

trees, shrubs, vines, ground cover, flowers or lawns. In addition, landscaping may include rocks and screens, walls, fences, or benches, but these objects alone will not exceed seventy-five (75%) of landscaping requirements. The selected combination of objects for landscaping purposes will be arranged in conformance with this title.

## H. Tiny Home Community Development Standards

1. **Minimum Size.** Each tiny home community within the Medium High Residential Zone (MH) shall have a minimum size of five (5) acres.
2. **Density.** The maximum density for a tiny home community within the Medium High Residential Zone (MH) shall not exceed sixteen (16) dwelling units per acre.
3. **Minimum Yard Clearances For Tiny Homes In Tiny Home Communities**
  - a. Front or side yard on a public street: Twenty five feet (25');
  - b. Side yard bordering adjacent property: Ten feet (10');
  - c. Rear yard bordering adjacent property: Ten feet (10');
  - d. All tiny homes within a tiny home community shall be sited so as to maintain a minimum ten foot (10') spacing between homes including non-habitable spaces such as decks/porches, garages, etc.
  - e. A noncombustible awning may be installed in the side yard areas to within two feet (2') of another portion of another tiny home within the community.
4. **Access Roads.** Each tiny home community shall be provided with a hard surface (concrete or hot bituminous asphalt) roadway of at least twenty five feet (25') in width (twelve feet (12') wide for one-way streets) to serve each tiny home within the community or property line including parking areas. The paved access road material shall be a minimum of four inch (4") for concrete and two inch (2") for bituminous asphalt but in no case shall be less than required by the Geotechnical study for the site or by the Standard Specifications and Plans as adopted by Ballard City. Said pavement shall be bounded by a concrete curb constructed to City specifications.
5. **Access.** Access to all tiny home communities shall be from a dedicated and approved public street at an approved point or points. No tiny home within the community shall have direct access from a public street. Tiny home communities shall provide for a system of pedestrian circulation within the community. The system shall connect with existing sidewalks, if any are adjacent to the property, and shall be designed to link residents within recreation facilities, school bus stops, etc. Pedestrian ways may take the form of sidewalks or walking paths with a minimum width of five feet (5'), and shall be constructed to the standard specifications and plans adopted by Ballard City.
6. **Off Street Parking.** All parking spaces with a tiny home community shall have a paved hard surface which meets the adopted standard specifications for Ballard City. Two (2) 9'x20' parking spaces shall be required for each tiny house located within the tiny home community. One (1) 9'x20' visitor parking space shall be required for every five (5) tiny homes located within the tiny home community. Attached garages or carports shall not be required.
7. **Designated Areas For Storage.** Designated areas for storage (i.e. boats, recreational vehicles, trailers, vehicles, etc.) within the tiny home community shall be provided for the sole use of the residents of the tiny home community. Storage areas shall be completely screened by a six foot (6') decorative fence.

8. **Recreation Space.** Recreation space shall be provided for each tiny home within the community having ten (10) or more homes and shall be maintained for such use. A minimum usable area of four thousand square feet (4,000 sq. ft.) shall be set aside and developed for recreation in each tiny home community with an additional one hundred square feet (100 sq. ft.) provided for each home in excess of ten (10) homes.
9. **Outdoor Living Space.** Each tiny home within a tiny home community shall be provided with a minimum of three hundred square feet (300 sq. ft.) of "outdoor living" space located adjacent to the home. Said outdoor living space shall be maintained in a clean and weed free manner and shall be kept free from the accumulation of garbage or debris of any kind.
10. **Utilities Required.** Each tiny home within a tiny home community shall have connections for water, sewer, and electricity. All utility connections shall be located underground. All tiny homes within a tiny home community shall be required to connect to public sewer facilities. No tiny home within a tiny home community, or tiny home community shall be permitted when connected to a septic system. All community owned buildings, electrical, plumbing, and fire protection construction shall comply with all adopted construction standards and codes.
11. **Walls And Fencing.** Tiny home communities developed within the Medium High Residential Zone (MH) shall comply with BMC 15.06.160, "Walls and Fences".
12. **Refuse Collection Areas.** All refuse collection areas shall be completely enclosed via a solid six-foot (6') wall and view obstructing gate and located on a paved surface. If the refuse collection area can be viewed directly for the exterior of the tiny home community, the enclosure shall also be screened with landscaping and plantings on its viewable sides. Refuse collection areas shall be readily accessible to refuse collection vehicles without substantial encumbering of adjacent parking and vehicular access.
13. **Mechanical Equipment.** Mechanical equipment on tiny homes within a tiny home community shall be incorporated into the structure of the tiny home, or if placed on the ground, shall be screened from view by solid fencing and/or decorative plantings. Mechanical equipment shall not be located on the roof.
14. **Responsible Agent Required.** Parcels or lots within each tiny home community shall be in single/common ownership. Each owner of a tiny home community shall designate a person or company to serve as the responsible agent. The responsible agent shall:
  - a. Have access and authority to assume management of the community and take remedial measures.
  - b. Always be available to respond to potential issues and violations to these regulations in a timely manner. For the purposes of this section, a "timely manner" shall mean within twenty four (24) hours of notification by the City.
  - c. The owner shall notify the City in writing of any modification to the responsible agent within five (5) days of any such notification.

**HISTORY**

Adopted by Ord. [07022019-002](#) on 7/2/2019

Amended by Ord. [202403-001](#) on 3/7/2024

**Structural Alteration:** Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any rebuilding of the roof or exterior walls.

**Structure:** Anything constructed or erected, which requires location on the ground or attached to something having location on the ground, but not including tents, vehicles, travel trailers or mobile homes.

**Subdivision:** The division of a tract or a lot or parcel of land into two (2) or more lots, plats, sites or other divisions of land for the purpose of sale or of building development, including associations, corporations or any circumstance of joint tenancy or tenants in common, provided that this definition will not include a bona fide division of agricultural purposes, neither will this definition apply to the sale or conveyance of any parcel of land which may be shown as one of the lots of a subdivision of which a plat has been recorded in the office of the Uintah County Recorder.

**Substantial Modification:** A change, which significantly alters the impacts and/or character of a structure, development or use.

**Telecommunications Site Facility:** A facility used for the transmission or reception of electromagnetic or electro-optic information, which is placed on a structure. This use does not include radio frequency equipment, which has an effective radiated power of 100 watts or less. This use is not required to be located on a building lot or to comply with the minimum lot size requirement for the district in which it is located.

**Temporary Use:** Fireworks stands, Christmas tree sale lots and similar activities that are open to the public and scheduled to occur over a period not to exceed 40 days in any calendar year and including uses incidental to construction.

**Therapeutic School:** A residential group living facility:

- A. For four (4) or more individuals who are not related to the owner of the facility or the primary service provider of the facility;
- B. That serves students who have a history of failing to function at home, in a public school, or in a nonresidential private school; and
- C. That offers room and board and an academic education integrated with specialized structure and supervision or services or treatment related to a disability, an emotional development, a behavioral development, a familial development, or a social development.

## Definitions Pg

**Tiny House/Home:** A dwelling that is four hundred square feet or less in floor area excluding lofts, installed on a permanent foundation, designed and intended as a permanent, year-round residence for one (1) single family. For the purpose of this definition "lofts" shall be defined as a floor level located more than thirty inches above the main floor, open to the main floor on one or more sides with a ceiling height of less than six feet eight inches (6' 8") and used as a living or sleeping space. For the purposes of this title a tiny home constructed on a single chassis, mounted on axle(s) and wheels shall be considered a park model recreational vehicle.

**Use:** The purpose or purposes, for which land or a building is occupied, maintained, arranged, designed or intended

**Utility Service Facility:** Any electrical distribution lines, natural gas distribution lines, minor gas regulator stations, cable television lines, telegraph and telephone lines, and gathering lines or other