

Tiny Home Exploration

Housing Advisory Board Meeting

January 8, 2019



Agenda



1. Summary of Petition Request
2. Town Approach to Response
3. Overview of Current Local Regulations
4. Case Study Findings
5. Discussion of Appendix Q
6. Outstanding Questions and Next Steps



Petition Request

1. *Evaluate code revisions* adopted or being considered *elsewhere* that make tiny homes legal, accessible, and affordable.
2. *Consider options* to make tiny homes legal, accessible, and affordable *in Chapel Hill*.
3. *Amend Town's code/ordinance* to make tiny homes legal and affordable for a variety of people.
4. *Adopt IBC Appendix Q* and use in conjunction with *2015 IRC*.

Town Approach to Petition Response



1. Overview of current regulations in Chapel Hill
2. Comparison of what's allowable in Chapel Hill to strategies utilized in case studies
3. Explore ability to adopt Appendix Q in conjunction with 2015 IRC

Resource Guide: Current Tiny Home Options in Chapel Hill



- Demonstrates development pathways for building tiny home(s) and tiny home(s) on wheels
- Outlines requirements under each scenario
- Town waives most permit fees for projects with affordable units

Local Progress in Support of Tiny Homes



- Changes to existing regulation for Accessory Apartments
 - 1 parking space per bedroom for ADU
 - Max 750sf or 75% of primary dwelling, whichever is less
 - No more than 4 unrelated persons between 2 units
- In 2013, lowered minimum gross land area required for Planned Developments in residential districts from 5 to 2 acres
- 7 tiny homes and 1 tiny home duplex approved and/or constructed



Case Study Research



- Researched activity in more than 10 communities to support tiny homes
- Key strategies utilized in case studies:
 - *Use of nonconforming lots*
 - *Increasing allowable size of ADU*
 - *Decreasing parking requirements, setbacks*
 - *Creating zoning districts/neighborhoods specific to tiny homes*
 - *Exemptions to building code to serve homeless populations*
- Many of strategies implemented elsewhere already allowed in Chapel Hill

Appendix Q



- In 2018 Appendix Q added code information for tiny homes, including:
 - *Changes to minimum ceiling heights*
 - *Using lofts as habitable space*
- Next opportunity for NC to adopt Appendix Q in 2024
- Appendix Q does not consider Tiny Homes on Wheels



Discussion Questions

- Are there local challenges to Tiny Homes that we missed?
- Does the Resource Guide leave out any scenarios you would expect to see?
- Do you have suggestions for how to effectively share the Resource Guide for others interested in building tiny homes?



Next Steps

- Conduct Additional Staff Analysis
- Update to Town Council
- Consider Additional Changes in LUMO Re-write