

CITY OF GOLDEN CITY

COUNCIL BILL 13-2023

ORDINANCE 863

AN ORDINANCE OF THE CITY OF GOLDEN CITY, MISSOURI, ADDING CHAPTER 415, TINY HOMES TO THE MUNICIPAL CODE FOR THE CITY OF GOLDEN CITY, TO DEFINE WHAT CONSTITUTES A TINY HOME AND TO INCLUDE STANDARDS AND RESTRICTIONS RELATED TO TINY HOMES WITHIN THE CITY OF GOLDEN CITY.

WHEREAS, the Board of Aldermen for the City of Golden City has determined that it is in the best interest of the residents of the City of Golden City and the public to have standards and restrictions for “Tiny Homes” within the City limits.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GOLDEN CITY, MISSOURI, AS FOLLOWS:

Section 1. That Article IV, **Land Use**, of the Code of Ordinances of the City of Golden City is hereby amended to add new Chapter 415, **Tiny Homes**, and to define Tiny Homes in said Chapter and to include standards and restrictions for such properties within the City of Golden City to read as follows:

Chapter 415 **Tiny Homes**

Section 415.005 Definitions

(1) **Dwelling Unit** – A structure containing permanent provision for living, sleeping, eating, cooking and sanitation

(2) **Tiny Home** -- A detached dwelling unit with a minimum size of two hundred (200) feet and a maximum size of eight hundred (800) square feet.

Section 415.010 General Regulations

A. A person or entity desiring to place a Tiny Home on their personally owned lot within the City limits of Golden City, Missouri, shall meet the following requirements:

(1) A Tiny Home intended to be used as a Dwelling Unit must be constructed on-site on a foundation, OR

(2) Manufactured (prefabricated/modular) Tiny Homes are permitted if they are set on an “approved foundation.” Prefabricated or modular Tiny Homes with temporary axles and wheels must have the axles and wheels removed at the destination and be set on a permanent foundation.

(3) Tiny Homes constructed on a permanent chassis with wheels or constructed on wheels shall be considered as, or similar to, Mobile Homes and shall be regulated and restricted in the same manner as Mobile Homes Outside of a Mobile Home Park as provided in Title V, Chapter 515, Article III, Sections 515.080 through 515.120 of the Code of Ordinances of the City of Golden City, Missouri. To the extent the provisions of this Chapter 415 and the provisions of Title V, Chapter 515, Article III, conflict, the provisions of this Chapter 415 shall control.

(4) Tiny Homes must be connected to City of Golden City utilities.

(5) Tiny Homes must have a front porch and two (2) or more windows.

(6) Only one (1) Tiny Home is allowed per city lot. The Tiny Home may share a lot with a primary residence, and may share utilities with the primary residence on the lot.

(a) Every lot on which a Tiny Home is located shall be of size of no less than fifty (50) feet wide or wider, and which provides reasonable area for private use and development.

(b) In no case shall the area of a lot occupied by the Tiny Home, or a Tiny Home and a primary residence, exceed fifty percent (50%) of the total area of the lot.

(c) Each Tiny Home shall be so placed that it is no closer than ten (10) feet from any side lot line, nor closer than twenty (20) feet from the edge of an improved roadway, nor closer than ten (10) feet from the lot line abutting a public alley or an adjoining property line at the rear of said lot.

(7) Each Tiny Home shall meet the current local or county guidelines or codes for construction.

Section 415.015 Applications and Permits, Termination

A. The City clerk shall make application forms available to individuals desiring to place a Tiny Home on their individually owned lot.

B. An individual or entity desiring to place a Tiny Home on any lot shall submit a completed application, accompanied by a non-refundable application and inspection fee of One Hundred Dollars (\$100.00) to the City clerk's office. The application shall contain an acknowledgement by the applicant that he/she fully understands and agrees to abide by and conform to all of the rules and regulations of the City pertaining to Tiny Homes and that failure to do so may result in termination of the permit. An application shall not be considered completed unless it contains the name of each owner thereof, a complete legal description of the parcel upon which the applicant proposes to place a mobile home,

the street address of such location, photographs of all four (4) sides of the structure, and is signed by the applicant.

C. A hearing on the application shall be scheduled for the next regular meeting of the Board of Aldermen not less than fifteen (15) days after receipt of the application in the City clerk's office.

D. Upon receipt of said application and fee, the City clerk shall promptly cause a photocopy of the application and notice of the hearing on the application to be given by regular mail to the last known addresses of all owners of record of lands within the City located within three hundred (300) feet of the parcel upon which the applicant has proposed to place a Tiny Home. Said notice shall also inform the recipient that he/she has a right to protest the application in person at the hearing and/or by submitting a written protest, signed by such person, to the City clerk's office prior to the hearing. When the notice has been properly addressed and deposited in the mail, failure of a party to receive such notice shall not invalidate any subsequent action taken by the Board of Aldermen.

E. At the hearing on the application at a meeting of the Board of Aldermen, all interested parties shall have an opportunity to be heard. At or prior to the hearing, the Board of Aldermen shall review any and all written protests received by the City clerk's office. All written protests shall be available for review by anyone attending the hearing.

F. At the conclusion of the hearing, the Board of Aldermen shall approve or disapprove the application, or for good cause, the Board of Aldermen may adjourn the hearing until its next regular meeting after which it shall approve or disapprove the application. In the event of an adjourned hearing, no additional notices shall be required to be given.

G. Upon approval of the application, a permit shall be issued to the applicant to place a Tiny Home on the lot in accordance with the provisions of this Article for residential or rental purposes, which permit shall be valid for as long as the applicant owns the lot unless the permit is earlier terminated.

H. The Board of Aldermen may establish a non-refundable application fee, to be submitted with the application herein prescribed, and may adjust the application fee from time to time as deemed appropriate.

I. Any Tiny Home that is not subject to the provisions of Title V, Chapter 515, Article III, Sections 515.080 through 515.120 of the Code of Ordinances of the City of Golden City, Missouri, is subject to Title V, Chapter 505, Dangerous Buildings and its condition and compliance with the Permit issued for it shall be evaluated under such Chapter.

J. All Tiny Homes in place on the effective date of this ordinance shall be exempt from the provisions of this Article.

Section 415.020 **Violations And Penalties.**

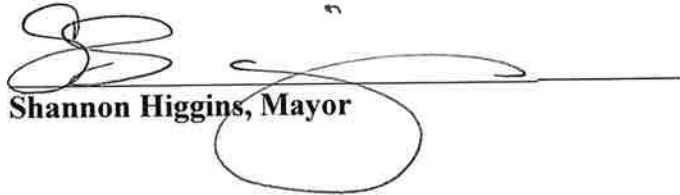
Any person who violates any of the provisions of this Article shall be subject to the general penalty provisions of the City Code of the City of Golden City, Missouri, and a fine of up to \$500.00. Each day a violation is not remedied shall be considered a new violation and subject to additional charge or citation and fine.

Section 2. This ordinance shall be effective on the 5th day of December, 2023.


FIRST READING All in Favor

SECOND READING All in Favor

Passed by the Board of Aldermen of the City of Golden City, Missouri, this 5th day of December, 2023.


Shannon Higgins, Mayor

ATTEST:


Loretta Scheetz, City Clerk

