Residential Use Performance Standards

Tiny Home Villages are only allowed through an approved Conditional Use Permit and must conform to the following requirements:

1. ***Purpose:*** The purpose of tiny home villages is to grant flexibility in building form and site design requirements for providers of housing for people who are experiencing homelessness or are at risk of becoming homeless and to provide for an attainable housing option within the County.
2. **Neighborhood Meeting.** A Neighborhood Meeting is required as part Conditional Use Permit application. All Neighborhood Meetings must meet the minimum requirements as outlined in Section 2-01-02.
3. ***Zone District Required.*** Tiny Home Villages can be approved through a Conditional Use Permit in any Adams County Zone District.
4. ***Minimum lot size:*** The minimum lot size to develop a Tiny Home Village shall be one-half (1/2) acre.
5. ***Minimum Number of Tiny Homes:*** No development shall be approved with less than ten (10) homes.
6. ***Responsible Agent Required.***
   a. Each owner of a Tiny Home Village property shall designate a person or company to serve as the responsible agent. The owner may designate themselves.
   b. The responsible agent shall have access and authority to assume management of the Village and take remedial measures. The agent shall always be available to respond to potential issues and violations related to these Regulations. The responsible agent must be able to affirmatively respond to complaints within an hour of notification of such complaint being sent via email or text.
   c. The owner shall notify the Community & Economic Development Department in writing of any modification to the responsible agent appointment within five (5) days of any such modification.
7. ***Parking.*** A parking plan must be submitted with the Conditional Use Permit application. A minimum of one (1) space for every three (3) homes and a minimum of one (1) space for every employee shall be required. The Board of County Commissioners can increase or decrease the required number of required parking spaces through the Conditional Use Permit based on the transportation needs of the residents, services provided to the residents, and the proximity of the Village to the RTD light rail stations or bus stops. All required parking areas/spaces must show conformance with Section 4-13.
8. ***Open Space.*** Open Space of at least 200 square feet per unit required; 60 square feet may be private, and the remainder must be provided as common open space.
9. ***Tiny Home Size.*** The minimum home size for a Tiny Home shall be one hundred (100) square feet. The maximum home size for a Tiny Home shall be four hundred (400) square feet, excluding any lofts.
10. **Minimum Ceiling Height.** The minimum ceiling height for a Tiny Home shall be six feet- eight inches. (6'8")
11. ***Building Materials.*** Tiny Homes can be constructed from any material providing that the construction meets the minimum IRC Standards, as adopted by Adams County at the time of application. The site layout and the building materials must be approved by the Board of County Commissioners through the Conditional Use Permit.
12. ***Bufferyard.*** All Tiny Home Villages shall be screened from any adjacent use or public road with a Type B Bufferyard.

13. ***Additional Setbacks****.* Tiny Homes must meet the setbacks outlined in the underlying zone district. In zone districts with a side or rear setback less than ten (10) feet, the setback shall be ten (10) feet from any side or rear property line.
14. ***Trash Disposal and Collection.*** All Tiny Home Village properties shall provide a trash disposal and collection plan to ensure that trash containers are not left outdoors where they can cause issues for wildlife or snow removal operations. The proposed trash disposal and collection plan shall be reviewed and approved by the County during the Conditional Use Permit review and during review of any permit renewals. There shall be enough trash receptacles to accommodate all trash generated by those occupying the Tiny Home Village.
15. ***Screening.*** Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.
16. ***Fencing.*** Maximum height of internal fencing shall be forty-two (42) inches.
17. ***Signage.*** Signs shall be allowed in conformance with Section 4-15 and must be reviewed at the time of Conditional Use Permit approval.
18. ***Common Facilities.*** All Tiny Home Villages must provide a common area that contains shower and restroom facilities, kitchen areas, and laundry facilities. The common area must be available for use to the residents of the village at all times. Shower and restrooms shall be provided in accordance with the Building Code. There must be a paved system of walkways, which gives safe and convenient access to every tiny home and all common facilities. If shower and restroom facilities, kitchen areas, and laundry facilities are provided within each unit, the common area requirement can be waived by the Board of County Commissioners.
19. ***Animals.*** A maximum of one (1), cat or one (1) dog, is allowed per Tiny Home.
20. ***Outdoor storage****.* Outdoor Storage is not allowed. On site storage facilities that serve the entire Tiny Home Village are allowed if approved by the Board of County Commissioners through the Conditional Use Permit application.

Definitions:
Tiny Home Village: Residential occupancy of multiple relocatable temporary buildings containing only sleeping units, combined with one or more separate buildings containing eating, bathing, toilet and gathering facilities for common use, all located on the same zone lot. Tenancy is typically 30 days or longer.
Tiny Home: A Tiny Homes is a temporary or permanent structure constructed on or off site for one or more persons' year round living with a floor area between 100 and 400 square feet.