

# CITY OF CROSS PLAINS

ORDINANCE NO. 2025-003

**AN ORDINANCE OF THE CITY OF CROSS PLAINS, TEXAS, AMENDING THE ZONING ORDINANCE TO ESTABLISH REGULATIONS FOR TINY HOMES AND CONTAINER STRUCTURES; PROVIDING DEFINITIONS, ZONING RESTRICTIONS, DESIGN REQUIREMENTS, PERMITTING PROCEDURES, AND TRANSITIONAL PROVISIONS; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND EFFECTIVE DATE.**

---

**WHEREAS,**

the Planning and Zoning Commission of the City of Cross Plains, Texas, has studied the potential impacts of tiny homes and container structures on the character, safety, and welfare of the City; and

**WHEREAS,**

the City Council desires to allow innovative housing solutions while preserving the visual and historic integrity of Main Street and State Highway 36 corridors; and

**WHEREAS,**

the City finds it necessary to adopt zoning regulations for the placement, construction, and appearance of tiny homes and container structures within city limits;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CROSS PLAINS, TEXAS:**

## **TINY HOME ORDINANCE**

---

### **SECTION 1. PURPOSE**

The purpose of this Ordinance is to establish zoning regulations for tiny homes and container structures in order to address a growing housing shortage while maintaining the unique character, health, safety, and aesthetics of neighborhoods within the City of Cross Plains.

### **SECTION 2. ZONING RESTRICTIONS**

**1. Prohibited Areas:**

- Tiny homes and container structures are **prohibited** on **Main Street** and **State Highway 36**.

**2. Conditional Zones for Tiny Homes Only:**

- Tiny homes may be considered in the following zoning districts:
  - **Single Family Residential District:** Maximum of one (1) tiny home per lot.
  - **Multi-Family Residential District:** Maximum of two (2) tiny homes per lot.
- All placements must receive Planning and Zoning Commission approval and City Council approval following a public hearing.

### SECTION 3. DEFINITIONS & CONSTRUCTION STANDARDS

#### 1. **Tiny Home:**

A dwelling unit with a minimum of 600 square feet and a maximum of 900 square feet of living space, permanently affixed to a foundation. Tiny homes may only be approved for use by Planning and Zoning Commission recommendation and a City Council vote following a public hearing. Tiny homes are prohibited on Main Street and State Highway 36 within the City Limits.

#### 2. **Container:**

A structure constructed from a repurposed shipping container, whether intended for use as a dwelling or storage building. Shipping containers for any use shall be prohibited on Main Street and State Highway 36 within the corporate limits of the City. Container homes are prohibited within the City limits. However, containers may be permitted for storage use, provided they are not placed on Main Street or State Highway 36.

#### **Construction Requirements for Tiny Homes:**

- Must be constructed on a **permanent foundation** (no wheels or trailers permitted).
- Must have **full utility connections**, including water, sewer, and electricity.

### SECTION 4. DESIGN & AESTHETIC REQUIREMENTS

All tiny homes permitted within the City must comply with the following architectural and visual standards:

- **Residential-style pitched roof** is required (flat or industrial-style roofs are prohibited)
- **Exterior siding** must resemble traditional residential construction (exposed or unpainted metal is prohibited)
- A **covered front entry or porch** is required

- **Skirting or architectural treatment** must be applied around the base of the structure
- The home's design and finish must be **compatible with surrounding neighborhood aesthetics**

## SECTION 5. PERMITTING & REVIEW PROCESS

1. A **site plan** and **elevation drawings** must be submitted to and approved by the **Planning and Zoning Commission** prior to construction or placement.
2. A valid **Letter of Approval** must be obtained from the City before any construction, delivery, or placement begins.
3. Any exception, variance, or special approval must be preceded by a **Public Hearing** and approved by both the Planning and Zoning Commission and the City Council.

## SECTION 6. GRANDFATHERING / TRANSITIONAL POLICY

1. Any **existing tiny homes** or **container structures** located on **Main Street** or **State Highway 36** as of the effective date of this Ordinance shall:
  - Be subject to **review by the Planning and Zoning Commission** within **twelve (12) months**.
  - Be required to be **retrofitted** to comply with design and placement standards or be **screened from public view**, as determined by the Commission.
  - If removed from their current location, the structure **may not be returned** to the property without a **granted variance** approved by the City Council.

## SECTION 7. SAVINGS CLAUSE

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict. All other provisions of the City's zoning ordinance not amended by this Ordinance shall remain in full force and effect.

## SECTION 8. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person, entity, or circumstance is held invalid, the validity of the remaining portions of this Ordinance or their application to other persons, entities, or circumstances shall not be affected.

---

## **SECTION 9. EFFECTIVE DATE**

This Ordinance shall take effect and be in full force immediately upon its adoption and publication as provided by law.

**PASSED AND APPROVED** this 12<sup>th</sup> day of May 2025.

---

**APPROVED:**

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

**Gary Moses, Mayor**  
City of Cross Plains

**ATTEST:**

A handwritten signature in blue ink, appearing to read "Teresa Kennedy", written over a horizontal line.

**Teresa Kennedy, City Secretary**  
City of Cross Plains