

1 **RESOLUTION NO.**

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

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

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

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

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

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

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

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

21 **WHEREAS**, in 2014, the City Council approved Resolution No. 20140807-
22 101, which directed the City Manager to identify obstacles that may impede the
23 use of tiny houses in residential zoning districts; and

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

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

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

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

34 City Council initiates amendments to Title 25 (*Land Development*) to allow
35 recreational vehicle use within single-family zoning districts including any changes
36 needed for utility connection.

37 **BE IT FURTHER RESOLVED:**

38 The City Manager is directed to propose permit fees associated with
39 reviewing and issuing permits for inhabiting tiny homes or recreational vehicles.

40 **BE IT FURTHER RESOLVED:**

41 The City Manager is directed to provide educational resources and
42 information to residents interested in inhabiting recreational vehicles and/or tiny
43 homes, outlining the regulations, permitting process, and responsibilities.

44 **BE IT FURTHER RESOLVED:**

45 The City Manager is directed to periodically review and assess the impact of
46 recreational vehicle and/or tiny home habitation on existing neighborhoods,

47 infrastructure, and community dynamics, and propose City Code adjustments to
48 City Council as necessary.

49 **BE IT FURTHER RESOLVED:**

50 The City Manager is directed to bring the proposed Code changes to the
51 November Housing and Planning Committee meeting and to City Council by
52 November 30, 2023.

53 **ADOPTED:** _____, 2023 **ATTEST:** _____

54 Myrna Rios
55 City Clerk
56
57

DRAFT