

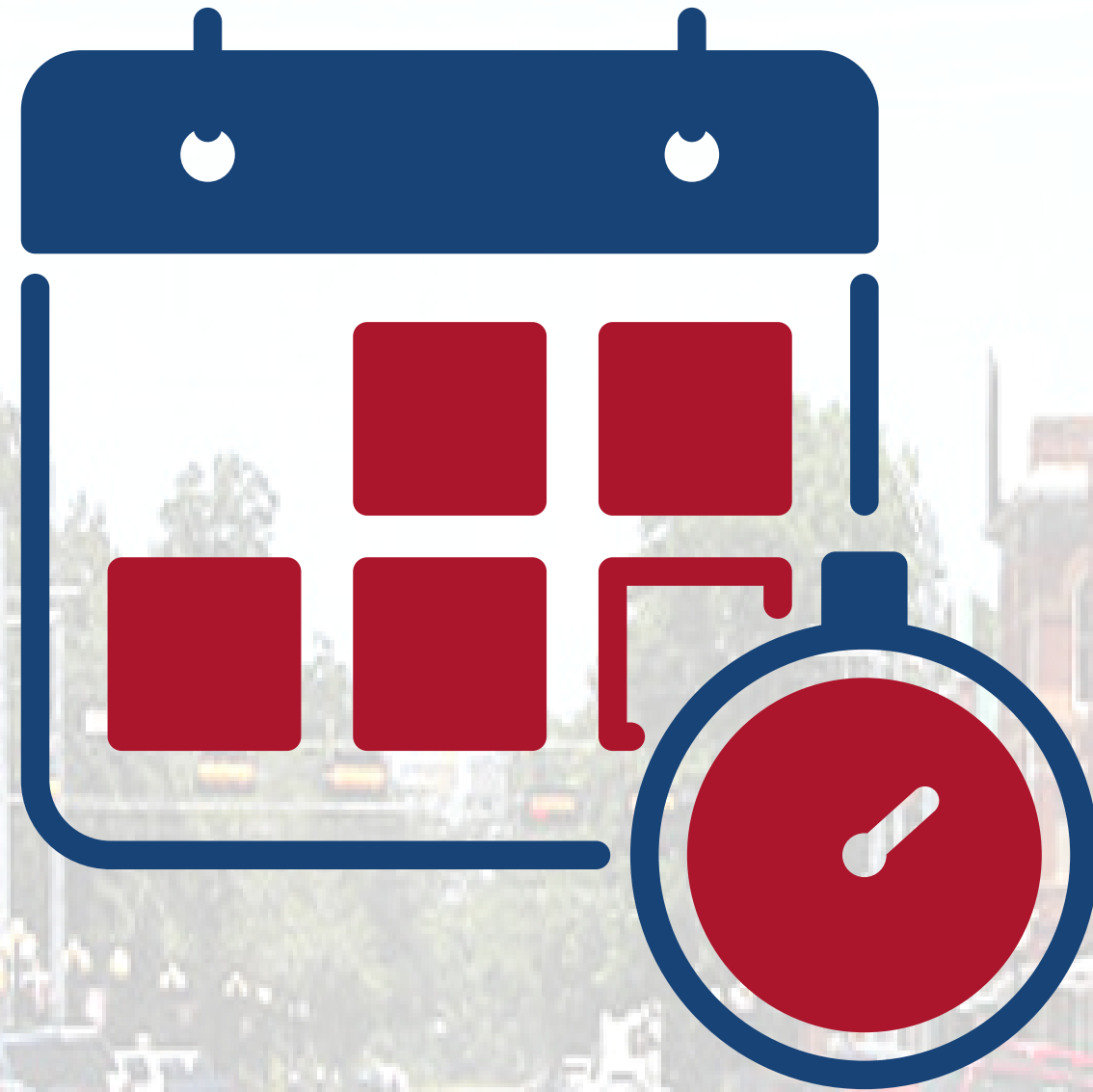
CITY OF SMITHVILLE TINY HOME FORUM



Smithville Recreation Center - 106 Royston Street

Monday, October 28, 2019

WELCOME



City of Smithville - Tiny Home Public Forum



TINY HOMES BACKGROUND:

- No ordinance to address where Tiny Homes may be placed or the requirements for placement.
- Council established 700 ft² minimum single family dwelling size in April.
- E-survey conducted in August.
- Public Forum being held to obtain additional citizen input.
- City Council to determine path going forward.



Tiny Home Survey: Summary of Key Points

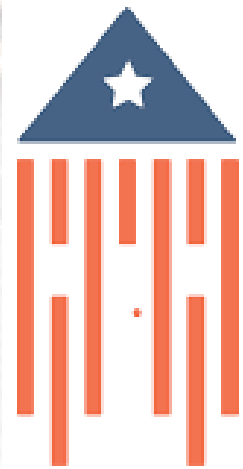
- In total, 285 people completed the survey (NOT a random survey—this shows people who are very for and very against Tiny Homes).
- 39 of them do not live in or own property within Smithville City Limits and one did not answer that particular question.

	All 285	Only 245 in Smithville
Tiny Homes SHOULD be allowed	61%	60%
In favor of Small Homes (401-700)	65%	63%
Build them anywhere	33%	33%
Build them in Zoned District	31%	31%
Would object to one next door	42%	45%
Would NOT object to one next door	47%	45%

Tiny Home Survey: Summary of Key Points

- 263 people responded to the question about the BENEFITS of Tiny Homes
 - Overwhelmingly, AFFORDABILITY was the top answer
 - Other answers included: Choice and Diversity of Housing Styles, Property Rights, Economic Development, and Green Development
- 259 people responded to the question about the RISKS of Tiny Homes
 - Overwhelmingly, PROPERTY VALUES was the top answer
 - Other answers included: Overcrowding, Quality of Life/Quality of Homes, and Commentaries on the “type” of people who may live in them
- 43% said that the City should develop design/installation standards, and an additional 26% said that the City should adopt the International Residential Code for Tiny Homes

TINY HOMES 101



**AMERICAN
TINY HOUSE
ASSOCIATION**



**Dan R. Fitzpatrick,
Director of Government Relations
American Tiny House Association
and Tiny House Industry Association**



City of Smithville - Tiny Home Public Forum



Tiny Houses: Everything You Wanted to Know but

Daniel R. Fitzpatrick

Director of Government Relations
**American Tiny House Association and
Tiny House Industry Association**

Daniel Fitzpatrick cityrenewal@hotmail.com

Why Tiny Housing??

- Affordability
- Cheaper upkeep/insurance/debt/utilities costs
- More time and more disposable income
- ☐ Growth of single person households
- ☐ Mobile lifestyle/careers
- Living simpler
- Flexibility
- Environment – green, sustainable living
- Response to natural disasters



*Houses getting bigger
– families smaller!!*

Daniel Fitzpatrick cityrenewal@hotmail.com

What is a Tiny House

*The 2018 IRC defines a **tiny house** as being less than 400 sq. ft.*



Tinys are Not

- HUD Manufactured Houses
- Tiny Homeless Shelters



- ☐ Foundation Based Tiny House
- ☐ Movable Tiny House

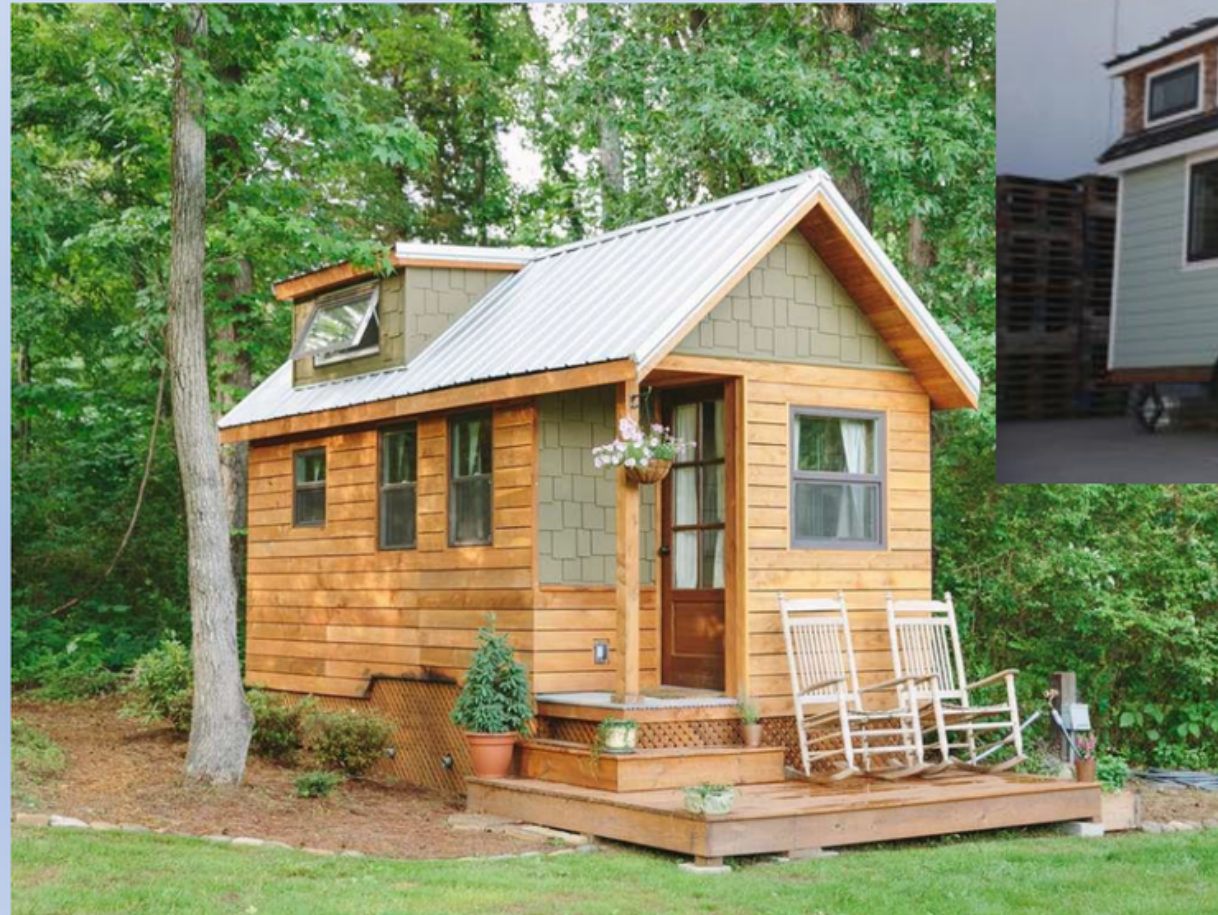
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What is a Movable Tiny House?



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Movable Tiny Houses are built to resemble a typical cottage or bungalow



Designs that complement the community

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*Movable Tiny Houses are **NOT**
your conventional travel trailer or motor home*



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Interiors for Independent Daily Living



Compact
-living
-sleeping
-cooking
-sanitation
-work & recreation

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If your community desires foundation based and/or movable tiny houses, changes be required of:

Building code

Zoning code



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Building Codes

- ☐ Foundation Based Tiny House
- ☐ Movable Tiny House



Building Codes are Evolving to Recognize Tiny Houses

IRC 2018 - Appendix Q is Tiny friendly:

- SLEEPING LOFT
- STAIRWAY WIDTH, TREAD/RISER
- LANDING PLATFORMS,
- HEADROOM
- LADDERS, ALTERNATING TREAD DEVICES, LOFT GUARDS,
- EMERGENCY ESCAPE AND RESCUE



Zoning and Development Code Options

- Accessory Dwelling Units - ADUs
- Permissible in Residential zones – with conditions and standards
- Development of new/enhanced zoning districts such as PUDs



Daniel Fitzpatrick cityrenewal@hotmail.com

Accessory Dwelling Units (ADU)



- Generally 150 sq. ft to 750 sq. ft. dwelling units,
- Backyard of main home
- Hooked into main house utilities
- Designed to complement the neighborhood
- Owner of Property must live in one of the units



ADUs -- Flexibility of Use

- *Live/work office*
- *In-Law Suite*
- *Guest House*
- *Caregiver Unit*
- *Disaster recovery*
- *Student Housing*
- *Studio*
- *Site Security*
- *Workforce Housing*



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Tiny House on a Residential Lot

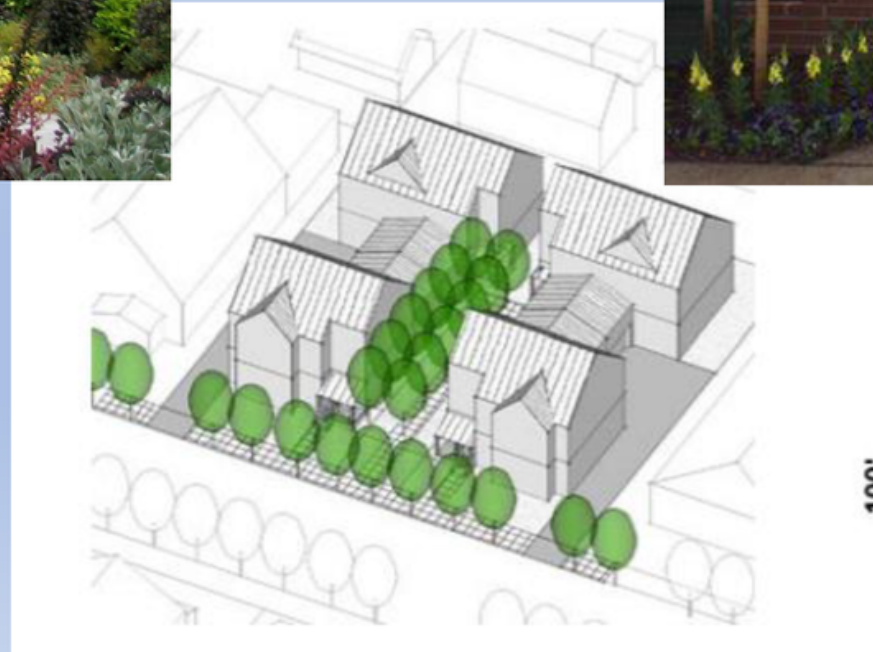
- *Create design guidelines for small and tiny houses*



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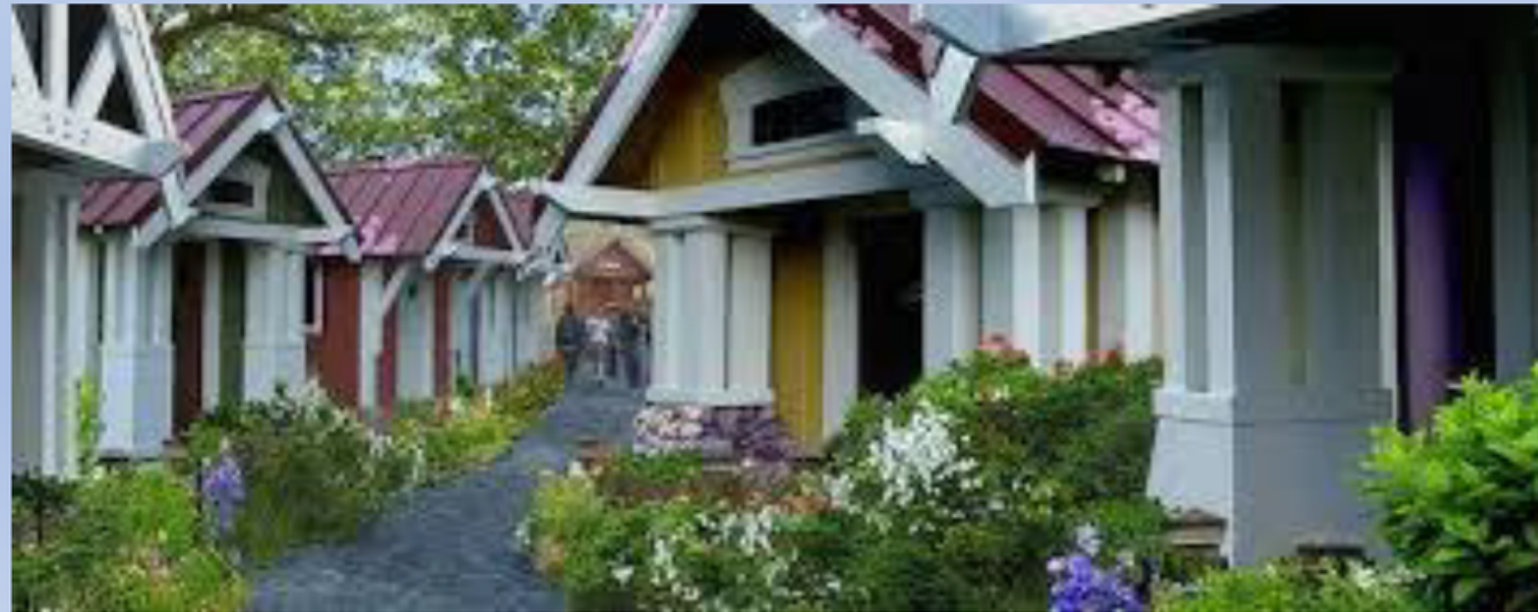
Refine Small Lot Subdivision inclusive of Tiny Houses on Foundation

- *Zone changes for “cottage clusters”*



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Tiny House in a Residential PUD



Daniel Fitzpatrick cityrenewal@hotmail.com



Movable Tiny Houses in a Residential PUD



Movable tiny homes

- stay on wheels
- must be tied down
- fire-resistant skirting

Daniel Fitzpatrick cityrenewal@hotmail.com

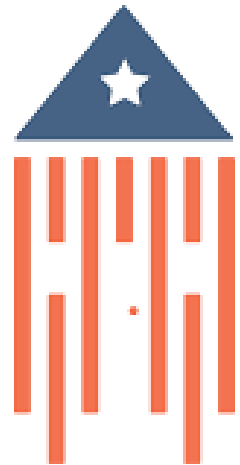


Vintage Grace Tiny Home Community
Yantis, Texas

Tiny Houses as Resort



THANK YOU DAN!



**AMERICAN
TINY HOUSE
ASSOCIATION**



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TINY COMES IN ALL SHAPES AND SIZES



Dan Vogler, CEO

TinyDomeHouses.com





*“A Tiny Home
Should Have
a Tiny Price”*

<http://TinyDomeHouses.com>

Dan L. Vogler - CEO

Anil Pattni – CXD

Chris Koonce – CAD

Kene Okafor - CNC



TINY HOME GOALS

- *Low-Cost “Affordable Housing”*
- *Lower Construction Labor Cost & Build Time*
- *Lower Energy & Water Usage*
- *EZ-ADU / Ancillary Dwelling Unit 2nd Add-On*
- *Increased Density while preserving privacy*
- *Density of 10 Tiny Homes / per acre*
- *Tiny Home Clusters form Solar Micro-Grids*
- *Evolve Modern Lifestyles & Communities*



TINY DOME HOUSES

- *Modular 20' diameter DOME HOUSE KITS*
- *FAST (~ One Day) Assembly Time*
- *Lower Construction Cost & Build Times*
- *7 Dome Sizes shipped flat and ready to build*
- *Tiny Dome Houses have insulated shell walls*

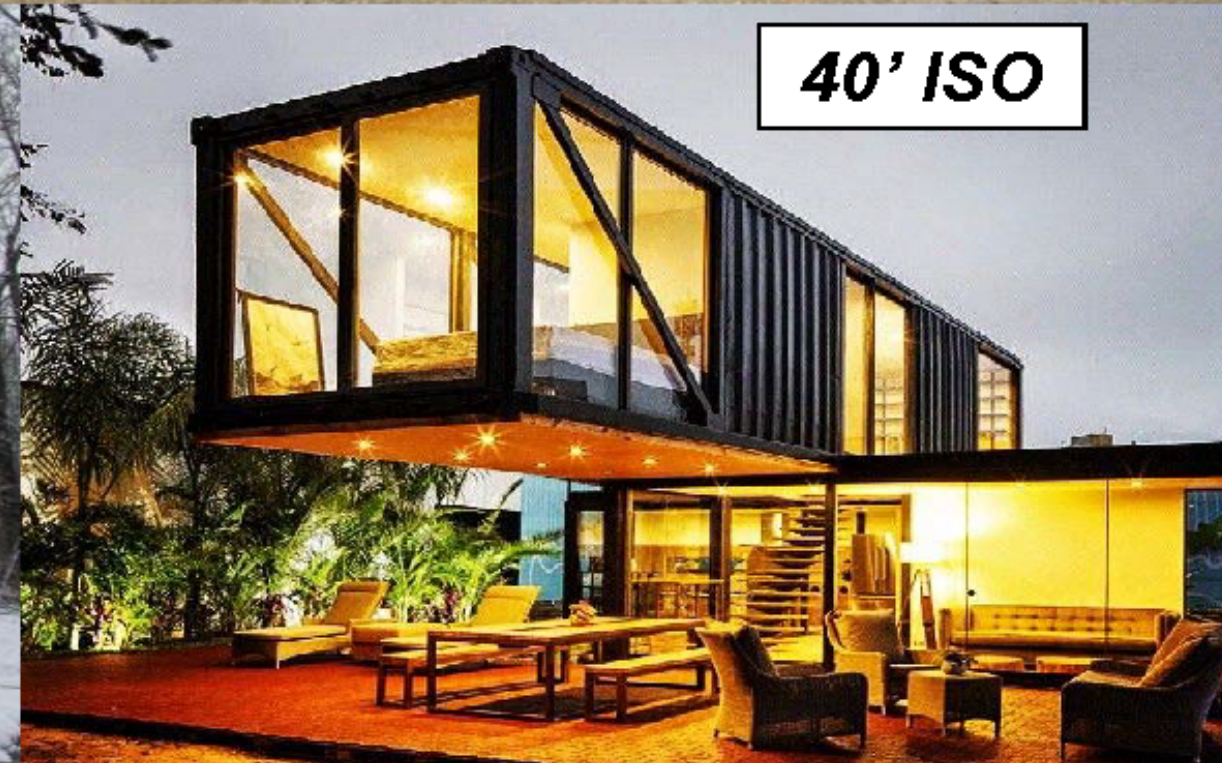
Tiny Home Technologies



Athens Park



Raw Build



40' ISO

Polycrete Manufactured PREFEB Domes



- Aka SHOT-Crete or AIR-Crete

Community Development



3B = BIG 3D Printing of Dome Home Sections



- 20 Ft. Diameter; $\text{Pi} \times 20 = 63 \text{ Ft. Circumference}$
- 16 Sections = $< 4'$ wide each
- Identify All Structural Loads by Jurisdiction

8 reasons to build a dome home

- **1.** Advanced building poly-hybrid materials that replace wood as the primary construction medium, to make Eco-Friendly homes that are not just Net-Zero but Net-Positive homes. Recycled materials reduce costs and also avoids the carbon impact of new material harvest, production and its transportation.
- **2.** Advanced insulation materials that replace rock wool, fiberglass and polyurethane insulation with new forms of recycled materials.
- **3.** Advanced insulation materials that are non-toxic, lower cost and higher performance plus add structural strength.
- **4.** Advanced building designs that use Flat-Pack materials that can be manufactured in mass by 3D printers, CNC routers and robotics.
- **5.** Advanced Assembly methods that deliver homes to the site as prefabricated House-KITS that greatly reduce labor and construction time to a minimum.
- **6.** Going beyond LEED specifications to a Net-Positive Building is a home or building that makes more electricity energy than it consumes. Plus use of recycled construction materials, and systems that recycle or minimizes all electricity, water and waste.
- **7.** New form factors for homes, such as our Tiny Dome Home, sometimes called a "TEXAS IGLOO", that reduce the surface areas of the home reducing material cost and energy use both.
- **8.** Using the same Poly-Hybrid materials, always called ACM, Aluminum Clad Composite and ALL scraps from the dome home manufacturing are repurposed into Furniture designs call "FLAT-PACK", simply meaning three dimensional shapes formed from two dimensional materials (sheet material), Couches, chairs, tables and cabinets make our tiny dome homes something very futuristic.

Multiple Sizes Tiny Domes

- **TINY DOME SHELLS**

- 4.5 ' Diameter Doghouse Dome / 3mm
- 8.5 ' Diameter Playhouse Dome / 3mm
- 13' Diameter Hunter's Blind Camping Tent / 6mm

- **TINY DOME HOUSES**

- 16 ' Diameter GLAMPING Dome – 199 sq. ft.
- 20 ' Diameter Standard Dome – 320 sq. ft.
- 24' Diameter HUD-Max – 399 sq. ft.
- 29' Diameter Large Cathedral Dome – 645 sq. ft.



City of Smithville - Tiny Home Public Forum

REFERENCES : TINY LINKS

<http://tinydomehouses.com/>

<https://www.greatamericantinyhouse.show/>

<https://youtu.be/6qZsjhF6DeA>

<https://youtu.be/z2TR3T9Dx9g>

<http://anilpattni.com/new-blog-1/2019/10/9/wonderdome-at-bm2019>



Tiny House Draft Ordinance

- Tiny House or ADU is 199 min. to 699 sq. ft. max
- Foundation: Concrete, pier & beam or wheeled axle
- Single story or two story
- EZ-ADU can be added to any improved SF lot
- EZ-ADU has no common walls with main house
- EZ-ADU may share carport, covered walk or courtyard
- Standard Setbacks would apply from lot edge
- Combined Impervious cover ratio should 60% max
- EZ-ADU can stub or “T” utilities from existing taps

Tiny House Definitions

- Tiny Home is 144 / 199 min. to 699 sq. ft. max
- Tiny Home Typically is 240 to 340 sq. ft.
- HUD Law; an MH (Single / Dbl Wide => 400 sq. ft.)
- HUD Law is an RV < 400 sq. ft. {Tiny Park 399 max}
- DOT Max Wheel-Axle Trailer is 8.5' wide & high / 48' long
- 40' ISO Shipping Container is 8' wide or 320 sq. ft.
- Thank you, Dan Vogler
dan@TinyDomeHouses.com
- 512) 923-4741



THANK YOU DAN!



WHY TINY IN TEXAS?



Tiny House Texas
CUSTOM CABINS

Chris Winters

Founder

Tinyhousetexas.com



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TINY HOUSE TEXAS

DESIGN, MANUFACTURE AND SALES OF SMALL HOME SOLUTIONS FOR ALL
COMMUNITIES



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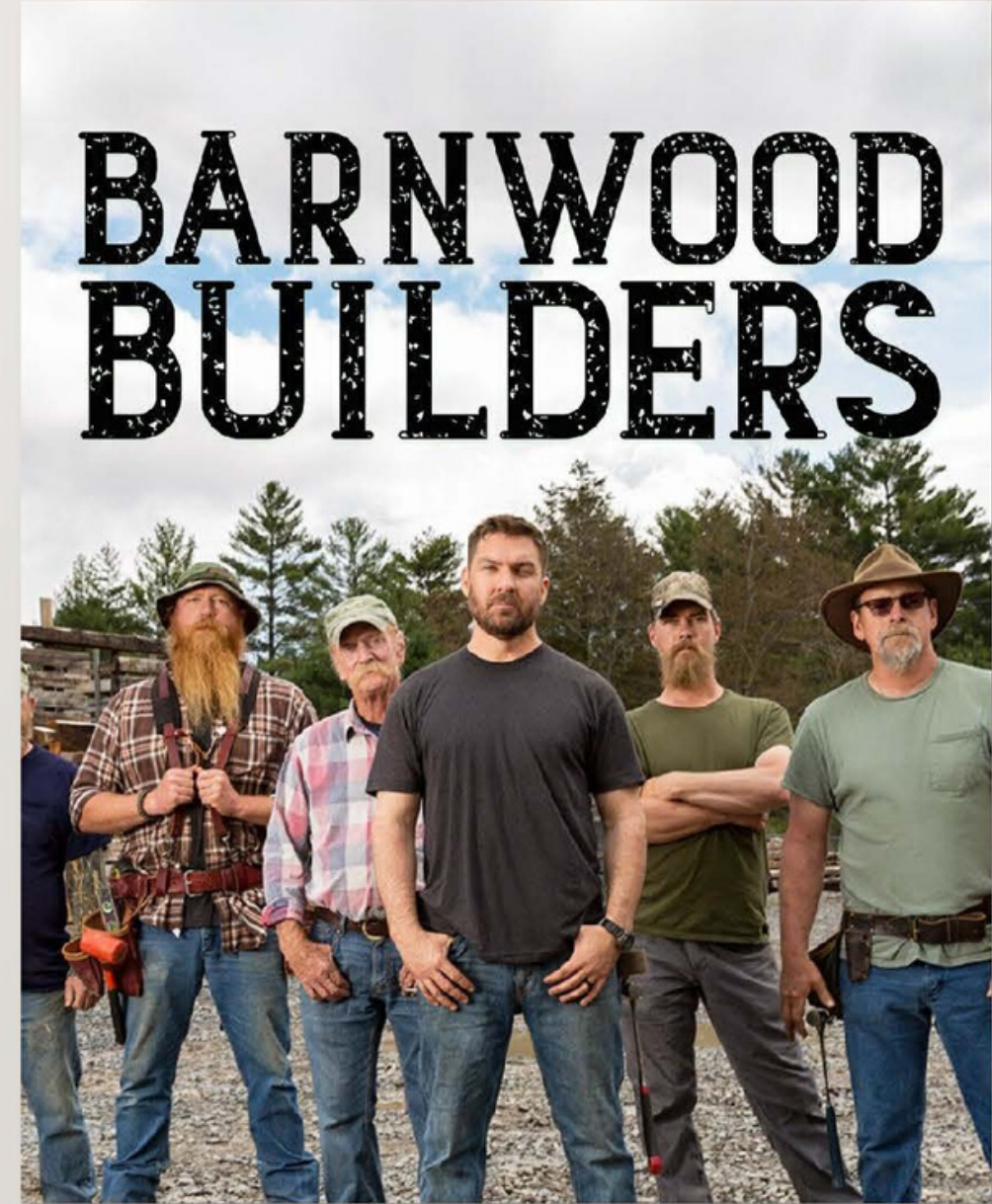




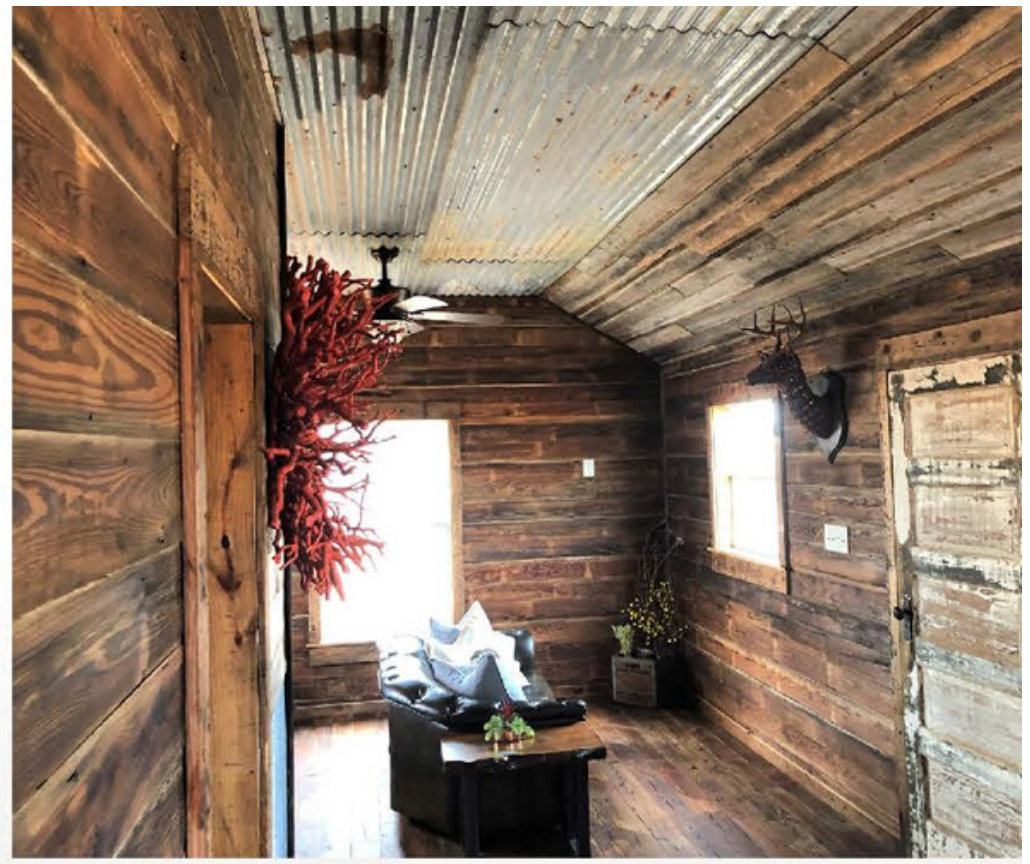
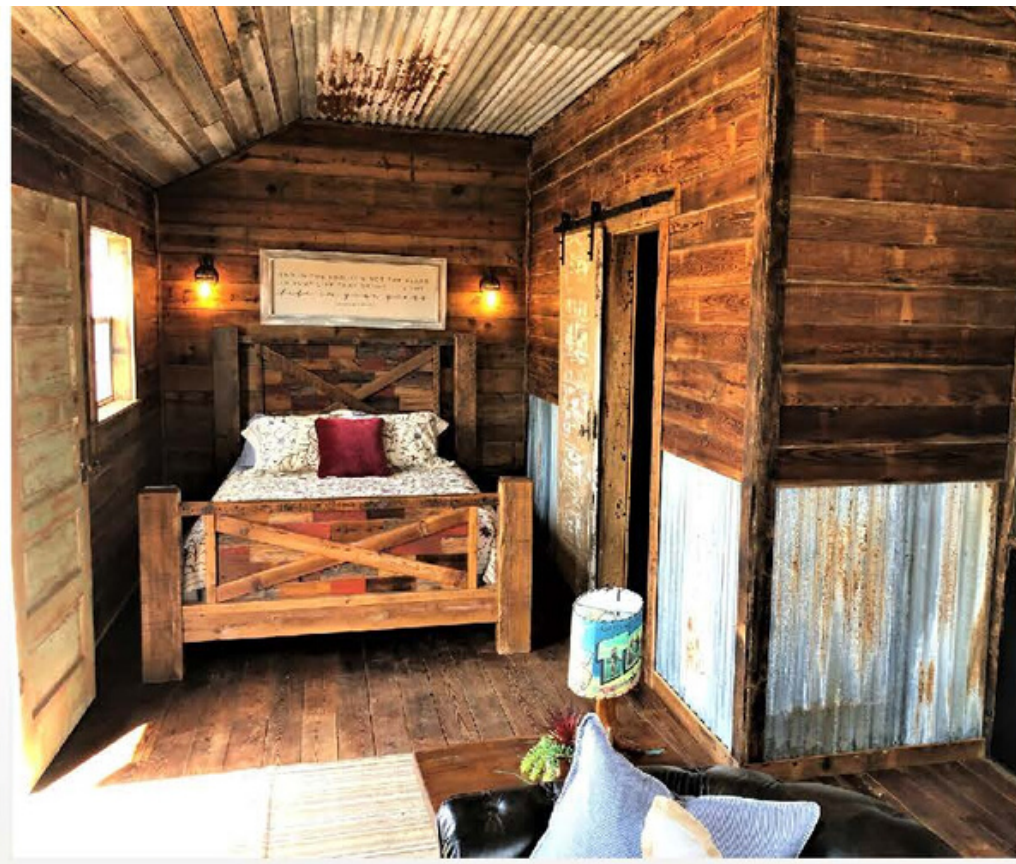
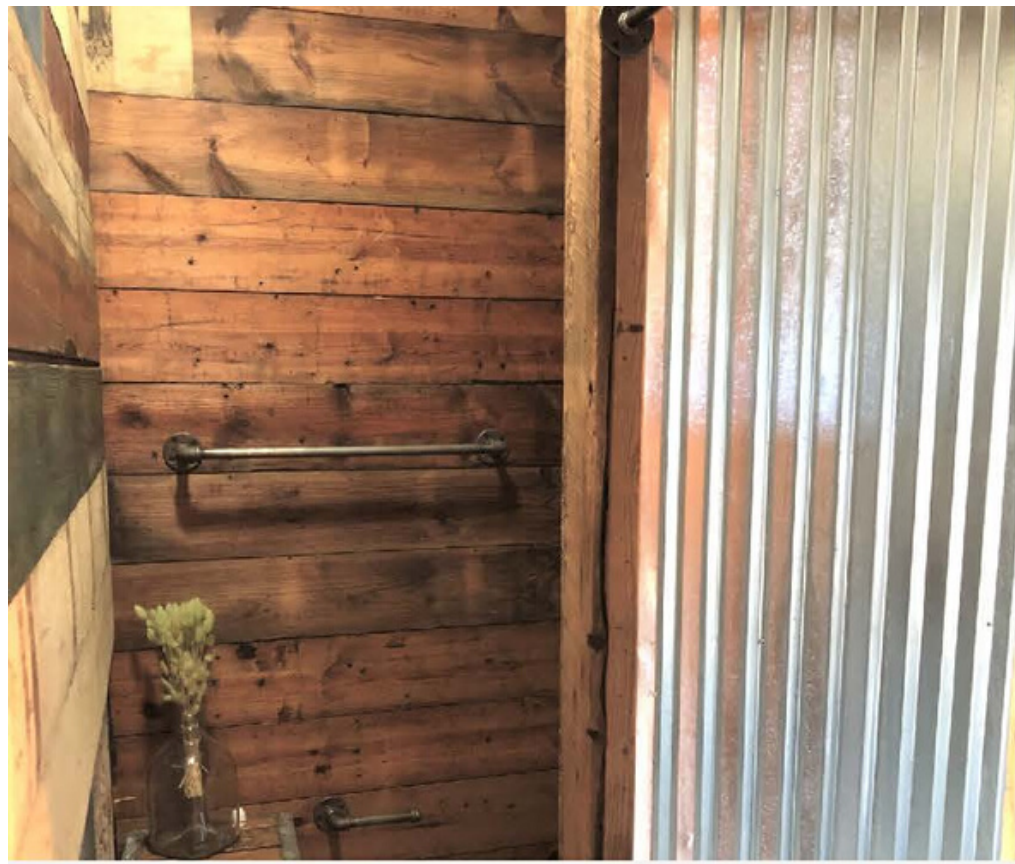








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THANK YOU CHRIS!



Tiny House Texas
CUSTOM CABINS



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REFRESHMENTS SPONSORED BY:



TINY HOUSE TOURS BY:

Creative Living Solutions, LLC

Ron Cardwell

512-968-9924

Arnold **CUSTOM BUILDERS**

WWW.ArnoldCustomBuilders.com

512-321-9298



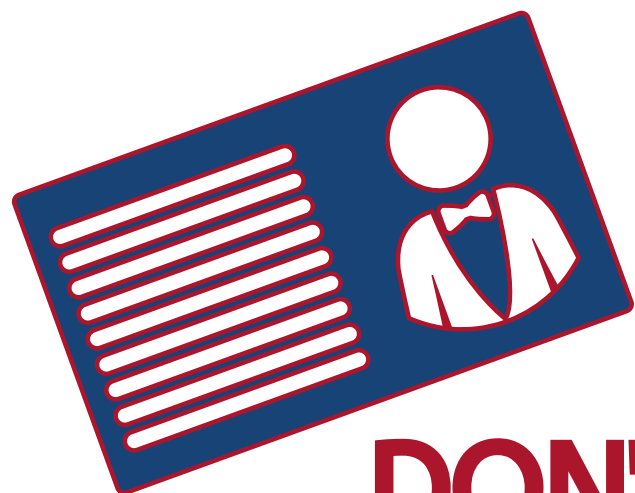
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RULES OF ENGAGEMENT



YOUR TURN!

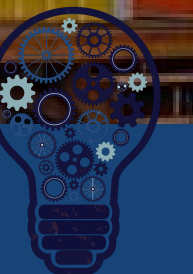


DON'T FORGET WE WILL NEED YOUR NAME AND ADDRESS!





City of Smithville - Tiny Home Public Forum



CITY COUNCIL MEETING

CITY OF SMITHVILLE

PUBLIC FORUM AND SPECIAL CALLED MEETING

OCTOBER 28, 2019

NOTICE IS HEREBY GIVEN PURSUANT TO THE TEXAS OPEN MEETINGS ACT, VERNON'S ANN. CIV. ST. art 6252-17 THAT THE CITY OF SMITHVILLE WILL CONDUCT A PUBLIC FORUM AND SPECIAL CALLED MEETING ON OCTOBER 28, 2019 AT 5:30 P.M. AT THE SMITHVILLE RECREATION CENTER, 106 ROYSTON STREET, SMITHVILLE, TEXAS.

Meeting:

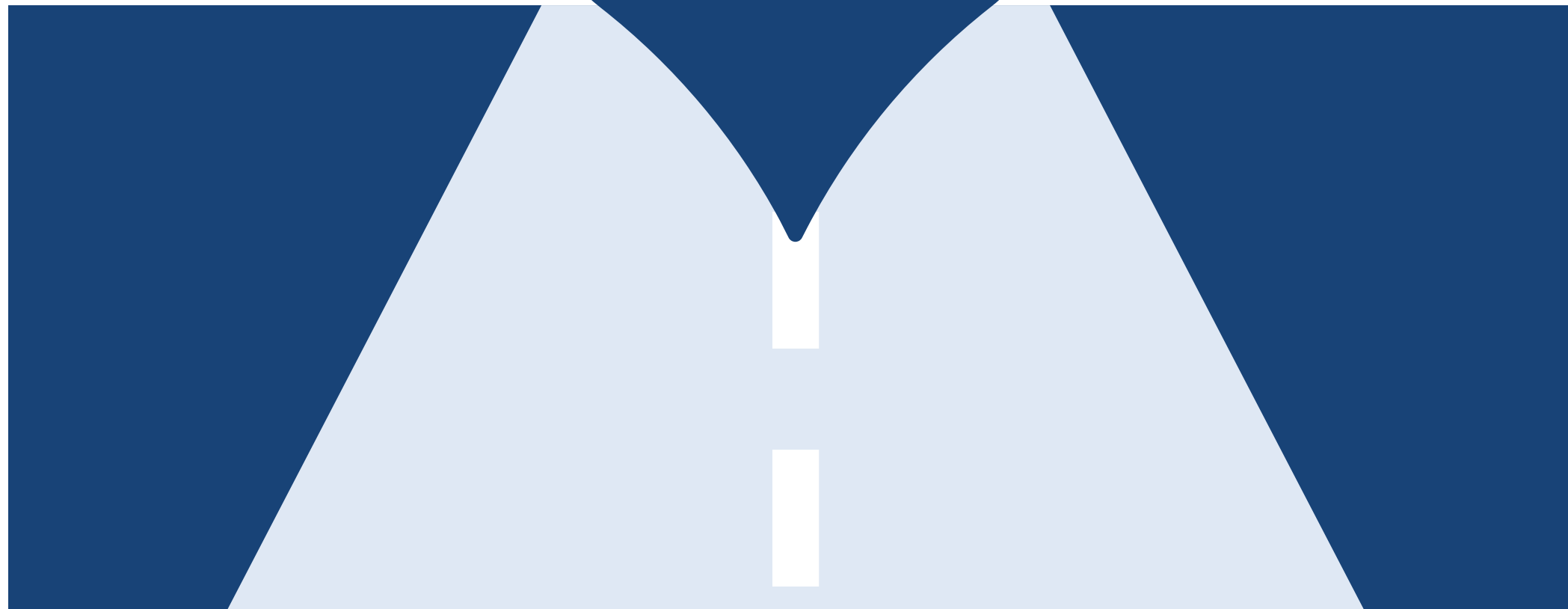
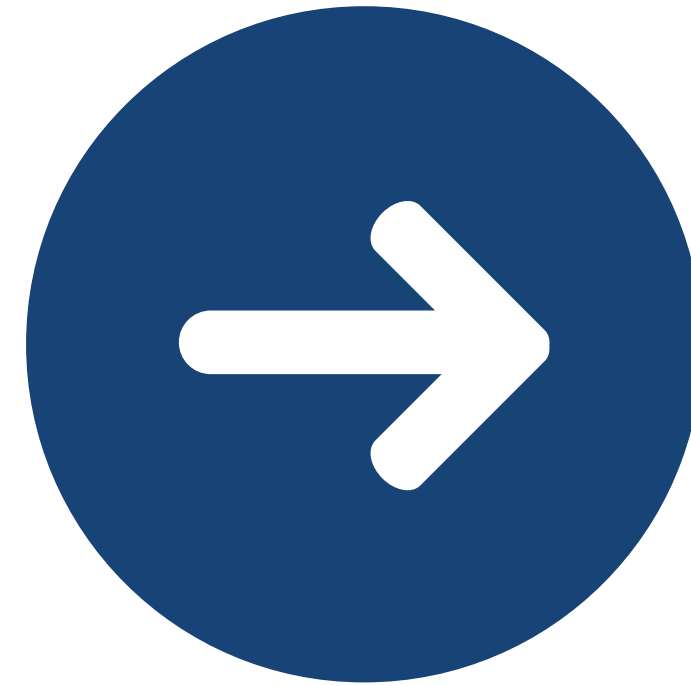
Discussion and Action on the City Council giving the City Manager direction on Tiny Homes

Adjourn.



City of Smithville - Tiny Home Public Forum

WHAT'S NEXT?



THANK YOU

