

COMO Tiny Homes and ADU Regulations – email from Patrick Zenner – Patrick.zenner@como.gov

There is no current activity underway that involves creating "addendums" about ADU/tiny home construction standards within the City of Columbia. These topics are covered by multiple codes within the City's regulatory structure. I recommend you look within the City's Unified Development Code (UDC) for the provisions on ADU development (where allowed and under what terms) and contacting our Building and Site Development Department for the applicable Building Codes that apply to this particular style of development.

From a zoning perspective, ADU's are allowed in all residential zoning districts provided the following "use-specific standards" are met. An ADU in the R-1 zoning district requires a conditional use permit which must be granted by the City Council following review and recommendation of the Planning and Zoning Commission. An ADU in the R-2 or R-MF district can be granted with an "over-the-counter" permit provided the property upon which the dwelling is to be located will not result in that property having more than two (2) dwelling units on the same lot.

THE FOLLOWING "USE-SPECIFIC STANDARDS" APPLY TO ALL ADU CONSTRUCTION:

(gg) Accessory and temporary uses of land and buildings: Accessory dwelling units. This use is subject to the following additional standards:

- (1) No more than two (2) dwelling units, including the accessory dwelling, may be permitted on a single lot.
- (2) The lot must be a minimum of five thousand (5,000) square feet, and lot width must be a minimum of fifty (50) feet.
- (3) A detached accessory dwelling shall be located a minimum of ten (10) feet behind the principal dwelling, and a minimum of six (6) feet from any side or rear lot line. On corner lots, the accessory dwelling shall be set back from side streets not less than the distance required for the principal residence. For the purpose of providing adequate fire protection access, the distance from the nearest street frontage to the center of the rear wall of the accessory dwelling unit shall not exceed one hundred and fifty (150) feet of travel distance unless otherwise specified by the most current adopted edition of the International Fire Code or authorized by the fire chief.
- (4) An accessory dwelling shall not exceed seventy-five (75) percent of the total square feet of the principal dwelling, as shown in the Boone County Assessor's records, or eight hundred (800) square feet, whichever is less. In addition, a detached accessory dwelling shall not occupy more than thirty (30) percent of the rear yard.
- (5) A detached accessory dwelling shall not exceed the height of the principal dwelling or twenty-four (24) feet, whichever is less.
- (6) When an accessory dwelling is attached to a principal dwelling, only one entrance may face the front lot line.
- (7) In addition to the parking required for the principal dwelling, one additional off-street parking space shall be provided for accessory dwellings having three (3) or more bedrooms. No more than three (3) bedrooms shall be allowed in an accessory dwelling unit.

(8) When a driveway is constructed or used to provide vehicle access to an accessory dwelling, the driveway shall be surfaced as required by this chapter. Gravel may be considered an acceptable alternative surfacing material under the following conditions:

(1) The fire chief has determined paved access is not necessary to provide safe and adequate fire access to all parts of all dwellings on the lot.

(2) An existing gravel driveway provides access to the accessory dwelling unit, or a new compacted gravel driveway is constructed to provide such access; and

(3) The driveway apron (i.e., the driveway within the public right-of-way) is constructed of a paved surface as required by city specifications.

(9) Prior to issuance of a building permit for an accessory dwelling, application shall be made to the city, including a plot plan showing existing buildings and proposed accessory dwelling location, in addition to the above listed criteria.

A "tiny" home is not the same as an ADU within the City's zoning Code. It would be considered a smaller version of a principal residential dwelling unit. A "tiny" home would be allowed in the R-1, R-2, and R-MF districts "by-right" provided all district dimensional standards are met for the particular zoning classification. The dimensional standards for the R-1, R-2, or R-MF district are found within Section 29-4.1, Table 4.1-1 of the UDC and can be found at this link:

https://library.municode.com/mo/columbia/codes/code_of_ordinances?nodeId=COORCOMI_CH29UNDECO_ART4FODECO_S29-4.1DISUTA

The Building Code of the City will define the construction requirements for this type of dwelling; hence, the need to contact our Building and Site Development Division for additional details.

PLEASE NOTE, only one "tiny" home is permitted per lot within the City since it is considered the principal use of the property. If you would want to add an ADU to a property improved legally with a "tiny" home, the ADU would only be permitted to be 75% of the size of the "tiny" home and would be subject to all the "use-specific standards" shown below.

Building Code information about the construction requirements for ADU's and "tiny" homes can be obtained from the Building and Site Development Division at 573-874-7474. Your principal point of contact would be Douglas Kenney, Sr. Building Inspector.