

Welcome to January 2020's Pikes Peak Environmental Forum

Tiny Homes, Big Questions

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Tiny Homes

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Outline



- Current Code
 - Zoning 101
 - Tiny home use definitions
 - Tiny home use categories
 - Other definitions
 - City interpretation for tiny homes
 - Other important information for tiny homes
 - Comprehensive Plan
 - Zoning Code Update
 - Short Term Rentals

Uses



Current Code Use categories:

7.2.302.A.10.

SINGLE-FAMILY DWELLING DETACHED: One dwelling unit located on one site, with no physical or structural connection to any other dwelling unit and used exclusively for occupancy by one family.

7.2.302.A.10.a.

Manufactured Home: A one-family dwelling unit which is partially or entirely manufactured in a factory, is not less than twenty four feet (24') in width and thirty six feet (36') in length, is installed on an engineered permanent foundation, has brick, wood or cosmetically equivalent exterior siding, a pitched roof, and is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC 5401 et seq., as amended, and is built for the Colorado climate and snow loads according to the Department of Housing and Urban Development standards established under the provisions of 42 USC 5401 et seq

7.2.302.A.5.

MOBILE HOME: Any wheeled vehicle, exceeding either eight feet (8') in width or thirty two feet (32') in length, including towing gear and bumpers, without motor power, built on a permanent chassis designed for long term residential occupancy or temporary office use and containing complete electrical, plumbing and sanitary facilities and designed to be installed in permanent or semipermanent manner without a permanent foundation, which is capable of being drawn over public highways by a motor vehicle. If a mobile home meets the criteria of a manufactured home, it shall not be considered a mobile home.

Uses



7.2.201

RECREATIONAL VEHICLE: A vehicle used for transient living quarters which can be towed, hauled or driven and is designed for recreational, camping or travel use and including, but not limited to, travel trailers, camper trailers, motor home, pickup camper, watercraft or snowmobiles. (See also definition of Recreational Vehicle, Permanent.)

RECREATIONAL VEHICLE, PERMANENT: A single-family dwelling unit, containing complete sanitary facilities, which is principally intended for recreational use but can accommodate long term residential use, and which is no less than seventeen feet (17') in length.

CAMPGROUND: Facilities providing camping or parking uses and incidental services for travelers in recreational vehicles or tents.

Uses Chart - Commercial



Use Types	OR	OC	PBC	C-5	C-6	PIP-1	PIP-2	M-1	M-2	PF	PK	PCR	APD	TND
Campground			P	P	P					P	P	P		

Other Definitions



DWELLING UNIT: Any room or group of rooms, including a kitchen and sanitary facilities, located within a building and forming a single habitable area with facilities that are used or intended to be used for living, sleeping, cooking and eating.

KITCHEN: A room with the necessary facilities to store, prepare, and cook food that includes a two hundred twenty (220) volt outlet for an electric stove or connection for a gas or propane stove.

MOBILE HOME PARK SPACE: A designated parcel of land within a mobile home park designed to accommodate either a mobile home or a permanent recreational vehicle and accessory structures and to which utility services are provided.

MOTOR VEHICLE: Any self-propelled vehicle which is designed primarily for travel on the public streets and which is generally and commonly used to transport persons and property over the public streets.

SHORT TERM RENTAL UNIT: A residential dwelling unit, or portion of such a unit, that is rented for less than thirty (30) days at a time, with the exception of dwelling units owned by the Federal government, the State or the City, or any of their agencies, or facilities licensed by the State as health care facilities.

City Planning Interpretation of Code



- City Code does not prohibit extremely small homes in any of our residential districts; there is no minimum home size per zoning regulations; however, Pikes Peak Regional Building Code must also be followed.
- Portable - If the dwelling unit is portable (i.e. constructed with wheels and axil and likely built to Federal mobile home standards or ANSI RVIA standards) then it is NOT a “single-family dwelling” per our zoning definitions – it would be considered a “mobile home or an Recreational Vehicle”.
- Not portable - If the dwelling is NOT portable, it can be considered a single-family dwelling for zoning purposes and must meet all zoning provisions (setbacks, coverage, etc.), building code provisions implemented by PPRBD, and utility provisions implemented by CSU.

Other considerations



- Utilities
- Platting
 - One lot
 - Two lots
- Permanent Foundation
- PPRBD – standards for size of rooms
- Accessory Dwelling Unit (ADU) discussion still active at City Council

Comprehensive Plan



- A new comprehensive plan was adopted by City Council in 2019
- Support for infill in older neighborhoods

OUR VISION

We will build a great city that matches our scenery.

In the coming decades, Colorado Springs will become a vibrant community that reflects our engaging outdoor setting as pioneers of health and recreation. Our city will be filled with unique places of culture and creative energy, sustainably designed around our natural environment. We will attract and retain residents of all generations with an innovative, diverse economy and dynamic, well-connected neighborhoods that provide viable housing opportunities for all.

To achieve our Vision, this Plan is organized around six powerful vision themes. These themes are the result of conversations with our community. Very few comprehensive plans are organized this way.

Vibrant Neighborhoods Forms diverse and safe neighborhoods with quality gathering areas, a mix of housing types, transportation choices, and a shared sense of pride.

Unique Places Centers on a vibrant Downtown and is strengthened by our reinvestment in walkable, healthy, and magnetic activity centers that are located in new and reinvented areas throughout the city.

Thriving Economy Fosters an environment of inclusivity and economic diversity by attracting an innovative and adaptive workforce, advancing existing and targeted employment sectors, investing in quality of life, supporting our military, and expanding our sports ecosystem as Olympic City USA.

Strong Connections Adapts to how we move by transforming our corridors to support our future generations' health and mobility needs, enhancing economic vibrancy, upgrading infrastructure, and improving regional connectivity.

Renowned Culture Promotes and embraces arts, culture, and education as essential parts of our lives and our identity. This builds on the efforts of General Palmer and many others that envisioned culture as the cornerstone of the community and where creative energy generates new possibilities, interpersonal connections, and unprecedented philanthropy.

Majestic Landscapes Values our natural and man-made outdoor spaces and celebrates our location at the base of America's Mountain by designing a city oriented around our iconic landmarks. We ensure our community can engage with and enjoy these places through an integrated system of parks, streetscapes, and natural areas.

Comprehensive Plan



GOAL VN-2

Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

DEFINITIONS

Attainable Housing: Attainable housing means decent, attractive, safe, and sanitary accommodation that is affordable for the full spectrum of the City's residents.

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

Strategy VN-2.A-1: In partnership with other organizations and agencies, continue to develop and support existing, expanded and new initiatives to address homelessness to include provision of additional shelter beds, permanent supportive housing, and programs to be coupled with increased enforcement of applicable laws including camping bans.

Strategy VN-2.A-2: Collaborate with Colorado Springs Utilities, non-profit, and private sector partners to create and implement a comprehensive attainable housing plan that incorporates a full range of options, strategies, and priorities to support the development and provision of housing for households below the area median income level.

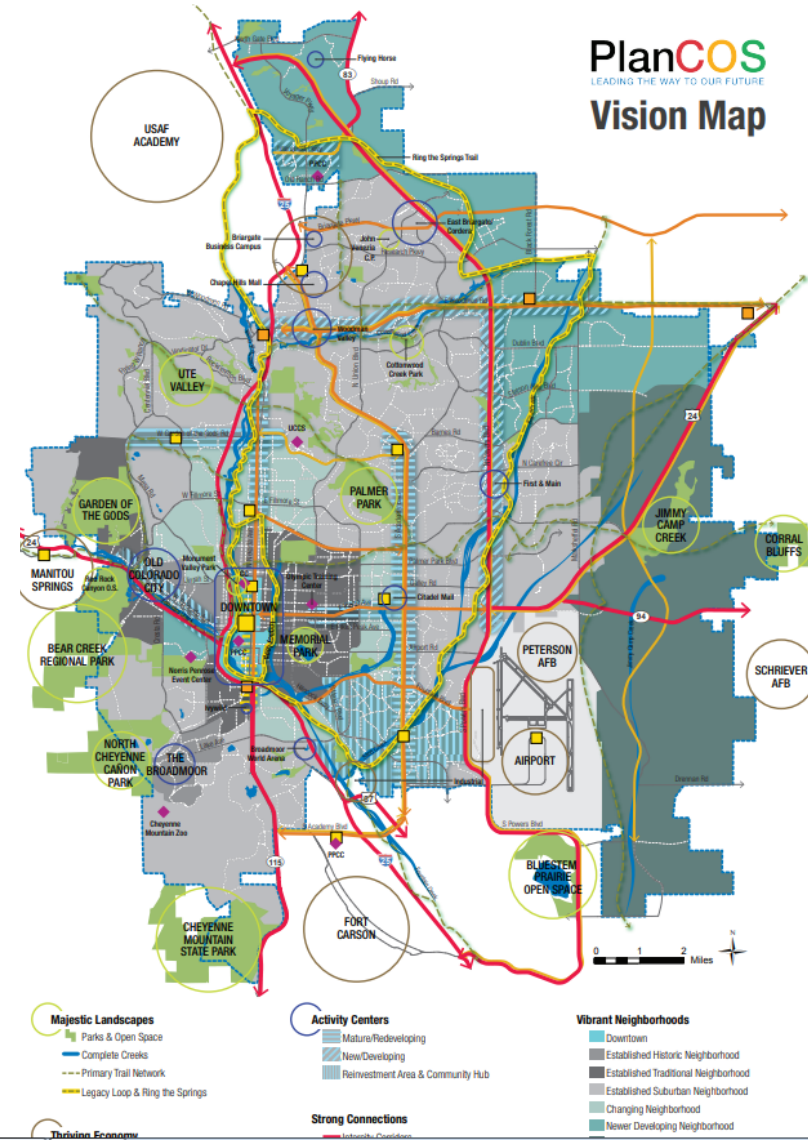
Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Strategy VN-2.A-4: Allow for zoning residential bonuses that result in the provision of additional attainable housing, such as increased heights or densities.

Strategy VN-2.A-5: Amend the City's zoning code to allow attainable housing in multi-family and commercial zoning districts in order to maximize the availability and distribution of this housing option in the city.

Strategy VN-2.A-6: Update the City's zoning code, processes, and standards to support the construction of additional accessory dwelling units and micro homes.

Strategy VN-2.A-7: Collaborate with local organizations and experts to develop and implement policies and programs by providing funding and technical assistance to support existing and new attainable housing.



Zoning Code Update



- Colorado Springs is updating the Zoning Code
- To be involved and get updates go to:
 - www.coloradosprings.gov/retoolcos
- Future open houses will be noticed online and via email if you sign up.
- For questions on the project email:
 - retoolCOS@coloradosprings.gov

Short Term Rentals (STRs)



- “...a residential dwelling unit or portion of such a unit, that is rented for less than thirty (30) days at a time...”
- Can be permitted in a tiny home that is a legal dwelling unit (ie – on a foundation)
- Permitted zoning districts –
 - A, R, R-1 9000, R-1 6000, R-2, R-4, R-5, SU, PUD, OR, OC, PBC, C-5, C-6, M-1
- Large social/commercial events are not permitted in STRs (ie – weddings)
- Must have a 24-hour contact person who can respond within one hour in case of a non-life threatening emergency (ie – clogged sink)
 - Noise/traffic/parking issues should be directed to non-emergency Police
- Permits are valid for **one year** and require annual renewal

STR Application Requirements



1. Completed Short Term Rental Application (6 pages)
2. **2 documents proving primary residence** (examples include valid driver's license or State I.D. Card, valid vehicle registration, military I.D, conceal carry permit, dependent's school registration). Mail does not count as proof of residency.
3. \$119 permit fee. The fee can be paid via check (payable to the City of Colorado Springs), cash, or card (no AMEX or Discover). The permit fee can also be paid over the phone at 719-385-5349.
4. **Signed and Notarized Short Term Rental Affidavit (Owner Occupied or Non-Owner Occupied)**
5. Proof of City Sales Tax License (A sales tax license is not required if short term rental is posted only on AirBnB)
6. Proof of at least \$500,000 in liability insurance (Proof can be provided by hosting platform contract acknowledging insurance coverage through the platform i.e. AirBnb/VRBO, policy information, or other documentation)
7. Proof of listing on hosting platform i.e. AirBnB/VRBO (emailed link or screenshot)

The Planning & Community Development Department may require additional information for this application as needed

Recent STR Code Changes



- **Occupancy Maximums**
 - 2 people per bedroom, plus 2, maximum of 15 in dwelling unit
- **Definition of 'Owner Occupied'**
 - Actually occupied by owner for 185 days
- **Owner Occupied vs Non-Owner Occupied Permit Densities**
 - Single family residential zoning districts – no new non-owner occupied STR permits accepted after 12-26-19
 - All other zoning districts – 500' buffer from non-owner occupied STR to another non-owner occupied STR
- **Questions? Email shorttermrentals@coloradosprings.gov or visit website <https://coloradosprings.gov/planning-and-development/page/short-term-rentals>**

Questions?

