

Tiny House Amendment

Warrant Article #___: To see if the Town will vote to amend the Town of Shutesbury Zoning Bylaw by Amending Section 3.1-1 Use Table, Adding Section 4.4-25 Tiny Houses; and Section 13.2 Definitions , or take any other action related thereto.

3.1-1 Use Table

Amend Use table by Adding to Residential Uses:

Use Category	RR	FC	TC	LW
Tiny House	SPR-Z	SPR-Z	SPR-Z	SPR-Z

4.4-5 Tiny Houses

- A. A Tiny House is allowed under the Massachusetts Building Code and shall comply with the dimensions and specifications of the International Residential Code (IRC) Appendix Q as adopted by the Massachusetts Building Code, as Appendix IQ
- B. A Tiny House may be a primary dwelling or an accessory dwelling unit and will comply with requirements accordingly in this bylaw including Section 4.2 Dimensional Table.
- C. The Tiny House shall be consistent with all applicable local, state and federal requirements, regulations, and laws including but not limited to all applicable health, safety, utility, construction and electrical requirements. This shall include a Tiny House having permanent water, septic and electrical connections approved by the Shutesbury Board of Health, Requirements for Title V 310 CMR 15.00, and local septic and well regulations, as appropriate. A building permit shall be required.
- D. A Tiny House unit shall not be a recreational vehicle (commonly known as an RV), auto home, shipping container, motor vehicle, semi-trailer, camper, or boat.
- E. A Tiny House shall not be located upon a lot with a commercial or other non-residential use.
- F. There shall be at least one parking space dedicated to use for the Tiny House.

13.2 Definitions

Tiny House – a dwelling consistent with the requirements and specifications of Massachusetts Building Code Appendix IQ. Unless otherwise defined by Massachusetts Building Code, a Tiny House is a detached structure containing a dwelling unit with a maximum of 400 square feet of habitable living space, excluding lofts, projections from bay windows, open decks, porches or exterior utility and storage compartments, and no more than 15 feet in height, that is connected to electricity, water, and sewer or septic, and on a fixed foundation, intended for residential use.