

Town of Perdido Beach- Planning Commission  
December 7, 2016-6:30 pm-Town Hall

The Planning Commission of the Town of the Perdido Beach held its regular meeting at the Town Hall on December 7, 2016. Chairman Brewer called the Meeting to order at 6:30 pm.

**Members Present:** Commissioners: Chairman Jim Brewer, Mr. John Dobbs, Mr. Jerry Reagan, Mayor Kae Hamilton and Mrs. Lynn Thompson-Secretary.

**Members Absent:** None

**Others Present:** Mrs. Diane Burnett-SARPC and Members of the Town.

**Invocation:** Mr. John Dobbs      **Pledge of Allegiance:** Mr. Jerry Reagan

**Hearing of Applications:** None

**ITEM:** Read and approve the November 2, 2016 Regular Meeting Minutes.

Motion by Mr. Dobbs, seconded by Mr. Reagan to approve the November 2, 2016 Minutes.

**No Discussion:**

**"YES"**

Mr. Dobbs  
Chairman Brewer  
Mr. Reagan  
Mayor Hamilton  
Mrs. Thompson

**Roll Call:**

**"ABSTAIN"**

**"NO"**

Majority voting in favor-motion carried to approve the minutes as presented.

**Public Comments:** None

**Guest Speakers:** None

**Officer's Reports:**

**Mayor's Report:** No Report

**Chairman's Report:** No Report

**(SARPC) Representative Report:**

Mrs. Diane Burnett announced the annual South Alabama Regional Planning Commission (SARPA) Meeting to be held on December 8<sup>th</sup> and 9<sup>th</sup> at the Grand Hotel Marriott-Point Clear, Alabama.

**Unfinished Business:**

Discussed Proposed Amendments to the Land Use and Zoning Ordinance

- Discussed adding verbiage to the Land Use and Zoning Ordinance, Section 12.2.2 "Recreational Vehicles"
- **Article XIII-Section 13.6** Buildings and Access
- Reviewed shipping container and Tiny House information (Attached)

**ITEM:** Motion by Mr. Dobbs, second by Mr. Reagan to send a recommendation to the Town Council to amend the Town of Perdido Beach Land Use and Zoning Ordinance.

(Recommendation Attached)

**Discussion:**

Roll Call:  
"ABSTAIN"

"YES"

"NO"

Mr. Dobbs  
Chairman Brewer  
Mr. Reagan  
Mayor Hamilton  
Mrs. Thompson

All in favor, motion carried.

New Business:

- **Mrs. Burnett-(SARPC) agreed to provide training to the incoming newly elected Planning Commission Members at the next regular meeting.**
- **Elect Chairman 2017 (Tabled until the next meeting)**
- **Elect Secretary 2017 (Tabled until the next meeting)**
- **Mayors' Appointments to the Planning Commission**
  - Mr. Darrell Crase
  - Mr. Bob Gross
  - Mr. Chris Head
  - Mrs. Christi Koehle
- Discussed Town Planning Commission to assume responsibility of being responsible for a commercial site review. Article V-Section 5.1, B-1 Professional Business Section, Town of Perdido Beach Land Use and Zoning Ordinance. **(No Action Taken)**
- **Adopting the Fiscal 2017 Meeting Schedule:**

Motion by Mr. Dobbs, second by Mayor Hamilton to adopt the 2017 Meeting Schedule.

No Discussion:

"YES"

Roll Call:  
"ABSTAIN"

"NO"

Mr. Dobbs  
Chairman Brewer  
Mr. Reagan  
Mayor Hamilton  
Mrs. Thompson

All in favor, motion carried unanimously.

- **Discuss Town Planning Commission assuming responsibility of commercial site review. (No Action Taken)**

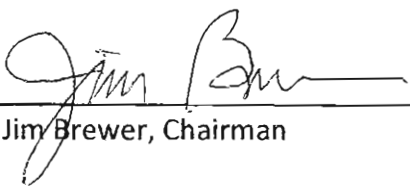
Announcements:

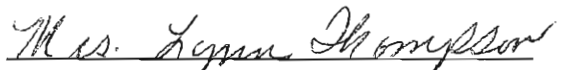
Next Regular Planning Commission Meeting January 4, 2016-6:30 pm.

Adjournment:

Being no further business there was a motion by Mr. Dobbs, seconded by Chairman Brewer to adjourn. The meeting ended at 6:50 pm.

**ATTEST:**

  
\_\_\_\_\_  
Mr. Jim Brewer, Chairman

  
\_\_\_\_\_  
Mrs. Lynn Thompson, Secretary

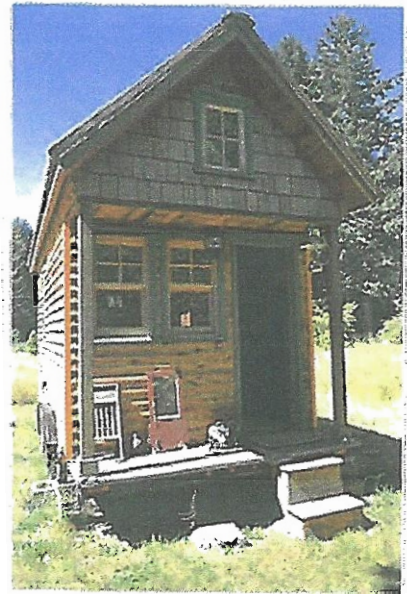
# Tiny house movement

From Wikipedia, the free encyclopedia

The **tiny house movement** (also known as the "small house movement"<sup>[1]</sup>) is a description for the architectural and social movement that advocates living simply in small homes. There is currently no set definition of what constitutes a tiny house; however, a residential structure under 500 square feet (46 m<sup>2</sup>) is generally accepted to be a tiny home.<sup>[2]</sup>

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- 2 Outside the United States
- 3 Issues
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A tiny mobile house in Olympia, Washington, United States

## Background

In the United States the average size of new single family homes grew from 1,780 square feet (165 m<sup>2</sup>) in 1978 to 2,479 square feet (230.3 m<sup>2</sup>) in 2007, and to 2,662 square feet (247.3 m<sup>2</sup>) in 2013, despite a decrease in the size of the average family.<sup>[3][4]</sup> Reasons for this include increased material wealth and prestige.<sup>[3]</sup>

The small house movement is a return to houses of less than 1,000 square feet (93 m<sup>2</sup>). Frequently the distinction is made between *small* (between 400 square feet (37 m<sup>2</sup>) and 1,000 square feet (93 m<sup>2</sup>)), and *tiny* houses (less than 400 square feet (37 m<sup>2</sup>)), with some as small as 80 square feet (7.4 m<sup>2</sup>).<sup>[5]</sup> Sarah Susanka has been credited with starting the recent countermovement toward smaller houses when she published *The Not So Big House* (1997).<sup>[3]</sup> Earlier pioneers include Lloyd Kahn, author of *Shelter* (1973) and Lester Walker, author of *Tiny Houses* (1987). Henry David Thoreau and the publication of his book *Walden* is also quoted as early inspiration.<sup>[6]</sup>

Tiny houses on wheels were popularized by Jay Shafer who designed and lived in a 96 sq ft house and later went on to offer the first plans for tiny houses on wheels, initially founding Tumbleweed Tiny House Company, and then Four Lights Tiny House Company (September 6, 2012).<sup>[7][8]</sup> In 2002, he co-founded, along with Greg Johnson, Shay Salomon and Nigel Valdez the Small House Society.<sup>[9]</sup> Salomon and Valdez subsequently published their guide to the modern Small House Movement, *Little House on a Small Planet* (2006) and Johnson published his memoir, *Put Your Life on a Diet* (2008)

In 2005, after Hurricane Katrina, Marianne Cusato developed Katrina Cottages, that start at 308 square feet (28.6 m<sup>2</sup>) as an alternative to FEMA trailers. Though these were created to provide a pleasant solution to a disaster zone, Cusato received wider interest in her design from developers of resorts, for example.<sup>[10]</sup>

With the financial crisis of 2007–08, the small house movement attracted more attention as it offers housing that is more affordable and ecologically friendly.<sup>[11]</sup> Overall, however, it represents a very small part of real estate transactions. Thus only 1% of home buyers acquire houses of 1,000 square feet (93 m<sup>2</sup>) or less.<sup>[12]</sup> Small houses are also used as accessory dwelling units (or ADUs), to serve as additional on-property housing for aging relatives or returning children, as a home office, or as a guest house.<sup>[12]</sup> Typical costs are about \$20,000 to \$50,000 as of 2012.<sup>[12]</sup>

In Oakland, California, Gregory Kloehn builds small houses out of found materials, for an estimated cost of \$40.<sup>[13][14]</sup>

Small and tiny houses have received increasing media coverage<sup>[15]</sup> including a serial television show, *Tiny House Nation*,<sup>[16]</sup> in 2014 and *Tiny House Hunters*. The possibility of building one's own home has fueled the movement, particularly for tiny houses on wheels. Tiny houses on wheels are often compared to RVs. However, tiny houses are built to last as long as traditional homes, use traditional building techniques and materials, and are aesthetically similar to larger homes.<sup>[17]</sup>

Some companies have put into motion plans to create tiny home developments.<sup>[18]</sup>

## Outside the United States

While the movement is most active in America, interest in very small homes has been revived in other developed countries, as well. For example,

- In Japan, where space is at a premium, Takaharu Tezuka built the *House to Catch the Sky* in Tokyo, a 925-square-foot (85.9 m<sup>2</sup>) home for four;
- In Barcelona, Spain, Eva Prats and Ricardo Flores presented the 300-square-foot (28 m<sup>2</sup>) *House in a Suitcase*;
- In Britain, Abito created intelligent living spaces apartments of 353 square feet (32.8 m<sup>2</sup>) in Manchester; Tiny House Scotland has created the prototype Nesthouse<sup>[19]</sup> - a 23m<sup>2</sup> (250 sq ft) modular moveable small eco-house to explore the possibilities of sustainable small scale living<sup>[20]</sup> in a highly insulated timber framed structure with some Passivhaus principles ensuring very low energy usage.
- In Germany, British architect Richard Horden and the Technical University of Munich developed the *Micro Compact Home (M-CH)*, a high end small<sup>[31]</sup> (76-square-foot (7.1 m<sup>2</sup>)) cube, designed for 1–2 persons, with functional spaces for cooking, hygiene, dining/working, and sleeping.<sup>[21]</sup>
- In Russia and Germany, architect Maxim Kurennoy from Futteralhaus GmbH developed the "Futteralhaus Modell FH\_25" (25 m<sup>2</sup>), designed for family with 1-2 children, a studio with bath, kitchen, sleeping nook, living area and terrace space.



Tiny House Giant Journey travels through the Petrified Forest National Park in Arizona while an RV drives by.

## Issues

This increase in popularity of tiny houses, and particularly the rapid increase in the number of both amateur and professional builders, has led to concerns regarding safety among tiny house professionals. In 2013, an Alliance of tiny house builders was formed to promote ethical business practices and offer guidelines for construction of tiny houses on wheels.<sup>[22]</sup> This effort was carried on in 2015 by the American Tiny House Association. In 2015, the

nonprofit American Tiny House Association was formed to promote the tiny house as a viable, formally acceptable dwelling option and to work with local government agencies to discuss zoning and coding regulations that can reduce the obstacles to tiny living.<sup>[23]</sup>

One of the biggest obstacles to growth of the tiny house movement is the difficulty in finding a place to live in one.<sup>[24]</sup> Zoning regulations typically specify minimum square footage for new construction on a foundation, and for tiny houses on wheels, parking on one's own land may be prohibited by local regulations against "camping."<sup>[25]</sup> In addition, RV parks do not always welcome tiny houses. DIYers may be turned away, as many RV parks require RVs be manufactured by a member of the Recreational Vehicle Industry Association "(RVIA)".

Tiny houses on wheels are considered RVs and not suitable for permanent residence, according to the RVIA. From RVBusiness, "The RVIA will continue to shy away from allowing members who produce products that are referred to as 'tiny houses' or 'tiny homes'. (However, the RVIA does allow "tiny home" builders to join as long as their units are built to park model RV standards.)"<sup>[26]</sup>

In 2014, the first "tiny house friendly town" was declared in Spur, Texas; however, it was later clarified that a tiny house may not be on wheels but must be secured to a foundation.<sup>[27]</sup>

In July 2016, Washington County, Utah revised their zoning regulations to accommodate some types of tiny houses.<sup>[28]</sup>

## Communities for the homeless

The financial crisis of 2007–08, fueled the growth of the small house movement. For thousands who lost their homes due to foreclosure or unemployment, tiny houses became an attractive option. With their low cost and relative ease of construction, tiny houses are being adopted as shelter for the homeless in Eugene, OR, Olympia, WA, Ithaca, NY and other cities. Communities of tiny houses can offer residents a transition towards self-sufficiency.<sup>[29]</sup> <sup>[30]</sup><sup>[31]</sup>

## Pros and cons

Smaller homes are less expensive than larger ones in terms of taxes and building, heating, maintenance, and repair costs. The lower cost of living may be advantageous to those 55 and older with little savings.<sup>[32]</sup> In addition to costing less, small houses may encourage a less cluttered and simpler lifestyle and reduce ecological impacts for their residents.<sup>[33]</sup> The typical size of a small home seldom exceeds 500 square feet (46 m<sup>2</sup>).<sup>[34]</sup> The typical tiny house on wheels is usually less than 8 ft by 20 ft, with livable space totalling 120 square feet or less, for ease of towing and to exempt it from the need for a building permit.

Small houses may emphasize design over size,<sup>[10]</sup> utilize dual purpose features and multi-functional furniture, and incorporate technological advances of space saving equipment and appliances.<sup>[3]</sup> Vertical space optimization is also a common feature of small houses and apartments.

As small houses may be attractive as second homes or retirement houses, two out of five people are over 50, their increased utilization may lead to development of more land.<sup>[34]</sup> People interested in building a small home can encounter institutional "discrimination" when building codes require minimum size well above the size of a small home.<sup>[25]</sup> Also, neighbors may be hostile because they fear negative impacts on their property values.<sup>[35]</sup> There has also been opposition based on this fact, due to concerns about increased taxes.<sup>[36]</sup><sup>[37]</sup><sup>[38]</sup>

## Bibliography

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- Andrew Heben, *Tent City Urbanism* The Village Collaborative (2014) ISBN 978-0692248058

## See also

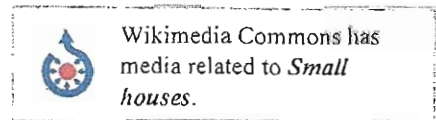
- Affordable housing
- Cottage
- Friggebod
- McMansion
- Mobile home
- Optibo
- Summer houses
- Laneway house
- Park Model

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Categories: House types ; Social movements ; Simple living  
 † Sustainable building

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Planning Commission Recommendation to the Town Council  
December 15, 2016

On October 5, 2016 at its regular scheduled Planning Meeting the Commission passed a motion, of the members present, - five in favor, one against to recommend to the Town Council to consider a stand- alone Ordinance to prohibit the use of shipping type containers for residential uses such as residences and storage buildings.

The motion and discussion is recorded in the October 5, 2016 Planning Commission minutes. (Copy Attached)

Recommendation submitted with approval of the Planning Commission by

Lynn Thompson, Secretary

Planning Commission Recommendation to the Town Council

December 15, 2015

On December 7, 2016 at its regular scheduled Planning Meeting the Commission unanimously passed Motion of the members present, to recommend to the Town Council to consider a text amendment adding verbiage to the Town of Perdido Beach Land Use and Zoning Ordinance.

**Note: New words are underlined and bold and deleted words are struck through.**

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**Proposed Amendments being here.**

**Article XIII            Design Standards**

**Section 13.6   Buildings and Access**

13.6.1 *Buildings to be on lots.* Every building hereafter erected, converted, enlarged, reconstructed, moved, or structurally altered shall be located on a lot which provides access to a public street.

**13.6.2 Shipping/Storage Containers. Shipping/Storage Containers are not deemed suitable for the purpose of converting to living quarters, commercial buildings or storage buildings.**

Note: Renumbering will occur in this section

**Article XXII   Definitions**

**Section 22.2   Words and Terms Defined<sup>1,4</sup>**

As used in these ordinances, the following words and terms shall have the meaning set out below:

*Recreational vehicle:* A self-propelled land vehicle used for temporary housing of individuals and families during travel. This category also includes travel trailers, campers, camping trailers, motor homes, small mobile homes used for vacation purposes and similar transient residential vehicles capable of being towed by a passenger motor vehicle. **This definition includes structures on wheels identified as “Tiny Houses”.**

**Recommendation submitted with approval of the Planning Commission by**

**Lynn Thompson, Secretary**

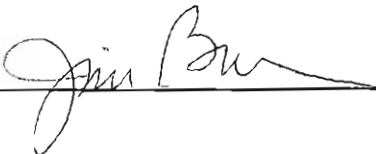
**PERDIDO BEACH PLANNING COMMISSION  
2017 MEETING SCHEDULE**

**MEETING LOCATION:** 9212 Co Rd 97 Perdido Beach, Al. 36530

**MEETING TIME:** 6:30

| MEETING DATE      | APPLICATION DEADLINE DATE |
|-------------------|---------------------------|
| January 4, 2017   | December 1, 2016          |
| February 1, 2017  | December 28, 2016         |
| March 1, 2017     | January 26, 2017          |
| April 5, 2017     | March 6, 2017             |
| May 3, 2017       | March 31, 2017            |
| June 7, 2017      | May 5, 2017               |
| July 5, 2017      | June 2, 2017              |
| August 2 2017     | June 30, 2017             |
| September 6, 2017 | August 4, 2017            |
| October 4, 2017   | September 1, 2017         |
| November 1, 2017  | October 2, 2017           |
| December 6, 2017  | November 2, 2017          |

Approved the 7<sup>th</sup> day of December 2016,

Signature of Chairman: 

Planning Commission Meeting Agenda  
Town Hall-  
December 7, 2016-6:30 pm

1. Call to Order:

2. Roll Call:

3. Invocation and Pledge of Allegiance:

4. Hearing of Applications:

5. Reading and Approval of November 2, 2016 Regular Meeting's Minutes:

6. Public Comments:

7. Guest Speakers:

8. Officer's Reports:

Mayor's Report

Chairman's Report

SARPC Representative Report

9. Unfinished Business:

**Discuss Proposed Amendments to the Land Use and Zoning Ordinance**

- **Article 1-Section 1.2 Purpose**
- **Article XII- Discuss adding verbiage to the Land Use and Zoning Ordinance Section 12.2.2 "Recreational Vehicles"**
- **Article XIII - Design Standards, Section 13.6 Buildings and Access**
- **Article XXII Definitions, Section 22.2 Words and Terms Defined**
- **Review shipping container and Tiny House information from Mrs. Burnett-SARPC**

**Other Unfinished Business:**

- **Article V-Section 5.1,B-1 Professional Business District regarding, "aesthetically pleasing" structures and designs.**

10. New Business:

- **Elect Chairman 2017**
- **Elect Secretary 2017**
- **Adopt Fiscal 2017 Meeting Schedule**
- **Mayors' Appointments to the Planning Commission**
- **Discuss Town Planning Commission assuming responsibility of commercial site review**

11. Announcements:

Next Regular Planning Commission Meeting January 4, 2017-6:30 pm

12. Public Comments:

13. Adjournment: