

AN ORDINANCE ESTABLISHING ZONING REGULATIONS FOR TINY HOUSES

WHEREAS, the Board of alderman deem it necessary to establish a process by which individuals/developers may build Tiny Houses in the City of Merriam Woods.

THEREFORE, BE IT ORDAINED by the Board of Alderman of Merriam Woods, Missouri as follows:

A. Definitions.

1. Tiny House—A detached dwelling with a minimum size of four hundred (400) feet and a maximum size of six hundred ninety-nine (699) feet.
2. Dwelling Unit—A structure containing permanent provision for living, sleeping, eating, cooking and sanitation.

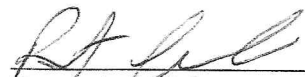
B. General Regulations.

1. A Tiny House intended to be used as a dwelling unit must be constructed on-site on a foundation.
2. Manufactured (prefabricated/modular type) Tiny Houses are permitted if they have the affixed seal of the Missouri Public Service Commission (MPSC) as a prefabricated/modular home and are set on an “approved foundation.” Prefabricated/modular homes with temporary axle and wheels are removed at the destination site and set onto a permanent foundation.
3. Tiny Houses constructed on a permanent chassis with wheels by either manufacturer or owner is not permitted within residential districts.
4. Other Tiny Houses constructed on wheels, either by manufacturer or owner shall be considered as, or similar to, Recreational Vehicles intended for recreational use and not allowed to be used as a dwelling unit or in a mobile home park for living purposes.
5. Tiny Houses may be (stick built) homes. They must meet Merriam Woods City Code requirements.
6. Tiny Houses must be connected to Merriam Woods water and sewer utilities.
7. Tiny Houses shall not be used for nightly or weekly rentals.

8. The minimum/maximum requirements for Tiny Houses are as follows:
- a. Minimum lot size: two thousand eight hundred (2,800) square feet.
 - b. Maximum density (dwelling units/acres): ten (10).
 - c. Minimum lot depth: seventy (70) feet.
 - d. Minimum lot width: forty (40) feet.
 - e. Minimum front setback: twenty-five (25) feet.
 - f. Minimum side setback: seven and a half (7 ½) feet.
 - g. Minimum back setback: ten (10) feet.
 - h. Maximum building height: twenty-five (25) feet/two (2) stories.
 - i. Minimum dwelling size: four hundred (400) square feet (does not include lofts).
 - j. Maximum dwelling size: six hundred ninety-nine (699) square feet (does not include lofts).
9. Each structure shall be on an individual lot.
10. Each structure shall meet the current local and county guidelines for construction.


This ordinance shall be in full force and effect after Nov. 10th, 2020.

Passed and approved this 10th day of Nov 2020.



Rusty Auft, Mayor
Board of Alderman
Merriam Woods, MO

ATTEST



Karen Greening, City Clerk

