



# Small Lots and Starter Homes Amendments

HB 184

---

## HB 184 - Makes it possible for a city to say yes (or no) to building a small home without having to change the whole zone.

Currently if a person requests to build a less expensive home many times, it will not be possible because of one of our many zoning requirements.

Even if the home makes good sense, and harms no one, and would benefit the property owner and the neighborhood, if it doesn't meet every zoning requirement - it is almost impossible to allow it to be built.

- The city office staff doesn't have the authority to say yes - it is just against the zone.
- The planning commission can't say yes - it is just against the zone.
- Even the city council can't say yes to the single small project. They would typically have to **change the requirements for the whole zone** in order to be able to allow the single small home to be built.

- 
- Under this bill a person may request to build a home on a small lot or a starter home.
  - The city can tell them yes or no.
  - If the city council and/or planning commission votes yes, or chooses to not take action within 30 days, the small lot or starter home will become a permitted use.
  - It would then subsequently need to go through all of the normal steps that any other permitted use would have to go through to get a permit and be allowed to be built.

---

### Smaller Lots

If the request to build on a small lot becomes a permitted use - the home will be allowed to be built on a lot if it is 5400 square feet or larger.

### Starter Homes

If the request to build a starter home becomes a permitted use.

#### The Starter Home Must:

1. Be sold to its first owner for less than the median home price in the county.
2. Be deed restricted to be owner occupied for the first two years of ownership so it won't be possible to build several and then turn them all into rentals.
3. Still follow building code

#### The Starter Home May:

- Be built on any sized small lot
- Be built with smaller setbacks.
- Be built with a smaller frontage
- Be built any size
- Be built covering any percentage of the lot (within
- Be built without a garage. (but must still have the required parking)