by the design review board.
 - e. A tiny home's roof shall have a snow load rating of thirty PSF.
 - f. Tiny homes with 3-12 pitch or greater in the roof, will have eaves of a minimum of four inches. Tiny homes with Spanish-style architecture (a home built with a parapet wall at the termination of the roof) will be exempt from the eave requirements;
 - g. Porches/landings/decks (covered or uncovered) that meet the requirements of the current adopted building code of the town of Eagar shall be constructed at each exterior door. These porches/landings/decks must be compatible with the dwellings in the area.

(Ord. No. 2013-04, Exh. A, 5-7-2013; Ord. No. 2016-01, Exh. A., 3-1-2016; Ord. No. 2016-05, Exh. B, 6-18-2016; Ord. No. 2017-01, Exh. A, 2-7-2017)

Chapter 18.36

R-27 Single-Family and Multiple-Family Residential Zone

18.36.010 - Purpose.

This district is intended to fulfill the need for single- and multiple-family residential development. Regulations and property development standards are designed to allow maximum flexibility and variety in residential development while prohibiting all incompatible activities. Land use is composed chiefly of individual and multiple-family homes together with required recreational and educational facilities. An "R" at the end of this zoning designation means manufactured homes and tiny homes are prohibited.

18.36.020 - Permitted uses.

In the R2-7 zone, the following uses are permitted:

- A. One single-family dwelling, one multigenerational dwelling, one tiny home, one manufactured home or one modular (factory built) home.

18.36.040 Development standards.

| TABLE 1 | | | | | | | | | | | |
|-----------------|---------------|-------------------|---------------------|-------------------|-----------------|----------------|----------------|--------------------|------------------|-------------------|----------------------------------|
| Zoning District | Min. Lot Area | Min. Lot Per Unit | Min. Avg. Lot Width | Min. Lot Frontage | Min. Front Yard | Min. Side Yard | Min. Rear Yard | Min. Size Dwelling | Max Lot Coverage | Max Bldg. Height | Minimum Finished Floor Elevation |
| R2-7 | 7,000 sq. ft. | See Table 2 | 70 ft. | 30 ft. | 20 ft. | 10 ft. | 10 ft. | See Table 3 | 85% | 30 ft. See "a" | See "b" and "c" |

| TABLE 3 | | | | | | | | | |
|------------------|--------------------|----------------------|--------------------|------------------|--------------------|------------------|--------------------|-------------------|---|
| Type of Dwelling | Minimum Floor Area | Type of Dwelling | Minimum Floor Area | Type of Dwelling | Minimum Floor Area | Type of Dwelling | Minimum Floor Area | Type of Dwelling | Minimum Floor Area |
| <u>Tiny Home</u> | <u>160 sq. ft.</u> | Efficiency or Studio | 400 sq. ft. | One Bedroom | 600 sq. ft. | Two Bedroom | 750 sq. ft. | Over Two Bedrooms | 750 sq. ft. plus 150 sq. ft. for every bedroom over two |

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.36.050 - General provisions.

P. Tiny Home Placement.

1. A tiny home is defined as a dwelling that is 160-400 sq ft if manufactured offsite and 200-400 sq. ft if site built.
2. Tiny homes, as defined by this code must adhere to all IRC residential requirements and IRC Appendix "Q."
3. Tiny homes shall be supported on a foundation, blocks or concrete. Enclosed from the bottom of the home to natural grade.
4. Tiny homes shall be permitted in this zoning district provided that it conforms to the following additional requirements:
 - a. Be adequately anchored and attached to a foundation providing for vertical loads, uplift and lateral forces. There shall also be a concrete masonry unit (CMU) skirting or other

- approved skirting material; the design review board shall approve such other material.
In all installations the bottom of the lowest I-beam(if on a chassis) will be a minimum of
six inches above the finished grade at any point and be in compliance with Eagar's
floodplain damage prevention ordinance.
- b. Be covered with an external material customarily used on conventional dwelling such
as composition board (T1-11) vinyl or aluminum siding;
- c. If a garage, carport or room addition is constructed, the external material and roofing
shall be the same as the dwelling unit. Asphalt shingles, metal roofing or other
acceptable material shall be used;
Exception: Doors that provide access for personal vehicles.
- d. Have a roof pitch of not less than three-inch vertical rise for each twelve inches (3-12
pitch) of horizontal run and consisting of shingles or other material customarily used for
conventional dwellings. Any nonconventional material shall be approved by the design
review board.
- e. A tiny home's roof shall have a snow load rating of thirty PSF.
- f. Tiny homes with 3-12 pitch or greater in the roof, will have eaves of a minimum of four
inches. Tiny homes with Spanish-style architecture (a home built with a parapet wall at
the termination of the roof) will be exempt from the eave requirements;
- g. Porches/landings/decks (covered or uncovered) that meet the requirements of the
current adopted building code of the town of Eagar shall be constructed at each
exterior door. These porches/landings/decks must be compatible with the dwellings in
the area.

(Ord. No. 2013-04, Exh. A, 5-7-2013; Ord. No. 2016-01, Exh. A., 3-1-2016; Ord. No. 2016-05, Exh. B, 6-18-2016; Ord. No. 2017-01, Exh. A, 2-7-2017)

Chapter 18.40

RMH-7 Single-Family and Multiple-Family Residential Zone

18.40.010 - Purpose.

This district is intended to fulfill the need for high density mixed single-family and multiple-family residential development and manufactured homes. Regulations and property development standards are designed to protect the residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, multiple-family homes, modular homes and manufactured homes, tiny homes, together with recreational, religious and educational facilities.

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.40.020 - Permitted uses.

In the RMH-7 zone, the following uses are permitted:

- A. One single-family dwelling, one manufactured home, one tiny home, or one modular (factory built) home;

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.40.040 Development standards.

| TABLE 3 | | | | | | | | | |
|-------------------------|---------------------------|-------------------------|---------------------------|-------------------------|---------------------------|-------------------------|---------------------------|-------------------------|---|
| <u>Type of Dwelling</u> | <u>Minimum Floor Area</u> | <u>Type of Dwelling</u> | <u>Minimum Floor Area</u> | <u>Type of Dwelling</u> | <u>Minimum Floor Area</u> | <u>Type of Dwelling</u> | <u>Minimum Floor Area</u> | <u>Type of Dwelling</u> | <u>Minimum Floor Area</u> |
| Tiny Home | 160 sq. ft. | Efficiency or Studio | 400 sq. ft. | One Bedroom | 600 sq. ft. | Two Bedroom | 750 sq. ft. | Over Two Bedrooms | 750 sq. ft. plus 150 sq. ft. for every bedroom over two |

(Ord. No. 2013-04, Exh. A, 5-7-2013)

18.40.050 - General provisions.

P. Tiny Home Placement.

1. A tiny home is defined as a dwelling that is 160-400 sq ft if manufactured offsite and 200-400 sq. ft if site built.
2. Tiny homes, as defined by this code must adhere to all IRC residential requirements and IRC Appendix "Q."
3. Tiny homes shall be supported on a foundation, blocks or concrete. Enclosed from the bottom of the home to natural grade.
4. Tiny homes shall be permitted in this zoning district provided that it conforms to the following additional requirements:
 - a. Be adequately anchored and attached to a foundation providing for vertical loads, uplift and lateral forces. There shall also be a concrete masonry unit (CMU) skirting or other approved skirting material; the design review board shall approve such other material. In all installations the bottom of the lowest I-beam(if on a chassis) will be a minimum of six inches above the finished grade at any point and be in compliance with Eagar's floodplain damage prevention ordinance.
 - b. Be covered with an external material customarily used on conventional dwelling such as composition board (T1-11) vinyl or aluminum siding;
 - c. If a garage, carport or room addition is constructed, the external material and roofing shall be the same as the dwelling unit. Asphalt shingles, metal roofing or other acceptable material shall be used;
Exception: Doors that provide access for personal vehicles.
 - d. Have a roof pitch of not less than three-inch vertical rise for each twelve inches (3-12 pitch) of horizontal run and consisting of shingles or other material customarily used for conventional dwellings. Any nonconventional material shall be approved by the design review board.
 - e. A tiny home's roof shall have a snow load rating of thirty PSF.

- f. Tiny homes with 3-12 pitch or greater in the roof, will have eaves of a minimum of four inches. Tiny homes with Spanish-style architecture (a home built with a parapet wall at the termination of the roof) will be exempt from the eave requirements;
- g. Porches/landings/decks (covered or uncovered) that meet the requirements of the current adopted building code of the town of Eagar shall be constructed at each exterior door. These porches/landings/decks must be compatible with the dwellings in the area.

(Ord. No. 2013-04, Exh. A, 5-7-2013; Ord. No. 2016-01, Exh. A., 3-1-2016; Ord. No. 2016-05, Exh. B, 6-18-2016; Ord. No. 2017-01, Exh. A, 2-7-2017)