

CITY OF GRANBY, MISSOURI

Bill No. 956

Ordinance No. 956

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AN ORDINANCE AMENDING TITLE V, BUILDING AND CONSTRUCTION, OF THE CODE OF ORDINANCES OF THE CITY OF GRANBY, MISSOURI TO ADD A NEW CHAPTER 520, TINY HOMES, FOR THE CITY OF GRANBY, MISSOURI

WHEREAS, the City of Granby does not currently have in place any guidelines, regulations or restrictions related to Tiny Homes within the City; and

WHEREAS, the Board of Aldermen believe it is in the best interests, health, safety and welfare of residents of the City that guidelines, regulations and restrictions on Tiny Homes be established with respect to such structures within the City.

NOW, THEREFORE, be it ordained by the Board of Aldermen of the City of Granby, Missouri, as follows:

Section 1. That Title V, Building and Construction is hereby amended to enact a new Chapter 520, **Tiny Homes**, which shall provide as follows:

**Chapter 520 Tiny Homes**

**Section 520.010** Definition

A "Tiny Home" shall be defined as a compact dwelling, under 400 square feet in total floor area. A finished shed with no insulation or utility/sewer hook up will not be considered a "Tiny Home".

**Section 520.020** Permit for Placement in City

The City of Granby may grant a permit for the installation of a "Tiny Home" within the City. A person desiring to place a "Tiny Home" within the City shall fill out and submit a City of Granby Residential Building Permit Application and pay all requisite fees as provided in Chapter 505, Article I. The Application shall be considered consistent with the requirements of Chapter 505, Article I, and the provisions for appeal if such Application is denied.

**Section 520.030** Requirements for a "Tiny Home"

A person or entity desiring to place a "Tiny Home" within the city limits of Granby, Missouri, shall meet the following requirements:

- (1) The "Tiny Home" shall be complete before transport and installation must include such equipment or features that it is "hook up ready" for utility services including water, gas, sewer and electricity.
- (2) The "Tiny Home" shall not be mounted on wheels.
- (3) The "Tiny Home" shall adhere to or meet all City of Granby building codes.

- (4) The "Tiny Home" shall have a foundation. Footings shall be a minimum of twelve (12) inches thick and stem walls shall be either block or concrete. A concrete slab foundation shall be a minimum of four (4) inches thick.
- (5) The "Tiny Home" shall be hooked up to City water, sewer and electrical upon installation.
- (6) The lot size for a "Tiny Home" shall be a minimum of two thousand square feet (2000 sq. ft.) and the placement of the "Tiny Home" on the lot shall meet all setback requirements of the City code.
- (7) Installation of a "Tiny Home" will require all four required building site inspections by the City Building Inspector.
- (8) The "Tiny Home" shall be anchored to the foundation/footings to prevent movement during high winds.

**Section 520.040**      Violations and Penalties

Any person who violates any of the provisions of this Chapter shall be subject to the general penalty provisions of the City Code of the City of Granby, Missouri, and a fine of up to \$500.00. Each day a violation is not remedied shall be considered a new violation and subject to additional charge or citation and fine.

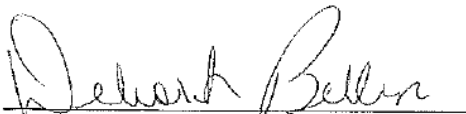
Section 2.      This ordinance shall be effective upon passage by the City of Granby Board of Aldermen.


FIRST READING      5/22/25

SECOND READING      5/22/25

Passed and approved by the Board of Aldermen of the City of Granby, Missouri, this 22 day of May, 2025.

ATTEST:

  
Deborah Billings, Interim City Clerk

  
Dustin Elder, Mayor

*Boonville Date yes*  
*Kristy Mader yes*  
*Doreen Cause yes*  
*343 & 5*