

STANDARDS OF HOUSING SIZES

SUBTITLE: TINY HOMES

ORDINANCE #127

AN ORDINANCE OF THE CITY OF PETROLIA, TEXAS, AUTHORIZING PROPER REGULATIONS AND GUIDELINES REGARDING SIZES AND PLACEMENT ON PROPERTIES WITHIN THE CITY OF PETROLIA, TEXAS.

WHEREAS the City of Petrolia, Texas has put in place regulations and guidelines pertaining to standards of both size and types of homes required and allowed on properties within the city limits and to rights and the ability to receive sanitation, sewage, and water connections the following ordinance shall be adopted.

Section 1: Definitions

For the purposes of this article, the following words shall have the meanings hereinafter given:

- (a) "Tiny Homes" means the size and type of structure.
- (b) "Recreational Vehicles known as RV's" means a temporary living space on wheels.
 - (1) "Tiny Homes" must meet the following requirement.
 - Size – Tiny Homes must be at least 380 square feet.
 - Ceiling height – Tiny Homes must have a minimum ceiling height of 6'8."
 - Rooms – Rooms (excluding bedroom) must be at least 70 square feet.
 - Living rooms – floor space must be at least 120 square feet.
 - Facilities – must have a toilet, water closet, and tub or shower.
 - Foundations—Tiny homes must be affixed to a permanent foundation.
 - Utilities—Tiny homes must have permanent connections to city utilities.
 - Fire Separation—Tiny homes must comply with all minimum fire separation distances.

- Addressing-- Tiny homes must comply with all 911 addressing requirements.
- Building Permits—Building permits are required prior to construction.
- Inspections—Tiny homes must pass all inspections before being approved for human occupancy.
- Development Standards—Development standards will regulate height and size of the structure.
- Transportation—Transportation standards may require a permit.
- Placement of Tiny Home—Placement must sit on at least one city lot.
- Escape Window—A Tiny Home must have at least one escape window, referred to an “egress window” in a sleeping area in case of fire. Egress roof access windows are required to be installed in sleeping lofts per IRC codes.
- Lofts—Lofts in a Tiny Home must have a minimum area of 35 square feet, a minimum horizontal dimension of 5 feet, and a minimum ceiling height of 36 inches in a usable area with specific requirements for stairs or ladders accessing loft, and safety guards along sides of the loft space according to IRC code Appendix Q.
- International Residential Codes—Tiny homes must follow all International Residential Codes.

Section 2: Recreational Vehicles also known as RV’s

- (a) RV’s must follow rules and City ordinances. RV’s are not permitted in residential areas.
- (b) RV’s within the City limits are not permitted to be connected to city water or sewer.

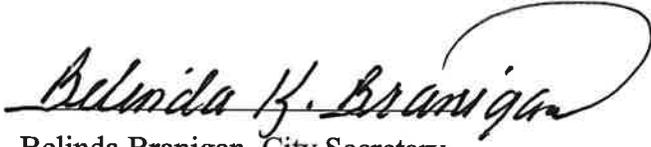
Now therefore: Be it ordained by the City of Petrolia Council of the City of Petrolia, Texas that the Petrolia City Council, Mayor, and designated employees are authorized to enforce the adherence of these rules for “Tiny Homes” and “Recreational Vehicles (RV’s) set forth in this ordinance.

The Effective Date for this ordinance is set this day of the 11th of February, 2025.

Passed and Approved on this day of the 11th of February, 2025.

A handwritten signature in black ink, appearing to read "Troy Inman", written over a horizontal line.

Troy Inman, Mayor

A handwritten signature in black ink, appearing to read "Belinda K. Branigan", written over a horizontal line.

Belinda Branigan, City Secretary