HOUSING STRATEGY

Allowing the development of small square footage residential unit sizes.

COUNTY STAFF DIRECTION

Supported

Likelihood that this strategy will be supported by the County and formulated into an effective tool to advance affordable housing. County staff direction based on proposed amendments to the Zoning Resolution, as summarized on this sheet.

SUPPORT FROM THE 2015 COUNTY MASTER PLAN	YES / NO	The Fremont County Master Plan supports this proposed strategy by encouraging innovative construction styles and techniques such as tiny homes and barn conversions and development on a variety of lot sizes.
SUPPORT FROM THE 2019 HOUSING NEEDS ASSESSMENT	YES / NO	The Fremont County Housing Needs Assessment supports this proposed strategy through the recommended policy tool regarding small home, cluster subdivision development and smaller lot, walkable development neighborhoods.

STRATEGY PRIORITIZATION: COMMUNITY FEEDBACK

58.3%	25.0%	16.7%
OF COMMUNITY PRIORITY VOTES	*OF COMMUNITY PRIORITY VOTES*	*OF COMMUNITY PRIORITY VOTES*

STRATEGY PRIORITIZATION CONDUCTED AT COMMUNITY OPEN HOUSE ON JUNE 5, 2023

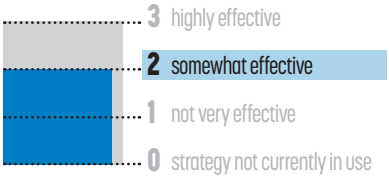
HIGH PRIORITY Definitely implement this strategy	MEDIUM PRIORITY Consider this strategy as a potential option	NOT A PRIORITY Do not use this strategy
Commit to allowing for manufactured home parks where appropriate and compatible with existing development	*Consider allowing innovative construction styles and techniques such as tiny homes and barn conversions where appropriate and compatible with existing development*	*Continue the current standard of allowing for minimum 400 square foot dwelling units*

CURRENT STRATEGY USE & EFFECTIVENESS

The County reduced square footage standards in 2020. Park model homes have also been built in the County. Additional code amendments associated with mobile homes and tiny home communities would make this strategy more effective.

Current Strategy Use

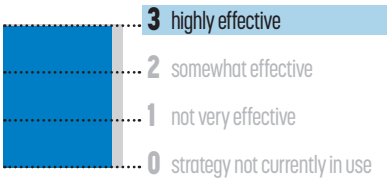
Current Strategy Effectiveness



POTENTIAL STRATEGY EFFECTIVENESS

The effectiveness of this strategy may be enhanced by the following amendments to the County's Zoning Resolution, as listed below.

Potential Strategy Effectiveness



Amendments to Zoning Resolution

- Add definitions for Tiny Home and Tiny Home Communities.
- Add new general requirements for Tiny Home Communities and allow as a special review use (SRU) in the R2, R3, Rural Highway Business, and Business Zones.
- Permit Tiny Homes as an accessory dwelling unit (ADU) if placed on permanent foundation and constructed in accordance with the International Residential Code.
- Remove prohibition on mobile homes and their classification as a non-conforming use.