

GLA Policy on “Tiny Homes”

The Glastonbury Land Use Master Plan provides guidance on the role small or “Tiny” Homes, also known as an Accessory Dwelling Units (ADU), might play in our rural, residential community. To begin with, the Glastonbury Land Use Master Plan (MP) provides guidance on the type and character of development allowed for our family-oriented, residential community. Specifically:

- Regardless of size, tiny homes count as a full residence or dwelling unit when determining the allowable number of dwellings on a given plot of land.
- Tiny homes must be secured to a permanent foundation and may not be mobile. They may be stick-built or manufactured, but must meet the community standards for dwellings.
- If multiple dwellings are on a property, even if both are tiny homes, one will be designated the primary residence and the other a guest residence and must follow GLA policies regarding use of those dwelling categories.
- Tiny homes may not be used to increase the density in Glastonbury as outlined in MP 1.1 and 3.5. In no case may more than 2 tiny homes be on any GLA parcel.

We encourage you to carefully read and understand the Master Plan prior to purchasing land and planning development in Glastonbury. Below is a summary of the pertinent MP and Covenant definitions and paragraphs, followed by the GLA Policies derived from them.

Master Plan paragraph 1.1, Residential Housing, establishes the density allowed in various areas of both North and South Glastonbury. A subdivided parcel is limited to one (1) single family residence and one (1) Guest House or in-residence guest apartment per subdivided Tract or Lot. A guest house or guest apartment is only allowed on lots or tracts that are equal to or greater than the minimum lot size specified in the Residential Topographical Areas and Density Schedule (Section 3.5) and having a suitable dwelling site per the Project Review Committee. Maximum residential development for an Original undivided Parcel is limited to one (1) single-family residence and one (1) additional single residence, both owned by the Landowner who owns the parcel. Refer to **Master Plan paragraph 3.5** for the Residential Topographical Areas and Density Schedule.

A **Guest house**, as defined by the Master Plan, is intended for occasional guest use; not as a permanent residence, not to exceed 1200 sq. feet.

A **Dwelling Unit**, as defined by Covenants paragraph 3.12, is a structure or portion of a structure normally consisting of living area, bathroom and cooking facilities designed for occupancy by a single family.

Manufactured Home, as defined by the Master Plan, is a single-family house constructed entirely in a controlled factory environment and built to the federal Manufactured Home Construction and Safety Standards (better know as the HUD Code, which came into effect June 15, 1976).

Master Plan paragraph 1.3, Mobile Homes are no longer allowed in the community as residential units outside of the Golden Age Village in North Glastonbury.

Master Plan paragraph 2.0, Project Review is required for installing Tiny Homes, as “No building materials or structures may be placed on any site, nor shall building work commence, until written approval is received from the Association Board.”

Policy 1– Tiny home PROJECT REVIEW: Tiny homes require project review and approval prior to begin of construction or installation on the site (see MP 2.0).

Policy 2- Tiny homes secured to Permanent Foundation: Tiny homes which are typically built on trailers for mobility may NOT be used as a mobile dwelling unit per MP 1.3. If a tiny home is, in fact, a manufactured home, then it must meet HUD Code June 15, 1976 and be placed on and secured to a permanent foundation (see MP 1.4 and the definition of Manufactured Home on p. 16 of the MP).

Policy 3 – Tiny home CLASSIFICATION: A Tiny home is classified as follows. It’s classification may change. A tiny home is either:

- a. the **PRIMARY DWELLING UNIT** when the tiny home is the only dwelling unit on the parcel.
- b. OR the **GUEST HOUSE** if the MP Density Schedule allows both a primary home and a guest house on the parcel/tract, and a primary dwelling is built or already exists on a parcel. If the tiny home was originally used as a primary dwelling, then it’s classification changes to become the GUEST HOUSE when there is another dwelling unit built.

Policy 4 – NUMBER of Tiny homes: If the parcel/tract does accommodate both a dwelling and a guest house per the MP Density Schedule, there may NOT be more than two (2) dwelling units on the parcel/tract in any case, regardless of the size of the dwelling units. For example, in the case of a parcel which the MP Density Schedule does allow a guest house as a second dwelling:

- a. the owner may build a maximum of 2 tiny homes on the parcel, with no other dwellings of any size;
- b. OR the owner may build a single tiny home and a larger home on the parcel, with no other dwellings of any size.
- c. OR the owner may build 2 dwellings on the parcel of normal size, neither of which are tiny homes.

Policy 5 – Tiny home USAGE: Tiny home usage is based on it’s classification, per Policy #3 and may be used as follows: If the tiny home is classified as:

- d. a PRIMARY DWELLING UNIT, it may be used as a permanent residence.
- e. a GUEST HOUSE on a subdivided tract, it may be used for occasional guest use only, as defined in the Master Plan. The tiny home may NOT be used as a permanent residence, nor rented, once a primary dwelling is built and the tiny home becomes the guest house.
- f. a GUEST HOUSE on a 20 acre original tract, then it may be used as a permanent residence in addition to the primary dwelling.

Policy 6- TWO (2) Dwelling unit Maximum: More than 2 dwelling units are NOT allowed on any parcel or tract in Glastonbury, including tiny homes.