

RESOLUTION NO.

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

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

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

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

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

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

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

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

24       **WHEREAS**, in 2014, the city council approved resolution No. 20140807-  
25 101, which directed the City Manager to identify obstacles that may impede the  
26 use of tiny houses in residential zoning districts; and

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

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

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

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

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

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42 **BE IT FURTHER RESOLVED:**

43 As part of the amendments initiated by this Resolution, the City Council directs the  
44 City Manager to propose requirements that achieve the following:

- 45           1. registration with the City if the unit will be used as a Short-Term  
46           Rental;
- 47           2. compliance with the City's Residential Code, including fire distance  
48           requirements between dwelling units; and
- 49           3. designation as a dwelling unit that is subject to the City's limits on the  
50           maximum number of dwellings allowed in Chapter 25-2 (*Zoning*).

51 **BE IT FURTHER RESOLVED:**

52           The City Manager is directed to establish reasonable permit fees to cover  
53 administrative costs associated with reviewing and issuing permits.

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55 **BE IT FURTHER RESOLVED:**

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

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60 **BE IT FURTHER RESOLVED:**

61 The City Manager is directed to periodically review and assess the impact of  
62 recreational vehicle and/or tiny home inhabitation on existing neighborhoods,  
63 infrastructure, and community dynamics, and propose code adjustments to council  
64 as necessary.

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66 **BE IT FURTHER RESOLVED:**

67 The City Manager is directed to bring the proposed code changes to the  
68 November Housing and Planning Committee and to council by November 30th,  
69 2023.

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71 **ADOPTED:** \_\_\_\_\_, 2023 **ATTEST:** \_\_\_\_\_

72 Myrna Rios  
73 City Clerk