ORDINANCE NO. 23-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLOSSOM, TEXAS; REGULATING MINIATURE, TRANSPORTABLE HOUSING (TINY HOUSES); PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS($2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Blossom encourages real estate development consistent with health and safety concerns and the value of real property; and

WHEREAS, the City should regulate small transportable housing because of the impact on the value of real property in the City, and because of the impact on health and safety of the citizens; and

WHEREAS, guidelines and regulations regarding size, dimensions, and location of transportable miniature housing provide both information to the public and a base line for regulations; and

WHEREAS, restrictions on location of miniature transportable housing to specified areas which have been designed and constructed consistent with the regulations of the City assures the enjoyment of property by all concerned.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOSSOM TEXAS, THAT:

SECTION 1. DEFINITIONS

A. "Tiny House Park": A unified development configured as a single, undivided lot but on which individual lease pads, along with common areas , vehicular travel areas, and open spaces area established , as approved by the City of Blossom . A "Tiny House Park" may include camper vehicles or recreational vehicles on site conditioned on those vehicles having the sanitation and hygiene requirements of this Ordinance.

B. "Tiny House": A principal residential dwelling that has a square footage of no less than one hundred (100) square feet and no greater than One Thousand One Hundred (1100) square feet,

with said dwelling being structurally attached to a transportable chassis, with or without a permanent foundation, capable of being connected to available utilities including plumbing (water and sewer service), mechanical, natural gas, communications, and electrical systems. A manufactured home which has a square footage of One Thousand One Hundred (1100) or less is considered to be a tiny home.

SECTION 2. Tiny Houses constructed or otherwise located in the City must meet the following requirements:

A. **Minimum Unit Size**: Each "Tiny House" shall have a minimum gross floor area of not less than one hundred (100) square feet, nor no more than One Thousand One Hundred (1100) square feet excluding porches and decks.

B. **Minimum Ceiling Height**: The minimum ceiling height in a "Tiny House" shall be six feet eight inches (6'8"). (See Exhibit A attached)

C. **Width**: A "Tiny House" must be not less than seven feet (7.0') and no greater than eight feet six inches (8.6') in width.

D. **Depth**: Each "Tiny House" must measure not less than twelve feet (12') and not greater than forty feet (40') in length.

E. **Personal Hygiene**: Each "Tiny House" shall have an area dedicated to personal hygiene which will include at a minimum shower and toilet facilities capable of connection to City plumbing and discharging wastewater.

F. No more than one "Tiny House" can be constructed or located per residential lot unless or until the land is designated a "Tiny House Park" consistent with this Ordinance.

SECTION 3. *TINY HOUSE PERMANENT FOUNDATION/NON-TRANSPORTABLE.* Any dwelling which meets the definition of Tiny House as set forth in this Ordinance which is permanently installed or placed on a foundation or otherwise secured without a chassis or without wheels or tires, must meet the building standards and building codes for the City of Blossom. Nothing in this Ordinance shall be considered to grant permission for the instillation or construction of a structure which meets the definition of a Tiny House in violation of the Building Codes Regulations including lot size, construction material, driveways, electricity, utilities, offsets.

In addition, a permanently installed Tiny House must meet the sections of the International Residential Code, attached hereto as Exhibit "A", which are incorporated by reference as a part of this Ordinance.

A. **Foundation Platforms**: Tiny Houses located in the City shall be constructed with one of the following foundation platforms:

1. Mobile or wheeled platforms shall be permitted in the form of a trailer vehicle that is registered with the Texas Department of Motor Vehicles (TxDMV). Such dwellings may be towed in place by means of a bumper hitch, frame towing hitch, fifth wheel connection, gooseneck type, or other approved towing method.

2. All Tiny Houses with mobile or wheeled platforms shall be:
   (a) Anchored to the ground or pad with an auger/ground anchors when located on a Pad; and
   (b) If the Tiny House is installed on a pad for more than thirty (30) days there must be fire resistant skirting, with the necessary vents, screens, and/or openings.

3. Conventional foundation platforms without wheeled undercarriages, such as a concrete slab, pier and beam, perimeter grade beam, and similar permanent foundation types shall be permitted, with such foundations being certified by a registered professional structural engineer as a condition of securing building permit approval.

B. **Pad Requirements**:

1. **Area**: Each Pad shall have an area of not less than eight hundred (800) square feet and not greater than One Thousand One Hundred (1100) square feet.
2. **Width**: Each Pad shall not be less than twenty feet (20') wide and not greater than thirty feet (30') wide.

3. **Depth**: Each Pad shall not be less than thirty-seven feet (37') in depth and not greater than one hundred feet (100') in depth.

C. **Setbacks:**

1. **Adjoining property lines**: When located on a Pad, a Tiny House shall be setback not less than five feet (5.0') from the property line of the property; provided, however, porches, awnings and other additions attached to the Tiny House may project a distance of not greater than an additional three feet (3.0') beyond the foregoing setback.

SECTION 4. *TINY HOUSE PARK DESIGN*: Prior to any construction , installation or parking of a "Tiny House" in a Tiny House park, a design lay out must be pre-approved by the City Council, and the Council must then designate the area as a Tiny House park consistent with this Ordinance. The design lay out must contain dimensions and be relative to scale, containing pad locations, utilities, dump stations and vehicular traffic paths. The Council may hold public hearings, notify surrounding real property owners, and set conditions on any approval of any Tiny House park design.

SECTION 5 *CONFLICTS*. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other Ordinances of the City of Blossom governing the use and development of the property which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced, the strictest standard shall be controlling unless the City Council determines by approval of a Motion or Resolution that the less stringent standard is to apply.

SECTION 6. *SEVERABILITY CLAUSE*. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the City of Blossom Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or the City of Blossom Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 7. *SAVINGS CLAUSE.* An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Blossom Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 8. *PENALTY – CIVIL AND CRIMINAL.*

A. Any person violating any of the provisions of this Ordnance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars ($2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

B. For any "Tiny House" constructed or located in violation of this Ordinance, the owner or occupant shall be liable for a civil penalty of one thousand dollars ($1,000) per day for such violation. Each separate day shall be considered a separate violation for purposes of this Ordinance. In addition, the City may pursue additional civil remedies including but not limited to injunction.

SECTION 9. *EFFECTIVE DATE.* This Ordinance shall become effective from and after the date of its passage and final publication in the newspaper of record for the City of Blossom.

PASSED AND APPROVED on the 18TH day of JAN., 2024, with size modifications (1100 sq ft minimum) . Signed as modified on the 8TH day of OCTOBER, 2025 .

Mayor City of Blossom

ATTEST:

Secretary City of Blossom

David Hamilton
Attorney City of Blossom