

CITY OF MONTICELLO

ORDINANCE 2024-7

AN ORDINANCE ESTABLISHING THE REGULATION FOR DEVELOPMENT OF TINY HOME PARKS

WHEREAS, the City of Monticello acknowledges the absence of existing codes and standards specifically regulating the development and operation of tiny home parks; and

WHEREAS, the establishment of such standards will encourage responsible development, ensure adequate infrastructure, and promote the orderly growth of housing opportunities within the City of Monticello;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTICELLO AS FOLLOWS:

Section 1. Purpose and Intent

The purpose of this ordinance is to establish standards and regulations governing the development and operation of tiny home parks. These standards aim to:

1. Increase housing density on properties enclosed by a tiny home park's exterior boundary.
2. Promote the health, safety, convenience, and general welfare of residents within tiny home parks.
3. Provide clarity and structure for the development and maintenance of tiny home parks within the City of Monticello.

Section 2. Definitions

For the purposes of this ordinance, the following definition shall apply:

Tiny Home: Any single-family dwelling that is

- a. Smaller than five hundred and ninety-nine (599) square feet but larger than two hundred (200) square feet; and
- b. Designed for and intended for human occupancy for more than thirty (30) consecutive days; and
- c. Meets applicable building codes. (10-1-4)

Section 3. General Requirements and Limitations

Tiny home parks shall meet the following minimum standards:

1. All tiny home parks hereafter constructed within the city shall be located only in zones Commercial and R-2 Residential.
2. Accessory Dwelling Units shall not be permitted within the tiny home park.
3. Garages shall not be permitted within the tiny home park. As used in this title, garage means a permanent structure on a foundation, with side and end walls, and a roof.

4. Preservation of Land: Trees, native land cover, natural watercourses, and topography shall be preserved when possible, and the tiny home park shall be so designed as to prevent excessive grading and scarring of the landscape in concordance with the provision of this title.

5. In addition to meeting the requirements of this section and conforming to all other laws of the City, all tiny home parks shall also conform to building, electrical, plumbing, and fire codes adopted by the City.

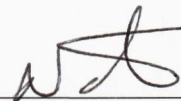
6. Costs of improvements which are required under the provisions of Title 10-17, as well as the cost of other improvements which the developer may install, shall be at the expense of the developer.

7. No tiny home space or tiny home unit shall be rented for a period of less than thirty (30) days.

Section 5. Administration and Enforcement

The City shall have the authority to administer, enforce and modify this Ordinance as necessary to meet its intended purpose.

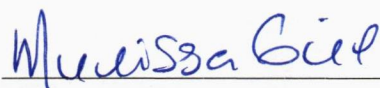
PASSED AND APPROVED BY THE MONTICELLO UT CITY COUNCIL ON THIS 28TH DAY OF JANUARY 2025.



Bayley Hedglin, Mayor

Nathan Chamberlain.
Mayor Pro Tem

ATTEST:



Melissa Gill, Recorder

