

1. Public Workshop

1.I. Agenda Request Adding Tiny Homes On Wheels In R2-A

Documents:

[PLANNING COMMISSION AGENDA REQUEST FORM_.PDF](#)
[THOWS IN R-2A DISTRICTS - ZONING COVER.DOCX](#)
[ZONING 8.5 X 11 STRS.PDF](#)

1.II. 2020 Comprehensive Plan Brainstorming

**Town of Lyons
 Planning and Community Development Commission Meeting
 Agenda Request Form**

Name: Wilburn Anthony Smith, III (“Tad”)	
Address: 59 S Taft Hill Road Fort Collins, CO 80521	
Phone: 917-843-1364	fax: NA
Date of Request: Tuesday, July 23, 2019	
Meeting Date: Monday, August 19, 2019	
Return Request Form By:	
Subject: Amending Lyons Municipal Code to allow for Tiny Homes on Wheels in R-2A districts	
Please describe below, in as much detail as possible, information concerning the item you wish to present before the Lyons Planning Commission. If the PC has all the information needed, they can make a decision or render an opinion in a much more expeditious manner. Your appearance is required in order for the PC to make a decision.	
Presentation: Town of Lyons Ordinance No. 1047 did not permit Tiny Homes	
on Wheels in R-2A districts because zoning for R-2A districts (Lyons Municipal	
Code Sec. 16-3-170) does not permit ADUs in any form, instead allowing for a	
detached second dwelling unit up to 900 sq ft. Proposal is to allow Tiny Homes	
on Wheels as a detached second dwelling unit in R-2A districts, subject to	
construction standards, compatibility and other requirements of the ordinance.	

Please mail this request form to Town Clerk, Town of Lyons, P.O. Box 49, Lyons, Colorado, 80540. Or fax to 303-823-8257. The Clerk will be in touch with you to let you know if you have been placed on the requested date’s agenda. For questions contact the Town Clerk’s office at 303-823-6622 ext 13.

**Town of Lyons, Colorado
Planning and Community Development Comm
PCDC Agenda Cover Sheet
Agenda Item No: I
Meeting Date: 8/26/19**

TO: Planning and Community Development Commission

FROM: Paul Glasgow, AICP

DATE: 8/23/19

ITEM: AGENDA REQUEST – AMENDING LYONS MUNICIPAL CODE TO ALLOW FOR TINY HOMES ON WHEELS IN R-2A DISTRICTS - DISCUSSION/DIRECTION TO STAFF

ORDINANCE
 MOTION / RESOLUTION
 INFORMATION

I. REQUEST OR ISSUE:

A citizen-initiated PDCD agenda request to update the Lyons Municipal Code, section [16-3-170 R-A Medium High Density Residential district](#). The request is to allow THOWs to be allowed as the second dwelling unit in the R-2A district.

I. RECOMMENDED ACTION / NEXT STEPS:

Board of Trustees reviewed the agenda and has requested that the PCDC provide a letter directing the Board of Trustees consideration of permitting or not permitting THOWs in R2-A.

II. FISCAL IMPACTS:

Currently THOWs as ADUs are exempt from the requirement to pay tap fees and the requirement to purchase a water share for development. If allowed as a second primary dwelling unit Staff recommends, they should pay for themselves.

III. BACKGROUND INFORMATION:

When ADUs and THOWs ordinances were adopted both the PCDC and the Board of Trustees considered allowing ADUs in R-2 and R-2A. They were not permitted. ADUs are allowed in R-1, E, EC and A districts; THOWs are allowed in R-1 and A districts. All ADUs require a homeowner to reside on the property. If allowed as a second dwelling unit without other restrictions both dwelling units (including the THOW) on a R-2A property could be rental units.

The Board of Trustees requested that they hear the issue prior to it being placed on the PCDC agenda. After hearing the issue, they directed staff to bring the issue to PCDC for a quick recommendation. If allowed as a second dwelling unit they would like special attention paid to how they could be STRs, i.e. that a primary residential requirement is included similar to the existing STR ordinance.

IV. LEGAL ISSUES:

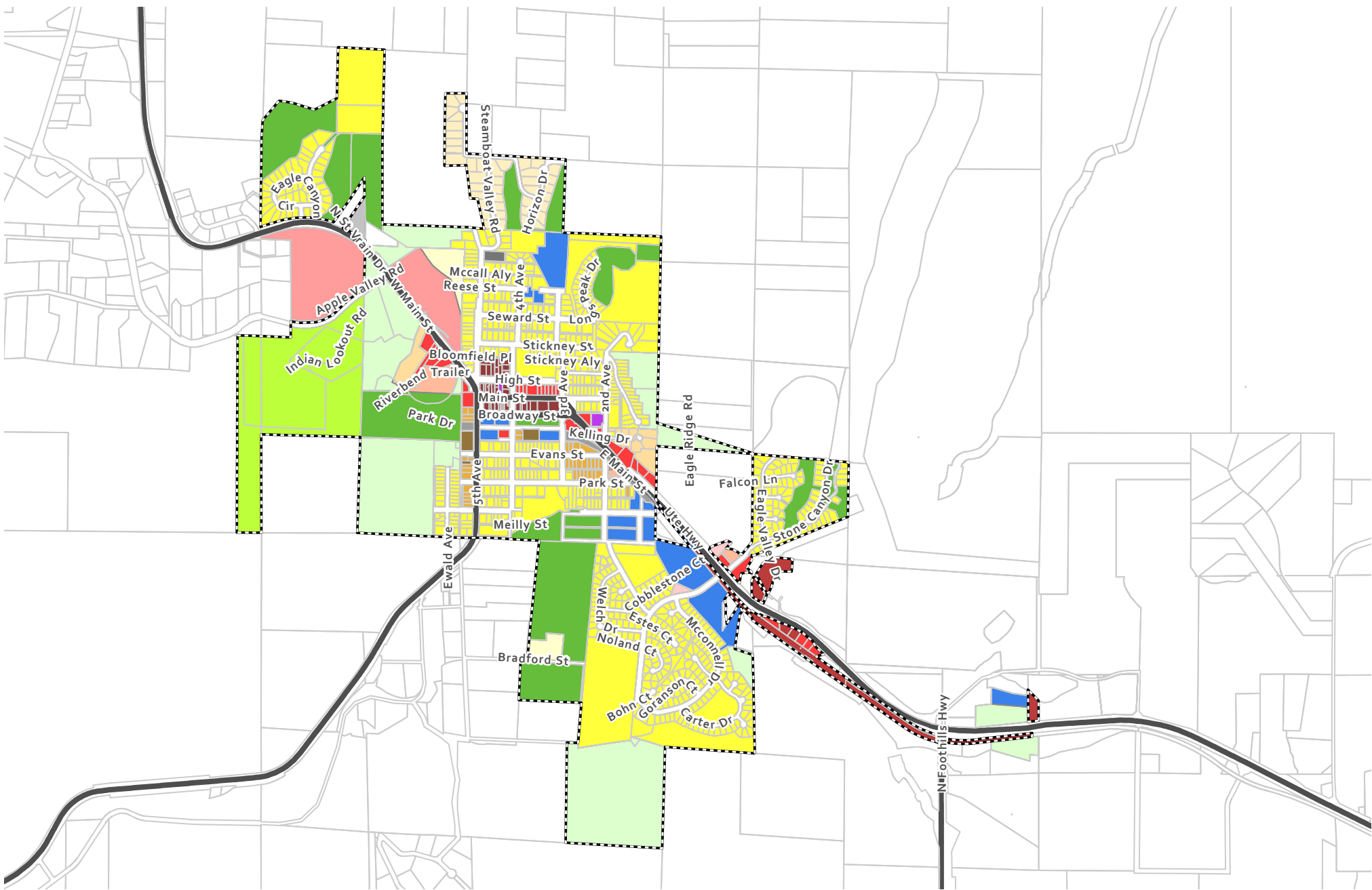
NA

V. CONFLICTS OR ENVIRONMENTAL ISSUES:

NA

Attachments:

1. PCDC agenda request form.



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|------------------------|---|--|---|
| Highway | Estate Country Residential EC | Business B | Light Industrial LI |
| Zoning District | Low Density Residential R-1 | Commercial Entertainment CE-1 | General Industrial GI |
| Agricultural A-1 | Medium Density Residential R-2 | Commercial Planned Use Development PUD-C | Municipal Facilities and Service District M |
| Agricultural A-2 | Medium-High Density Residential R-2A | Commercial C | Parks and Open Space POS |
| Estate Residential E | High Density Residential R-3 | Commercial Eastern Corridor CEC | Unknown |
| | Mixed Use Planned Unit Development PUD-MU | Commercial Downtown CD | |