

**TITLE 10**  
**CHAPTER 10-C**  
**CABINS OR TINY HOME PARKS ZONE**

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**SECTION 10C-1: PURPOSE:**

The purpose of this zone is to provide for the development of Cabin or Tiny Home Parks (CTP). Cabin or Tiny Home Parks are not intended for the isolated lot, but shall be for use in areas where larger tracts of land are available for development, and can be developed to a high standard of quality with landscaping, recreation facilities, etc.

Cabins or Tiny Homes Parks, are designed and intended from the beginning to serve the transient or traveling public with small cabins or Tiny Homes, placed or built on a permanent foundation with the structure containing sleeping, bathing and kitchen facilities. The Minimum zone size shall be ten (10) Acres.

The primary location for a Cabin or Tiny Home Park is close to Highway 59 or other major roadway or may be located more remotely if utilities and proper road access is available or will be available. It should not be located immediately next to a residential neighborhood.

**SECTION 10C-2: PERMITTED USES:**

Uses permitted in this zone are as follows:

- A. Accessory buildings and uses
- B. Household pets
- C. Cabins or Tiny Homes as defined in Title 10 Chapter 3 or Section 10C-5 below
- D. Park, playground, swimming pool and tennis courts or alike

- E. Other uses similar to the above and judged by the Planning Commission to be in harmony with the intent and character of this zone.

**SECTION 10C-3: CONDITIONAL USES:**

Uses requiring a conditional use permit in this zone are as follows:

- A. Clubhouse, sales or registration office, or on-site managers dwelling.
- B. Other uses approved by the planning commission as being in harmony with the intent of the zone and similar in nature to the above listed uses.

**SECTION 10C-4: HEIGHT REGULATIONS:**

No cabins/tiny home shall be erected to a height greater than eighteen (18’).

No accessory building shall be erected to a height greater than fifteen (15’) feet.

No club house/office may be erected to a height greater than twenty five (25’) feet.

**SECTION 10C-5: CABINS OR TINY HOME PARK DEVELOPMENT STANDARDS:**

Definitions:

A Cabin is a small stick built or small manufactured home, built or placed on a permanent foundation and is less than 400 Sq Feet under roof.

A Tiny Home is a stick built or small manufactured home, built or placed on a permanent foundation, and is less than 400 Sq. Feet under roof.

Any Cabin or Tiny Home that has wheels or skids and not placed on a permanent foundation shall be considered a Recreational Vehicle and may not be placed or used in this zone. But it shall be placed in a Recreational Vehicle Park zone.

A. Minimum Size: Each Cabin or Tiny Home Park shall have a minimum size of ten (10) acres, unless smaller is allowed by a development agreement (see Section 10C-6-J).

B. Roads:

1. Width: Each Cabin or Tiny Home Park shall have roads of at least twenty five feet (25’) in width.
2. Construction Specifications: All Units shall be served by paved roads constructed to Town standards and bounded by curb and gutter and approved by the Town.

- C. Park Access: Access to all Cabin or Tiny Home Parks shall be from a dedicated and approved public street at an approved point or points. No units shall have direct access from a public street nor may traffic enter or exit through a residential neighborhood.
- D. Off Street Parking: Hard surface (Concrete or paved) parking spaces shall be provided for the minimum parking of two (2) vehicles for each unit.
- E. Recreation Space: Recreation space shall be provided for each Cabin or Tiny Home Park having ten (10) or more units and shall be maintained for such use. A minimum usable area of five thousand (5,000) square feet shall be set aside and developed for each such park and an additional one hundred (100) square feet shall be provided for each unit above ten (10) units. This is in addition to the outdoor living space mentioned in Section 10C-6-G of this ordinance. This recreation space is not the open space behind or between units or streets. It is a separate facility common to all units in the development, such as a club house.
- F. Density: The maximum density for a Cabin or Tiny Home Park shall not exceed ten (10) units per gross acre.
- G. Unit size: Each unit shall be less than 400 sq ft under roof.
- H. Distance of Units: No unit shall be closer than twenty feet (20'). No unit in a Cabin or Tiny Home Park shall be located closer than the distance required herein.
- I. Minimum Yard Clearances for each unit:
  - 1. Front or side yard on a public street, twenty five feet (25').
  - 2. Side yard bordering adjacent property, ten feet (10').
  - 3. Rear yard bordering adjacent property, ten feet (10').

**SECTION 10C-6: OTHER REQUIREMENTS:**

- A. Perimeter Fence: A Cabin or Tiny Home park shall be fenced at the perimeter with a six foot (6') high block wall fence.
- B. Building Code; Permit: Installation of infrastructure and any Cabin or Tiny Home Park structures shall be done in conformance with the requirements of the current edition of the building code and with approval of the building department, and the issuance of a building permit.
- C. Utilities Required: Each unit shall be connected to water, sewer and electricity. All utility connections shall be located underground. Water and sewer plans shall be

approved by the Big Plains Water and Sewer Special Service District and the Town's Public Works Department.

- D. Street Construction: All streets in a Cabin and Tiny Home Park shall be paved according to the construction standards of the Town and shall be bounded by curb and gutter.
- E. All lighting shall comply with title 28 Outdoor Lighting Ordinance.
- F. Landscape Plan: A detailed landscape plan shall be submitted for each Cabin or Tiny Home Park, and shall be approved by the Planning Commission.
- G. Outdoor Living Space: Each Cabin or Tiny Home Park unit shall be provided with a minimum of three hundred (300) square feet of "outdoor living" space located adjacent to each unit. Said outdoor living space shall be maintained in a clean and weed free manner and shall be kept free from garbage or debris of any kind.
- H. No tents of any kind may be used in this zone.
- I. All Cabin or Tiny Home Parks shall require a full time (24/7) on-site manager, who shall be responsible for ensuring compliance with the rules and regulations of the Town and safety of the property.
- J. A Recreational Vehicle Park and Cabin or Tiny Home Park may be combined in one park, and the minimum size of park may be smaller than 10 acres with details of such mixed zoning and park size variations being outlined in a Development Agreement.

**SECTION 10C-7: SUBDIVISION REQUIREMENTS:**

If the Cabin or Tiny Home Park is not intended to be in a single ownership, rather is intended to be sold as individual lots, the subdivision shall then be subject to all applicable requirements of the Town's subdivision ordinance.