



LAST MONTH

**June**

New building permits	
City	72
County	29
Subdivision plats reviewed & recorded	10
LOC sureties	\$ 5.6M
Cash sureties	\$ 819K

**Shed Living**

The tiny house movement has been popular among those wanting to simplify their lives and/or get back to nature and reduce their carbon footprint. In that sense it is admirable. On the other hand, the recent explosion of businesses selling prefabricated sheds or shell buildings has caused a headache for zoning enforcement.

We have recently been seeing an increase in the attempt to use prefabricated sheds as permanent residences in the county. These sheds are cheap and readily available and offer the potential to create livable spaces for those with land, but limited resources or means to manage a new construction project. The potential scenarios that arise from a zoning perspective is limited only by peoples imagination and their willingness to push the envelope.

Two recent examples include a landowner who created a shed compound made up of four bunkhouses surrounding a single shed with bathroom facilities. This was designed for family reunions, but then was being rented to the public on Airbnb for weekend getaways. Another rural resident with 6 acres purchased two large log cabin themed sheds that she proposes to use as two teenage hang out spaces, each with their own bathrooms and kitchenettes.

Although these sheds can be well built, they are not usually built to the same standards as prefabricated homes and likely cannot meet local or HUD building codes without expensive retrofitting.

Our approach so far has been to coordinate with building, electrical and health department inspection offices to make sure the owners of sheds, no-matter the size, shape and materials get all necessary zoning, building, electrical and health department permits, before they attempt to convert them to residences.

Unfortunately, this means some people will be extremely upset that their tiny house investment may not be the quickest, cheapest or most practical solution to their housing dreams.

MAPPING YOUR WORLD



Our GIS Analyst has been busy with motherhood this summer. Congratulations to Whitley, on the birth of her baby girl, Keira!

