

RESOLUTION NO.

WHEREAS, the City of Austin is committed to promoting attainable and diverse housing opportunities for residents of all income levels; and

WHEREAS, the City recognizes the growing interest and demand for alternative and sustainable housing options; and

WHEREAS, there is a need to address the evolving housing needs of residents while promoting responsible land use and community development; and

WHEREAS, a tiny home is defined as a small efficient space typically under 400 square feet that often enables homeowners to live a more environmentally conscious, financially stable, and minimalist lifestyle; and

WHEREAS, tiny homes, classified as recreational vehicles (RVs), are often built on a mobile foundation or chassis, which allows them to be transported to various locations; and

WHEREAS, Austin's current Land Development Code only allows RVs within lots zoned for campgrounds, mobile homes, and some other commercially zoned uses but not within single-family residential districts; and

WHEREAS, tiny homes could allow a property owner to easily and affordably add an additional unit to their property; and

WHEREAS, there is research that suggests a correlation between living in a tiny home and having a lowered ecological footprint; and

WHEREAS, in 2014, the city council approved resolution No. 20140807-101, which directed the City Manager to identify obstacles that may impede the use of tiny houses in residential zoning districts; and

27 **WHEREAS**, as a response to Resolution No. 20140807-101, staff reported
28 zoning to be the largest obstacle and that adding RVs as an allowable use with
29 single-family residential districts could resolve the issue; and

30 **WHEREAS**, allowing tiny homes to be inhabited on existing residential lots
31 can provide affordable housing options and contribute to a diverse and inclusive
32 community; and

33 **WHEREAS**, City Council understands these goals are fundamental to
34 meeting the affordability challenges of our City and the needs of our working
35 families; **NOW, THEREFORE**,

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37 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

38 The City Council initiates amendments to Title 25 (*Land Development*) to
39 allow recreational vehicle use within single-family zoning districts and count as a
40 including any changes needed for utility connection.

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42 **BE IT FURTHER RESOLVED:**

43 As part of the amendments initiated by this Resolution, the City Council directs the
44 City Manager to propose requirements that achieve the following:

- 45 1. registration with the City if the unit will be used as a Short-Term
46 Rental;
- 47 2. compliance with the City's Residential Code, including fire distance
48 requirements between dwelling units; and
- 49 3. designation as a dwelling unit that is subject to the City's limits on the
50 maximum number of dwellings allowed in Chapter 25-2 (*Zoning*).

51 **BE IT FURTHER RESOLVED:**

52 The City Manager is directed to establish reasonable permit fees to cover
53 administrative costs associated with reviewing and issuing permits.

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55 **BE IT FURTHER RESOLVED:**

56 The City Manager is directed to provide educational resources and
57 information to residents interested in inhabiting recreational vehicles and/or tiny
58 homes, outlining the regulations, permitting process, and responsibilities.
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60 **BE IT FURTHER RESOLVED:**

61 The City Manager is directed to periodically review and assess the impact of
62 recreational vehicle and/or tiny home inhabitation on existing neighborhoods,
63 infrastructure, and community dynamics, and propose code adjustments to council
64 as necessary.
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66 **BE IT FURTHER RESOLVED:**

67 The City Manager is directed to bring the proposed code changes to the
68 November Housing and Planning Committee and to council by November 30th,
69 2023.
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71 **ADOPTED:** _____, 2023 **ATTEST:** _____

72 Myrna Rios

73 City Clerk
74
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