

Section 405.136 “THO” Tiny Home Overlay Zone

- A. Purpose. The “THO” Tiny Home Overlay Zone District is established to provide housing options in specified areas within the City by permitting tiny homes on lots smaller in size than the current City minimum square footage requirements within the zones allowed, and shall be used for independent living quarters, designed as a permanent, year-round residence.
- B. Location. The “THO” Tiny Home Overlay Zone may be allowed in “MH” Mobile Home Zones wholly or partially, or upon a minimum of at least four (4) acres in any zoning district where residential use is allowed.
- C. General. A “THO” Tiny Home Overlay permit may be granted under this Section for the uses enumerated in this Section. The permit shall be applicable to the real property and/or parcels described in the “THO” Overlay Zone application. The issuance of a “THO” Tiny Home Overlay permit shall expire if there is no development of Tiny Homes within one (1) year from the date of issuance. An extension of one (1) year may be granted by the Planning & Zoning Commission upon written request by the applicant at least one (1) month prior to the expiration of the initial approval. Upon application for a “THO” Overlay Zone permit, the applicant shall pay an application fee of one hundred dollars (\$100.00).
- D. Procedures.
 - 1. Applications for the approval of an overlay permit shall be submitted to the Community Development Administrator. The application shall include a proposed statement of objectives for the development and proposed site plan including a layout of lots with approximate dimensions and size; location of all any existing structures; approximate location of existing and proposed streets, easements and utilities; any proposed alteration to the elevation or topography of the site; any proposed improvements other than tiny homes; and names of all adjoining property owners. If the property within the proposed “THO” Overlay Zone is to be subdivided, a preliminary subdivision plan, per Section 415.050 and 415.060, approved by Planning & Zoning is required also.
 - 2. The Community Development Administrator shall prepare a report concerning the application for presentation to the Planning and Zoning Commission along with recommendations for conditions to ensure compliance with these provisions.
 - 3. Applications for an overlay permit shall be made and processed in the same manner as provided for zoning amendments in Section 405.230.
 - 4. Notification of application for an overlay permit shall be sent by regular mail to the owner of record of all property within 185’ of the proposed location of the overlay zone.
 - 5. An application for an overlay permit under this Section may be made and processed contemporaneously with a proposed amendment of the district in which such site lies and/or with an application for subdivision of such site.
- E. Permitted Uses.
 - 1. Tiny Home between 200 ft² to 500 ft².
 - 2. Garages, covered parking structures, and other accessory buildings no larger than 400 ft² when on a lot where the primary building is a Tiny Home.

3. Accessory buildings incidental and subordinate to the Tiny Home Overlay Zone. Buildings housing such facilities as laundromats, community meeting space, etc. and only when such facilities are intended for the use of persons residing within the Tiny Home Overlay Zone.

F. Site and Structure Requirements.

1. The minimum lot area in the "THO" Tiny Home Overlay District is four thousand five hundred (4,500) square feet; minimum lot width shall be 30 feet.
2. Setbacks shall be the same as "R-2" General Residential District; maximum building height shall be 15 feet; maximum lot coverage by structures shall be 30%.
3. Tiny Homes shall be connected to City water service, City sewer, and electric utilities.
4. Mechanical equipment shall be incorporated into the structure and not located on the roof.
5. Tiny Homes must comply with all applicable State and Local Codes and Regulations including ICC International Residential Building Code and ICC Tiny House Code adopted in Section 500.110.
6. All Tiny Homes must be constructed or placed on a permanent foundation.
7. The City of Ste. Genevieve encourages some of the following design features be incorporated into a Tiny Home:
 - Upgraded entry feature, such as a transom or side windows;
 - Exterior accessories, such as permanent shutters, fixed sunshade devices, or gutters/downspouts;
 - Pitched roofline (4:12 pitch or steeper);
 - Dormers;
 - Premanufactured skylights;
 - Built-on porch or deck;
 - Exterior residential light sconces or downcans.

G. Definitions.

Tiny Home

A residential structure between two hundred (200) to five hundred (500) square feet of living area under roof installed on a permanent foundation, intended for independent living quarters, designed as a permanent, year-round residence for one (1) family.

Family

1. One (1) or more persons related by blood, marriage or adoption. A family may also include not more than two (2) persons not related by blood, marriage or adoption.
2. For purposes of this Tiny Homes Overlay section, occupancy shall not be more than one (1) occupant per 70 ft² of total floor space less space for the kitchen and bathroom (minimum 80 ft²)