

ORDINANCE NO. 2033

AN ORDINANCE AMENDING CHAPTER IV OF THE CODIFIED ORDINANCE OF THE CITY OF MORAN, BY ADOPTING ARTICLE VII REGULATING TINY HOMES

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF MORAN, KANSAS:

SECTION 1. Article 7. Tiny Homes is hereby added to Chapter IV. Buildings and Construction as follows:

4-701. DEFINITIONS. For the purpose of this section, the following terms are defined as follows:

(a) Tiny House. A dwelling unit assembled on site for use as a permanent housing unit meeting the following criteria:

- (1) A minimum of 500 square feet of floor space;
- (2) One of the rooms in the tiny house must be at least 120 square feet, and other rooms, except the bathroom and kitchen, must be at least 50 square feet;
- (3) In every dwelling unit of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant thereof.
- (4) Minimum ceiling height. Every habitable room, foyer, bathroom, hall, or corridor shall have a minimum ceiling height of at least seven feet. If any room has a sloping ceiling, the seven-foot ceiling height is required for only one-half the area thereof.
- (5) The front entryway of any tiny home must face the street.
- (6) Structure width. The minimum width of the front (street-facing) side of a tiny house must be at least 8.5 feet, with a maximum of 20 feet.
- (7) All tiny houses shall have front (street-facing) porches of a minimum of 80 square feet with a minimum width of 8.5 feet and a maximum width of 20 feet.
- (8) All tiny houses with secondary entrances shall have a porch of a minimum of five feet by five feet at said entrance.
- (9) Only one tiny house is allowed per city lot.
- (10) All tiny houses must rest on a permanent foundation of concrete or cinder blocks.
- (11) Tiny houses on wheels are not allowed.
- (12) Shipping containers are not allowed

4-702. TINY HOUSE. Each tiny house shall be constructed on site and rest upon a concrete or cinder block foundation . Said foundation must be no less than eight inches thick.

4-703. BUILDING PERMITS REQUIRED.

(a) No tiny house shall be constructed upon a lot within the city limits without first complying with the above regulations and securing an approved building permit from the city clerk, building inspector, or his duly authorized representative.

(b) The cost for said building permits shall be \$5.00 per 100 square feet of floor space with a minimum charge of \$5.00. The fee herein shall be paid to the city clerk upon obtaining a building permit and the same shall be credited to the general operating fund of the city.

4-704. ELECTRIC, GAS, AND WATER SERVICE TO TINY HOUSES WITHIN THE CITY LIMITS OF MORAN, KANSAS. Each tiny house located in the city limits of the City of Moran, Kansas, shall have individual and separate electric, gas and water taps and meters, and shall be subject to the sewer charges provided by Section 15-334.

4-705. TIME FOR COMPLIANCE. The above regulations must be complied with within thirty (30) days after the building permit has been issued. (O. 956; Code 2017)

4-706. PENALTIES. Any owner of a tiny house violating any provisions of this section shall, upon conviction thereof, be adjudged guilty of a misdemeanor and be fined not less than \$10.00 nor more than \$100.00 and in default of payment of such fine and costs shall be imprisoned until payment of such fine and costs but not exceeding thirty (30) days for each violation. Each day of violation shall constitute a separate offense.

SECTION 2. All ordinance or parts of ordinances in conflict herewith are hereby repealed

SECTION 3. This ordinance shall take effect after passage, approval, and publication once in the official city newspaper.

PASSED AND APPROVED by the governing body and signed by the Mayor this 4th day of December 2023.


Jerry D. Wallis, Mayor

ATTEST:


Lori S. Evans, City Clerk

