

Ashley Copeland  
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February 25, 2021

El Paso County  
2880 International Circle  
Colorado Springs, CO 80910

Dear El Paso County:

This Letter of Intent shall serve as formal written notice of my request for Special Use for a Detached Accessory Living Quarters for permanent housing for a family member at the location of 3575 Harmon Drive, Monument, CO 80132.

- 1) The above-mentioned Applicant is the "Owner" of the property at the referenced location.
- 2) The property is a 4.53 Acre lot in the Pine Hills neighborhood of Monument, CO that is zoned as Agriculture (A5).
- 3) The anticipated residents of the proposed Tiny Home are my parents, Jack and Donna Hosey, who currently reside in Pueblo West, CO. The home was purchased with the anticipation of my parents having a residence close to their only child, who can assist them in their elderly years. Currently, there are no immediate plans for either of my parents to occupy the home. However, the home will likely be used in the foreseeable future should one of them become ill, continue to have more physician appointments in Colorado Springs, or the death of one of my parents.
- 4) Both the Existing and Proposed Structures are outlined below:
  - a. Existing: Single Family Home, which is the Primary Residence that was build in 1972. Along with the home dwelling is a detached parking garage and the driveway to the primary residence. On the alternate side of the property (west side) at the proposed location for the Tiny Home is an alternate driveway that originally served as access to a horse corral, which is no longer used as a livestock area.
  - b. Proposed: Tiny Home, which has a square footage of approx. 399 SF. The Tiny Home was originally manufactured in 2015 and purchased by Jellystone in Larkspur, CO. The Tiny Home is a moveable structure, which sits on a trailer and axle and can be moved. The Tiny Home is brown and has the appearance of a cabin and blends in with the surrounding natural earth elements. The Tiny Home will be skirted in its entirety to protect the under carriage of the home as well as to provide an aesthetically pleasing appearance. There is no immediate intention to pave the existing driveway in this area. The Tiny Home will share electrical service from the existing electric utility for the primary residence. The water for the home will be utilized from the existing well on the property. There will not be any requirement for a septic tank due to the use of an incinerator toilet.
- 5) There are no Waiver Requests.

**The special use request is consistent with the applicable Master Plan.**

Refer to Page 107 of Master Plan; Mt. Herman Sub-Area #5.

**The special use request will be in harmony with the character of the neighborhood and will be compatible with the existing and allowable land uses in the surrounding area.**

Refer to Section 5.1.7 of EPC Land Use Code

**The impact of the special use does not overburden or exceed the capacity of public facilities or services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner.**

The Tiny Home will share electrical service from the existing electric utility for the primary residence. The water for the home will be utilized from the existing well on the property. There will not be any requirement for a septic tank due to the use of an incinerator toilet.

**The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area and has adequate legal access.**

The anticipated residents of the proposed Tiny Home are my parents, Jack and Donna Hosey. On the alternate side of the property (west side) at the proposed location for the Tiny Home is an alternate driveway that will serve as the access driveway to the tiny house [Approved Driveway Refer to FILE NO. AP21459].

**The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light or noise pollution.**

**The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.**

**The special use conforms or will conform to all other applicable County rules, regulations or ordinances.**

In accordance with the requirements outlined by El Paso County, which I have extracted from EPC Land Use Code Chapter 5 on the subsequent pages along with Amendment to the Land Development Code (LDC-17-001), I believe that my proposed request for a Tiny Home is compliant for a special use detached accessory living quarters for permanent housing of a family member as the size of the accessory living quarters is less than 1,500 square feet, will be occupied by a family member and will not have any separate meters. Should you have any additional questions, please contact myself or my husband, Don Copeland, at the contact information provided below:

Contacts: Ashley or Don Copeland

Phone: 318-210-2310 (Ashley) or 318-393-0160 (Don)

Email: [ashleyh4367@yahoo.com](mailto:ashleyh4367@yahoo.com) (Ashley) or [dcopel1@live.com](mailto:dcopel1@live.com) (Don)

Sincerely,

*Ashley Copeland*

Ashley Copeland

Below are the policies within the county that support the accessory living quarters.

**5.1.2. Types of Uses and Limit on the Number of Uses per Lot or Parcel**

Each base zoning district regulates land uses as either a principal use or an accessory use. Only one principal use is allowed per lot or parcel, except in the A-35 zoning district and in commercial and industrial zoning districts where more than one principal use may be established subject to the requirements and limitations of this Code, or where special use approval or variance of use approval has authorized additional uses. An accessory use requires that a principal use is established on the same lot or parcel as the accessory use before the accessory use is established and that the principal use continue on the lot or parcel so long as the accessory use continues, unless otherwise provided by this Code. Multiple accessory uses may be allowed on a lot or parcel subject to the requirements and limitations of this Code.

## USE-SPECIFIC DEVELOPMENT STANDARDS

The use-specific development standards provided in this Section are those specific requirements that shall be met when establishing a use or conducting an activity within a particular zoning district. Specific uses may be subject to more than one set of standards.

### 5.1.7. Accessory Use and Structure Standards, General

**(A) Accessory Use to Conform to Zoning District Standards**

Unless otherwise indicated within this Code, accessory structures or uses shall conform to the development standards specified in the zoning district in which the building or use is located. The area of the accessory structure shall be included in the lot coverage calculation.

**(B) Accessory Uses Do Not Include Allowed or Special Uses**

Allowed uses or special use listed in any zoning district in Table 5-1 shall not be considered accessory uses, unless otherwise provided by this Code.

**(C) Secondary Uses Now Considered Accessory Uses**

For purposes of administration of this Code, after the effective date of adoption, those uses previously classified as Secondary Uses are now classified as Accessory Uses.

**(D) Accessory Use to Be Located on Same Lot, Parcel or Tract as Principal Use**

An accessory use or structure shall be located on the same lot, parcel or tract as the principal structure or use. The accessory use or structure may be located on a contiguous lot or parcel under the same ownership, upon the recording of a use or combination agreement that binds the use or structure to the lots, parcels, or tracts in common ownership.

**(E) Building Permit Required**

Any accessory structure exceeding 200 square feet shall obtain a building permit. All accessory structures shall comply with the Building Code.

**(F) Principal Structure Required**

No building permit for construction of an accessory structure, where a building permit is required, shall be authorized prior to construction of the principal structure except in the A-35 zoning district.

**(G) Accessory Uses and Structures to Meet Setbacks**

Accessory uses and structures shall meet the setbacks shown in Table 5-4 and Table 5-5, and shall not be located within any easement unless specifically allowed in accordance with this Code.

**(H) Accessory Uses to Meet Development Standards**

Accessory uses shall meet all applicable development standards in Chapter 5 and Chapter 6.

**(I) Storage Buildings as Accessory Uses**

Semi-trailers with attached running gear (i.e. axles, wheels) and mobile homes shall not be used as storage buildings after the effective date of this Code, except in the A-35 Zoning District. Existing semi-trailers and mobile homes being used as storage buildings in conformance with County rules and regulations on the effective date of this Code shall be considered nonconforming uses.

**(J) Structures or Uses Not Considered Accessory Uses a Violation**

Any building, structure or use that does not qualify as an accessory structure or use and that is not identified as an allowed use, approved as a special use, or granted a use variance is a violation of this Code and subject to zoning enforcement.

**(K) Square Footage of Accessory Structure and Use Limited**

The building footprint of accessory structures and accessory uses in all residential zoning districts shall not exceed the building footprint of the primary use (residence) to which they are subordinate, with the following exceptions:

- When the lot or parcel is 2.5 acres or greater the accessory structure building footprint may not exceed two (2) times the size of the building footprint of the primary use (residence).
- Structures and accessory uses classified as agricultural are exempt from the square footage limitation.
- Accessory structures on lots or parcels 35 acres or greater are exempt from the square footage limitation.

#### **5.1.29. Guest House**

**(A) Number of Guest Houses**

One guest house is allowed per lot, parcel, or tract.

**(B) Type of Structure**

A guest house may be within the principal structure, in a garage, or in an accessory structure, or as a tiny house meeting the use specific standards found in Section 5.2.51.

**(C) Kitchen Allowed**

A guest house shall not have a kitchen unless an affidavit signed by the owner is filed for recording with the Clerk and Recorder acknowledging that the guest house may not be leased or rented.

**(D) Size**

A guest house shall be no larger than the total square footage of the primary residence, excluding any garage area, up to a maximum of 1500 square feet in floor area.

**(E) No Separate Meter for Utilities**

All electric, gas, central or municipal sewer and water services to the guest house shall be interconnected to and indistinguishable from that of the principal dwelling unit and shall not have separate meters, service lines or billings.

**(F) Occupancy Limited**

A guest house shall only be utilized for occasional, no-paying guests or visitors, and may not be leased or rented. An occasional occupant may not receive mail, enroll in k-12 school, or establish permanent residency at the guest house. This provision does not prohibit an immediate family member utilizing the guest house

as extended family housing from receiving or establishing permanent residency at the guest house, provided the appropriate permit of special use is obtained as set forth in more detail in subsection H, below.

**(G) Other Applicable Standards**

The guest house shall meet all other applicable standards in this Code unless specifically modified by this Section. Any guest house proposal which does not comply with the provisions of this section shall require special use approval and the application fee shall be 20% of the fee for administrative special use. Where the use does not qualify as a guest house or constitutes a second dwelling on the property dues to lease or rental, variance of use approval is required.

**(H) Special Provisions for Extended Family Housing (Administrative Special Use)**

A permit may be authorized as an administrative special use to provide for temporary living arrangements to house immediate family members whom are elderly, disabled, or exhibit a family need, or whom are immediate family providing for the needs of the residents of the primary residence on the property.

The approval of the permit shall be based upon a finding that the following standards and conditions have been met:

- There is a legitimate family hardship or need that justifies the request for the extended family housing.
- The special use standards of Chapter 5.3.2 of the Land Development Code are complied with.
- The extended family housing shall be removed within 3 months after the need no longer exists or 3 months after the date of the expiration of the permit, if one is specified, unless an application for unless an application to legalize this use is submitted or an application to subdivide the property is submitted.

In conjunction with an approval for extended family housing, an affidavit signed by the owner is filed for recording with the Clerk and Recorder acknowledging that the extended family housing may not be leased or rented and that removal of the structure may be required for failure to comply with the terms of approval.

The application fee for extended family housing shall be 20% of the fee for administrative special use.

#### 5.1.36. Mother-in-Law Apartment

A mother-in-law apartment shall meet the following requirements:

- (A) **Exterior Appearance Single-Family in Character**  
The exterior appearance of the resulting structure shall be that of an architecturally-integrated single-family dwelling unit
- (B) **Interior Connection with Unit**  
The apartment shall include the ability to access the main dwelling unit through interior connections, which may include through the garage.
- (C) **Size**  
A mother-in-law apartment shall be no larger than the total square footage of the primary residence, excluding any garage area, up to a maximum of 1500 square feet. A basement area of the principal residence utilized as a mother in law apartment is not subject to this size limit and may occupy the entire basement area.
- (D) **No Separate Meter for Utilities**  
All electric, gas, sewer and water service to the apartment shall be interconnected to and indistinguishable from that of the main dwelling unit and shall not have separate meters, service lines or billings.

- (E) **Use Limited to Family Members or Employees**  
The apartment shall be used exclusively by family members or an employee of a person residing in the main dwelling unit and not otherwise rented or leased.
- (F) **Kitchen Allowed**  
A mother-in-law apartment shall not have a kitchen unless an affidavit signed by the owner is filed for recording with the Clerk and Recorder acknowledging that the mother-in-law apartment may not be leased or rented.
- (G) **Other Applicable Standards**  
The mother-in-law apartment shall meet all other applicable standards in this Code unless specifically modified by this Section. Any mother-in-law proposal which does not comply with the provisions of this section shall require special use approval and the application fee shall be 20% of the fee for administrative special use. When the use does not qualify as a mother-in-apartment, or constitutes a second dwelling unit or two-family dwelling on the property due to rent or lease, variance of use approval shall be required.

### **5.3. DENSITY AND DIMENSIONAL STANDARDS**

#### **5.3.1. General Density and Dimensional Standards**

Tables 5-4 and 5-5 list the density and dimensional standards that apply within each zoning district. Other regulations of this Code or site specific conditions may further limit development. A blank cell means there is no applicable standard.

#### **5.3.2. Application of Density and Dimensional Standards**

**(A) Measuring Minimum Lot Width**

Minimum lot width is the minimum lot width at the front building setback line.

**(B) Measuring Setbacks**

Setbacks are measured from the property line, unless noted otherwise.

**(C) Setbacks for Corner Residential Lots**

Corner residential lots may have a reduced setback.

**(D) Setbacks for Specific Uses**

Some uses have a modified setback or height allowance.

**(E) Accessory Structure Not Located in Easement**

An accessory structure shall not be located within an easement, unless express permission from the beneficiary of the easement is provided.

**(F) Overlay Zoning District Standards May Apply**

**Table 5-4. Density and Dimensional Standards for Agricultural, Residential and Special Purpose Districts.**

Zoning District	Maximum Density (DU/ac)	Minimum Lot Size		Minimum Setbacks Principal(Accessory) <sup>19,5</sup>			Maximum Lot Coverage	Maximum Height
		Area	Width (at front setback line)	Front	Rear	Side		
Forestry and Agriculture								
F-5		5 acres <sup>1,2</sup>	200 ft	25 ft <sup>5</sup>	25 ft <sup>5</sup>	25 ft <sup>6</sup>	25 %	30 ft
A-35		35 acres <sup>1</sup>	500 ft	25 ft <sup>5,7,9</sup>	25 ft <sup>5,7,9</sup>	25 ft <sup>5,7,9</sup>	None	30 ft <sup>10</sup>
A-5		5 acres <sup>1, 2</sup>	200 ft	25 ft <sup>5,6,8</sup>	25 ft <sup>5,6,8</sup>	25 ft <sup>5,6,8</sup>	None	30 ft
Rural Residential/Rural Suburban								
RR-5		5 acres <sup>1,2</sup>	200 ft	25 ft <sup>6,8</sup>	25 ft <sup>6,8</sup>	25 ft <sup>6,8</sup>	25 %	30 ft
RR-2.5		2.5 acres <sup>1</sup>	200 ft	25 ft <sup>6</sup>	25 ft <sup>6</sup>	15 ft <sup>6</sup>	None	30 ft
RR-0.5		21,780 sq ft <sup>1,3</sup>	100 ft	25 ft <sup>15</sup>	25 (5) ft	10 ft <sup>15</sup>	None	30 ft
Residential Suburban Zoning Districts								
RS-20000		20,000 sq ft	100 ft	40 ft	40 (15) ft	15 ft	20 %	30 ft
RS-6000		6,000 sq ft <sup>17</sup>	50 ft	25 ft <sup>17</sup>	25 (5) ft <sup>17</sup>	5 ft <sup>17</sup>	40 %/ 45 % <sup>19</sup>	30 ft
RS-5000		5,000 sq ft <sup>11,17</sup>	50 ft	25 ft <sup>17</sup>	25 (5) ft <sup>17</sup>	5 ft <sup>17</sup>	40 % /45% <sup>19</sup>	30 ft
Residential Multifamily Zoning Districts								
RM-12	12	3,500 sq ft <sup>12,17</sup>	35 ft	15 ft <sup>14,17</sup>	20 ft <sup>14,17</sup>	10 ft <sup>14,17</sup>	70 %	40 ft
RM-30	30	5,000 sq ft <sup>13,17</sup>	75 ft	25 ft <sup>14,17</sup>	15 ft <sup>14,17</sup>	15 ft <sup>14,17</sup>	60 %	40 ft
Special Purpose Zoning Districts								
R-T		5 acres	200 ft	25 ft	25 (5) ft	25 ft <sup>16</sup>	30 %	30 ft
MHP	All standards are located in the zoning district standards.							
MHS	All standards are located in the zoning district standards.							
RVP	All standards are located in the zoning district standards.							
PUD	All development standards for principal and accessory uses are established by the Development Plan.							
<sup>1</sup> Specific uses may be subject to larger minimum lot area requirements.								
<sup>2</sup> In the event that the land to be partitioned, platted, sold or zoned abuts a section line County road, the minimum lot area for lots abutting the road shall be 4.75 acres and minimum lot width shall be 165 ft.								

- <sup>3</sup>Parcels containing stables or corrals shall have a minimum lot area of one acre.
- <sup>4</sup>Stables and corrals where allowed by the zoning shall comply with the minimum setbacks established for stables and corrals as established in Chapter 5.
- <sup>5</sup>Agricultural stands shall be setback a minimum of 35 feet from all property lines.
- <sup>6</sup>Kennels, pens and fur farms shall be setback a minimum of 100 feet from all property lines.
- <sup>7</sup>Kennels, pens and fur farms shall be setback a minimum of 200 feet from all property lines.
- <sup>8</sup>Sawmills shall be setback a minimum of 300 feet from all property lines.
- <sup>9</sup>Livestock feed and sales yards shall be setback a minimum of 200 feet from all property lines, except that loading facilities may be located adjacent to a road right-of-way where loading/unloading of animals takes place.
- <sup>10</sup>One additional foot of height is allowed for each foot of additional setback provided above the required minimums up to a maximum of 100 feet. For example, a maximum height of 35 feet is allowed for structures setback a minimum of 30 feet from all property lines and a maximum height of 50 feet is allowed for structures setback a minimum of 45 feet from all property lines.
- <sup>11</sup>Minimum lot area of 5,000 square feet applies to single-family dwellings. For two-family dwellings and all other uses a minimum lot area of 7,000 square feet is required.
- <sup>12</sup>The minimum lot area for single-family detached dwelling units is 5,000 square feet. The minimum lot area for two-family dwellings and all other allowed uses is 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.
- <sup>13</sup>Minimum lot area of 5,000 square feet applies to single-family detached dwellings, Two-family dwellings and the first 2 units of a multi-family development. An additional 1,000 square feet of lot area is required each additional dwelling unit within a multi-family development. The maximum multi-family density may not exceed 30 dwelling units per acre. All other uses are subject to a minimum lot area of 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.
- <sup>14</sup>The minimum distance between buildings shall be 10 feet.
- <sup>15</sup>The side yard setback for an accessory structure shall be 10 feet, unless the structure is at least 60 feet from the front property line or nearest road right of way, where a 5 feet setback is allowed. In no instance shall an accessory structure be closer to the front property line than the principal structure.
- <sup>16</sup>The side yard setback is 25 feet when the lot is 5 acres or larger, or 5 feet if the lot is less than 5 acres.
- <sup>17</sup>If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. A 25 foot perimeter boundary setback shall be maintained around the entire development, but a zero foot setback is allowed along any internal lot line within the development.
- <sup>18</sup>If no separate setback is shown in parentheses for accessory structures, the principal structure setback applies to accessory structures.
- <sup>19</sup>Where a single-story ranch style residence is proposed, the maximum lot coverage may be 45 % of the total lot area.

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El Paso County, CO



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**RESOLUTION NO. 17- 372**

**EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF  
COLORADO**

**APPROVAL OF AMENDMENT TO THE LAND DEVELOPMENT CODE (LDC-  
17-001)**

**WHEREAS**, the Planning and Community Development Department of El Paso County requests approval of Amendment(s) to Chapters 1, 4 and 5 of the Land Development Code as herein described, including other conforming amendments throughout the Code;

**WHEREAS**, a public hearing was held by the El Paso County Planning Commission on November 7, 2017, upon which date the Planning Commission did by formal resolution recommend approval of the proposed amendments, and

**WHEREAS**, a public hearing was held by this Board on December 12, 2017; and

**WHEREAS**, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The proposed amendment(s) to the El Paso County Land Development Code Choose an item. properly submitted for consideration by the Planning Commission.
2. Proper publication and public notice were provided as required by law for the hearing before the Planning Commission.
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons were heard at that hearing.
4. All data, surveys, analyses, and studies, as are required by the State of Colorado and El Paso County have been submitted, reviewed, and were received into evidence and found to meet the intent of the Introductory Provisions of the Land Development Code.

5. For the above-stated and other reasons, the proposed Amendment(s) are in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

**NOW, THEREFORE, BE IT RESOLVED** the El Paso County Board of County Commissioners hereby approves the amendment(s) to Chapters 1, 4 and 5 of the El Paso County Land Development Code, including other conforming amendments throughout the Code, as represented on the attached Exhibit "A" by underlining (additions) and strike-through (deletions):

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 12<sup>th</sup> day of December, 2017, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:



By:   
President

## Chapter 5

-Add tiny house, single lot to use chart as an allowed use in A-35, A-5, F-5, RR-5, R-T, MHS, MHP, and MHPR with site plan and use specific standards

-Add tiny house, recreational vehicle park to use chart as an allowed use in RVP with use specific standards.

-Amend the guest house allowance to allow for tiny house with reference to the use specific standards.

### 5.2.29 Guest House

#### (B) Type of Structure

A guest house may be within the principal structure, in a garage, in an accessory structure, **or as a tiny house meeting the use specific standards found in Section 5.2.51.**

### 5.2.49 Temporary Housing

Manufactured homes, post-1976 mobile homes, pre-1976 mobile homes, **recreational vehicles, or tiny houses** where the zoning allows ~~or recreational vehicles~~ may be used to provide temporary housing for the owner of a lot or parcel during the construction of a permanent dwelling on the lot or parcel, subject to temporary use permit requirements. The duration of the temporary housing shall not exceed 12 months unless a renewal is granted. The temporary housing shall be removed from the site at the end of the 12 month period or following completion of the construction, whichever comes first. An extension of time may be granted by the PCD Director following a finding that significant progress has been made in the construction of the permanent dwelling or there have been circumstances beyond the control of the property owner that have delayed construction. A recreational vehicle **or tiny house** shall only be used as temporary housing **as defined in Chapter 1 of this Code** ~~under with~~ a temporary use permit if a building permit has been issued and remains active for a permanent dwelling. **Tiny houses must also meet the prohibition of interior storage of water and wastewater outlined in the Tiny House, Single Lot section of this Code.**

-Add Tiny House, single lot to Chapter 5 use specific standards

-Add Tiny House, Recreational Vehicle Park to Chapter 5 use specific standards

#### **5.2.50 Tiny House, Recreational Vehicle Park**

**(A) Applicability**

The following standards apply to tiny houses within the Recreational Vehicle Park zoning district.

**(B) Minimum Construction Standard**

Tiny houses shall be constructed to ANSI RVIA standards. Tiny houses not constructed to ANSI RVIA standards shall be allowed with certification by a professional structural engineer certifying that, at a minimum, the unit and support structure has been designed in accordance with all applicable horizontal and vertical loads as required by the local authority having jurisdiction.

**(C) Exterior Appearance Single-Family in Character**

Tiny houses shall be finished on all sides with finished wood panel siding, vinyl siding, brick or stone veneer siding, stucco finish siding, other architecturally finished veneer, or with other similar types of siding as approved by the PCD Director.

#### **5.2.51 Tiny House, Single Lot**

**(A) Applicability**

The following standards apply to tiny houses used as a guest house or as a principle use on an individual lot or parcel. This section does not apply to tiny houses located in a Recreational Vehicle Park zoning district.

**(B) Number of Tiny Houses per Lot or Parcel**

One tiny house shall be allowed as a principle use on an individual lot or parcel, except in the A-35 (Agricultural) zoning district where two tiny houses may be allowed. One additional tiny house may be allowed on an individual lot or parcel where a guest house is permitted.

**(C) Minimum Construction Standard**

Tiny houses shall be constructed to ANSI RVIA standards. Tiny houses not constructed to ANSI RVIA standards shall be allowed with certification

by a professional structural engineer certifying that, at a minimum, the unit and support structure has been designed in accordance with all applicable horizontal and vertical loads as required by the local authority having jurisdiction.

**(D) Exterior Appearance Single-Family in Character**

1. All tiny houses shall be designed and constructed so as to comply with the following:
  - Be finished on all sides with finished wood panel siding, vinyl siding, brick or stone veneer siding, stucco finish siding, other architecturally finished veneer, or with other types of siding as approved by the PCD Director;
  - Have no attached motor as the means of propulsion;
  - Have premanufactured insulated residential grade exterior doors;
  - Have premanufactured insulated residential grade windows; and
  - Have residential style/type roofing materials.
2. Tiny Houses shall have a minimum of four of the following design features:
  - More than one type of exterior siding listed above in subsection D.1 on a single side in an integrated manner;
  - Upgraded entry feature, such as transom or side windows around an exterior door;
  - Exterior accessories, such as permanent shutters, or fixed sunshade devices, or gutters/downspouts;
  - Pitched roofline (3:12 pitch or steeper);
  - Dormers;
  - Premanufactured skylights;
  - Built-in porch or deck;
  - Exterior residential light sconces or downcans; or
  - Other features as otherwise approved by the PCD Director.

The provision of more than one item within the same category of design features may be counted independently towards the overall minimum requirements (e.g., including both a sunshade and shutters).

**(E) Screening**

- Tiny house wheels, running gear, and hitch components shall be either:
- Removed and the tiny houses set on a platform;

- Screened from view with skirting of the same exterior siding and materials as the tiny house;
- Screened from view via placement on a subsurface pad serving as a foundation and with integrated plantings and landscaping; or
- Screened with other methods as otherwise approved by the PCD Director.

**(F) Interior Storage of Water Prohibited**

No interior water storage tank, unless otherwise approved as an integrated water system by the PCD Director in consultation with El Paso County Public Health, shall be allowed within a tiny house.

**(G) Storage of Wastewater Prohibited**

No interior storage of wastewater, unless approved by the PCD Director in consultation with El Paso County Public Health, shall be allowed within a tiny house.

**(H) Proof of Utilities**

Proof of electric, natural gas, and/or propane availability is required. Proof of water and wastewater service is required unless otherwise approved by the PCD Director pursuant to subsections F and G above. Electrical, natural gas, propane, water, and wastewater connections must meet the requirements of the utility provider and/or El Paso County Public Health, as appropriate. Individual wells and on-site wastewater treatment systems (OWTS) shall be permitted in accordance with state and local regulations. A permit from the local jurisdiction having authority is required for electrical, gas, propane, and plumbing connections.

**(I) Tiny House Site Plan Review Required**

A tiny house site plan application shall be applied for and approved prior to the placement of the tiny house on an individual lot or parcel. Tiny house residential site plan applications shall, at a minimum, consist of the following:

- Proof of ANSI RVIA construction or certification by a professional structural engineer;
- Elevation drawings of the tiny house to include the method of screening/skirting and identification of the type of siding material(s);
- Floorplan of the tiny house;
- Proof of utilities;

- Applicable landscaping plan with subsurface pad; and
- Additional documentation as required by the PCD Director that may be necessary, in his or her opinion, to approve the site plan.

**(J) Accessory Structure Allowances**

Accessory uses to a tiny house used as a principle use are limited to residential accessory uses. Accessory structures exceeding the allowance of two times the size of the footprint of the tiny house may be approved by the PCD Director with the residential site plan review. Accessory structures exceeding the size limitation of the zoning district shall not exceed 500 square feet. An accessory structure exceeding this allowance shall require an application for relief from the dimensional standards.