

BILL NO. \_\_\_\_\_

ORDINANCE NO. 738

AN ORDINANCE TO REGULATE SHED HOMES, SMALL HOMES OR TINY HOMES.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF KING CITY, MISSOURI, AS FOLLOWS:

Section 1: That this ordinance is to regulate shed homes, small homes or tiny homes, which are defined as a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking, and sanitation in accordance with any applicable building codes, including prefabricated structures, but not structures on wheels, in which rooms must be at least 70 square feet or more, except for kitchens, with not more than 380 square feet in total size.

Section 2: A shed home, small home or tiny home may be installed on real estate within the City limits, provided the following requirements are met:

1. Minimum lot area is Seven thousand five hundred (7,500) square feet and only One (1) shed home, small home or tiny home may be installed per lot.
2. Minimum lot frontage. Sixty (60) feet.
3. Minimum lot depth. One hundred (100) feet.
4. Maximum lot coverage (all buildings or structures). Fifty percent (50%)
5. Maximum height of accessory structure. Fifteen (15) feet.
6. Yard and setback requirements.
  - a. Front yard. Thirty (30) feet
  - b. Rear yard. Five (5) feet
  - c. Side yard. Five (5) feet.
8. Shed homes, small homes and tiny homes shall be placed on a solid concrete slab the minimum size of which shall be the full width and length of the home, with a minimum of 3 1/2 inches thick with concrete remesh wire 66-10 (gauge of wire and size of opening) covering not less than 80% of the slab. The concrete slab shall be finished and inspected by the Building Inspector before the home is set.
9. Each shed home, small home and tiny home lot shall be provided with a paved or graveled driveway measuring at least twenty (20) feet by twenty (20) feet with said graveled area connected to a platted street or alley.

10. All shed homes, small homes or tiny homes shall otherwise meet all structural requirements of Chapter 700, RSMo., and any other applicable State or Federal laws. Shed homes, small homes or tiny homes shall be no older than twenty (20) years at the time the application is filed and must be anchored down as per manufacturer specifications, so as to withstand winds of fifty (50) miles per hour.

11. All lots shall be seeded or sodded in the area not occupied by the mobile home or accessory building or parking space.

12. All shed homes, small homes and tiny homes shall be in sanitary condition and structurally sound.

13. Shed homes, small homes and tiny homes must be inspected and approved by the City Building Inspector prior to the installation of water and sewer hookup.

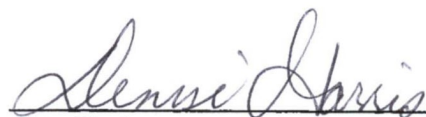
Section 3: If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holdings shall not affect the validity of the remaining portions hereof.

Section 4: This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and adopted by the Board of Aldermen of the City of King City, Missouri, State of Missouri, on the 18th day of April, 2021 by the following vote:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
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City Clerk