



TINY HOMES & ACCESSORY DWELLING UNITS

DS-26-030

April 7, 2026

Background

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- On March 24, 2026, City Council approved a request for a future agenda item to discuss increasing affordable housing opportunities by allowing tiny homes and accessory dwelling units (ADUs) in appropriate locations.

Tiny Homes

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- Appendix Q of the 2024 International Residential Code (IRC) provides safety standards for “tiny houses” up to 400 sq. ft., but it primarily covers those on permanent foundations.



Tiny house on slab

Tiny Homes

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- The City's zoning ordinance currently allows site-built or modular tiny homes on a permanent foundation by-right in residential districts.



Tiny house on slab

Tiny Homes on Wheels

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- A tiny home on wheels (THOW) is a fully functional, small-scale house (usually under 400 sq. ft.) permanently built onto a trailer chassis, allowing for mobility.



Tiny home on wheels

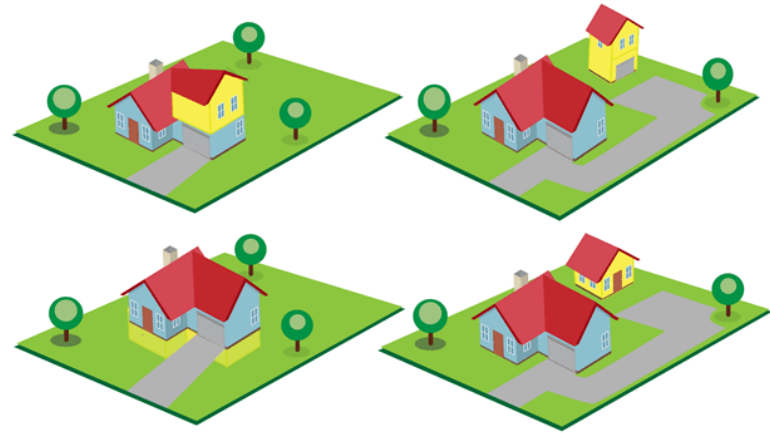
“Tiny Houses”

- Because “tiny homes on wheels” are not typically attached to a permanent foundation, staff recommends including specific code requirements to ensure:
 1. Compliance with Appendix Q of the IRC;
 2. That THOWs will be secured to a permanent foundation (and therefore subject to ad valorem tax); and
 3. Compatibility with neighboring properties.

Accessory Dwelling Units (ADUs)

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- The 2024 IRC defines an ADU as a secondary, independent residential unit located on the same lot as a primary single-family home.
- A common practice is to limit an ADU to a maximum square footage of 50% of the primary residence.



**ADU examples
(attached and detached)**

North Killeen Revitalization Program

- Staff recommends amending Chapter 31 of the Killeen Code of Ordinances to codify the existing NKRP ordinance and establish a zoning overlay that would allow both tiny homes and ADU's by-right within the existing North Killeen Revitalization Program boundary.

North Killeen Revitalization Program

- In addition to allowing tiny homes and ADUs by-right within the NKRP boundary, the proposed overlay district also presents an opportunity for City Council to consider limiting certain “locally undesirable land uses” in the area, such as vape and smoke shops, pawn shops, game rooms, salvage and impound yards, etc.

Staff Recommendation

- Staff recommends that the City Council approve a Motion of Direction for staff to prepare an ordinance codifying the North Killeen Revitalization Program (NKRK) ordinance and establishing an overlay zoning district to allow Tiny Homes, Tiny Homes on Wheels (THOWS), and Accessory Dwelling Units (ADUs) by-right; and limiting locally undesirable land uses.