

ORDINANCE NO. 2025-11-24-A

AN ORDINANCE OF THE CITY OF RANGER, TEXAS FOR PROVIDING REQUIREMENTS FOR THE REGULATION, PERMITTING, AND INSTALLATION OF TINY HOME WITHIN THE CITY LIMITS OF RANGER; PROVIDING DEFINITIONS; ESTABLISHING STANDARDS FOR TINY HOMES ON FOUNDATIONS, MOVABLE TINY HOMES, AND ADUs; PROVIDING FLOODPLAIN REQUIREMENTS; PROVIDING FOR PERMITTING AND ENFORCEMENT; REQUIRING AN APPLICATION FOR THE LOCATION AND PLACEMENT OF TINY HOME; PROVIDING A PENALTY; REPEALING CLAUSE; SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS , the City of Ranger, Texas is a home-rule municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution;

WHEREAS, the growth and development of the city is a matter of paramount importance to the City and its citizens;

WHEREAS, the City Commission determines that this ordinance is important to the public health, safety, and general welfare of the City of Ranger; and

WHEREAS, through the passage of this ordinance, City Commission finds that such regulations are in the public interest and necessary and proper for the good governance of the City of Ranger.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF RANGER, TEXAS THAT:

SECTION 1. PURPOSE AND INTENT

The purpose of this ordinance is to allow the safe and orderly development of Tiny Homes and Accessory Dwelling Units (ADUs), ensuring they meet building, zoning, and floodplain safety requirements while expanding affordable housing choices.

SECTION 2. DEFINED TERMS

Definitions. All definitions contained in this section are for use with and are only applicable as used in connection with this ordinance.

- A. **Accessory Dwelling Unit (ADU):** A secondary dwelling unit located on the same lot as a principal single-family dwelling, which may be attached or detached.
- B. **Building Official:** Code Enforcement or other designated inspection authority of the City.
- C. **Container Home:** The use of a cargo or shipping container as a residence.
- D. **Driveway:** Short Road leading from a public road to a house or garage.
- E. **Site Pad:** The minimum dimensions of a site pad shall be no less than the overall width and no less than the overall length of the tiny home.
- F. **Skirting:** Means enclosing the open space between the underside of the tiny home and the ground around the entire perimeter of the structure using a masonry wall or a framework to which solid, fire-resistant panels are attached, with necessary vents.

- G. **Movable Tiny Home (MTH):** A dwelling unit built on a chassis or wheels, certified by a recognized third-party inspector (such as NOAH), built to meet Appendix Q standards, and installed on an approved site with utility connections.

Residential dwelling pre-manufactured structures that are not HUD Manufactured Homes or mobile homes that have a square footage of no less than four hundred (400) square feet and no greater than nine hundred (900) square feet total living space. Living space shall exclude porches, garages, and other spaces not heated or cooled by mechanical means. With said dwelling being structurally attached to a transportable chassis, with or without a permanent foundation.

- H. **NFIP / BFE:** As defined by FEMA floodplain regulations.
- I. **Permit:** Written permit and/or application issued by the Mayor permitting the placement, alteration, or extension of a Tiny Home under the provisions of this Ordinance and regulations issued hereunder.
- J. **Person:** Any natural individual, firm, trust, partnership, association, or corporation.
- K. **Pre-manufactured:** Means that the Tiny Home has been manufactured as a unit off site or its components have been manufactured off-site and are put together on-site.
- L. **Tiny Home on Foundation (THOF):** A dwelling unit of 400 sq. ft. or less (excluding lofts), constructed in compliance with the IRC (including Appendix Q), or approved as an industrialized home by TDLR, and installed on a permanent foundation.

SECTION 3. PROHIBITED AREAS

Movable Tiny Homes (MTH), Tiny Homes on Foundation (THOF), and Accessory Dwelling Units (ADUs) may not be located at the following locations:

- A. Lots or tracts of land fronting West Main Street
- B. Lots or tracts of land fronting Highway Loop 254

A tract of land for the purpose of this ordinance is defined as property by deed or mortgage owned by an individual or entity as designated on the county tax rolls.

MTH, THOF, and ADU dwellings are not permitted in these areas, nor shall any private or public utilities be connected or extended to MTH, THOF, and ADU dwellings placed in these prohibited areas.

Container Homes, as defined in this ordinance, is not authorized, within the city limits.

It is an exception to this section if the MTH, THOF, ADU and/or Container Home dwelling was legally in existence at such location as of the passing of this ordinance.

SECTION 4. BASIC TINY HOME REQUIREMENTS

- C. The Tiny Home must be on a foundation with at least six (6) inches of cement footing, which is steel reinforced for load bearing walls. A tiny home built on a trailer is required to remove wheels/axles in order to tie down to a foundation as described above.
- D. The Tiny Home must have a driveway.
- E. The Tiny Home is required to be skirted.

- F. The Tiny Home must be located on a Common Access Route / Internal Street and have an assigned address obtained at the City Office.
- G. The Tiny Home must be connected to City utilities, which are water and sewer services. Sewer service is essential to dispose of all human waste. No composting toilets will be permitted.
- H. The Tiny Home must comply with the International Building Codes.
- I. The Tiny Home, if not finished out when moved onto the property will be allotted a time frame of 180 days to complete the home.
- J. Pre-manufactured Tiny Homes must provide a Certification Label Verification from the manufacturer.
- K. The Tiny Home must pass the occupancy inspection by the Building Official before occupying the home.

SECTION 5. TINY HOME BUILDING AND SAFETY REQUIREMENTS

- A. THOF: Must meet IRC + Appendix Q or TDLR approval.
- B. MTH: Must present third-party certification (e.g., NOAH).
- C. ADUs: Must meet IRC standards (not exempt from code).
- D. Anchoring: MTH must be securely tied down and skirted.

Tiny Homes constructed or otherwise located in the city shall be subject to the following:

- A. Minimum Unit Size: Each Tiny House shall have a minimum gross floor area of not less than four hundred (100) square feet.
- B. Minimum Sleeping Room Size: In every Tiny House of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least thirty- five (35) square feet of floor space.
- C. Width: Each Tiny House must measure not less than seven feet (7.0').
- D. Depth: Each Tiny House must measure not less than twelve feet (12') and not greater than forty feet (40') in length.
- E. Restroom: Each Tiny House shall have at least one restroom dedicated and capable of connecting to city plumbing and discharging wastewater.
- F. Construction Standards: In addition to the regulations set forth in this Ordinance, every Tiny House located in the city, whether constructed in the city on a permanent foundation or constructed off-site and transported to the city, shall, at the time of application for a building permit or, if not building permit is required, certificate of occupancy, be constructed in accordance with:
 - 1. all construction codes relating to residential dwelling units enacted by the City of Ranger that are deemed to be applicable to the structural stability and life safety requirements for a Tiny Home as determined by the Building Official or designee; and

2. The 2021 International Tiny House Provisions: Code, Commentary and Standards for Design, Construction and Compliance issued by the International Code Commission.
- G. Foundation Platforms: Tiny Home located in the city shall be constructed with one of the following foundation platforms:
1. Mobile or wheeled platforms shall be permitted in the form of a trailer vehicle that is registered with the Texas Department of Motor Vehicles (TxDMV). Such dwellings may be towed in-place by means of bumper hitch, frame-towing hitch, fifth-wheel connection, gooseneck type, or other approved towing method.
 - a) All Tiny Homes with mobile or wheeled platforms shall be:
 - 1) tied down to the ground or pad with an auger/ground anchors when located on a Pad; and
 - 2) constructed with fire-resistant skirting, with the necessary vents, screens, and/or openings that is installed within thirty (30) days after placement of the Tiny Home on the Pad.
 2. Conventional foundation platforms, such concrete slab on-grade, pier and beam, perimeter grade beam, and similar permanent foundation types shall be permitted, with such foundations being certified by a registered professional structural engineer as a condition of securing building permit approval.

SECTION 6. PERMITS

- A. **Permit.** The owner or person in control of the property (hereinafter “owner”) upon which the Tiny Home is to be located must apply for and obtain a permit from the City before any construction or installation of a Tiny Home begins.
- B. **Application.** The owner must make an application to the City by filing with the City Secretary the following information:
1. Name and address of applicant;
 2. Location and boundaries of the lot;
 3. a plat or survey showing the property;
 4. a site plan which shows the location of the tiny home on the property, the location of proposed connections to utility services and identification of the service providers, and any other improvements to be made on the property;
 5. utility plan;
 6. dimensions of the Tiny Home;
 7. the identity of the Licensed Retailer or Installer who is proposed to install the tiny home;
 8. current pictures of the tiny home proposed to be installed including of all walls and the roof;
 9. Tiny Homes constructed or otherwise, require professional engineer plans to show that the construction or renovation will comply with the current International Tiny

House Provisions: Code, Commentary and Standards for Design, Construction and Compliance issued by the International Code Commission;

10. City inspection is required prior to occupancy; and
11. Violations are subject to penalties under this ordinance and/or the city's code enforcement program.

- C. **Issuance or Denial.** If the proposed installation of the tiny home does not appear to violate this Ordinance, the Mayor shall issue the permit. If the Mayor denies the permit, he must do so in writing delivered to the owner, and the writing must explain the reason(s) for the denial. The decision must be made within 30 days of receipt of the application, and if a decision is not made within that period the application is considered denied. The owner may appeal a denial of a permit to the City Commission by filing an appeal with the City Secretary within thirty (30) days after the denial. The city Commission shall consider the appeal at the next Commission meeting for which it can be legally placed on the agenda. The Commission may uphold the Mayor's denial of the permit or reverse the mayor's denial of the permit and order the permit issued or issued with certain conditions.
- D. **Permit Fee.** Permit fees are established and maintained annually in the City of Ranger's Ordinance establishing fees for licenses, permits, and other services.

SECTION 9. VARIANCES OR EXCEPTIONS.

- A. **Application.** An application for a variance to any of the requirements or prohibitions contained in this ordinance shall be submitted to the City Secretary for consideration by the City Commission after a public hearing and with proper notice to all appropriate parties as identified within this ordinance. The City Manager or City Secretary will provide the applicant with a checklist that outlines requirements and timelines associated with granting variances or exceptions. The application shall include:
1. The name and address of the applicant.
 2. Size, type, year of manufacture, original cost, and photograph of the MTOF, MTU, or ADU.
 3. Legal description of the property upon which it is proposed to place the Tiny Home and name and address of the property owner. The person who intends to occupy such Tiny Home must submit a copy of a duly recorded deed or lease in a form acceptable to the City Manager or City Secretary showing that the intended occupant owns or is leasing the lot upon which the MTOF, MUT, or ADU building is to be located.
 4. Drawing or site plan showing size of lot, location of lot, boundaries, existing drainage ways and natural features, location of driveways and off-street parking, MTOF, MUT, or ADU building will be placed.
 5. Form signed by the applicant stating that he or she understands the requirements of any property restrictions for the area in which the MTOF, MUT, or ADU building will be placed.
 6. Form signed by the applicant stating the MTOF, MUT, or ADU building will comply with all the provisions set out in this Ordinance.

7. A MTOF, MUT, or ADU building inspection report must be completed by the Code Enforcement Officer or another person designated by the City Mayor for reference by the City Commission.

B. Hearing Required for Variance.

1. A variance to the provisions of this section shall only be granted pursuant to a public hearing before the City Commission. The public hearing shall be published in the official, local newspaper, not more than forty-five (45) days prior or less than ten days prior to the hearing date.
2. The property owner must submit adequate proof to the City Manager that the aforementioned and other ordinance requirements have been met before a hearing will be scheduled.
3. A written notice of the application shall be sent by the US Postal Service (USPS) to the property owners and/or occupants within five hundred feet of any portion of the property on which the variance is sought at least fifteen days prior to the hearing.
4. The public hearing and property owner notification calendar utilized by the city shall be based on the statutory provisions of the laws of the state.
5. All advertising and notification costs shall be borne by the applicant for the variance.

C. Granting.

1. After the public hearing, the City Commission shall deny, approve, or approve with conditions. In exercising its power to grant a variance in accordance with this section, the City Commission shall make findings and show in its minutes that:
 - a) There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions and location that do not apply generally to other property in the same area and that justify the use of the property for MTOF, MUT, or ADU building purposes.
 - b) A variance is necessary to permit the applicant the same rights in the use of this property that are presently enjoyed, under this section, by other properties in the vicinity, but which rights are denied to the property on which the application is made.
 - c) The granting of the variance on the specific property will not adversely affect the land use pattern as outlined by a comprehensive plan or any area plan and will not adversely affect any other feature of a comprehensive plan or any area plan of the city. The variance may be granted by the City Commission with the condition that proof, satisfactory to the City Manager, be submitted to show that the dwelling will have adequate utilities, access roads, drainage, completed inspections for electrical, water, sewage, and/or gas lines as outlined in this ordinance.
 - d) The MTOF, MUT, or ADU building should be determined as compatible with the single-family dwellings located within five hundred feet of the lot.
 - e) The variance, if granted, will be of no material detriment to the public welfare or injury to the use, enjoyment, or value of property in the vicinity.
 - f) The City Commission must find that it is in the public interest to grant such a variance and that it does not violate the intent of this section or its amendments.

SECTION 7. PERMITTED LOCATIONS

The following are permitted locations for THOF, MTH, and ADUs, when the location meets the site and dimensional standards outlined in this ordinance. Additionally, the location must allow for connection as identified in the utility requirements in this ordinance. Except for prohibited areas outlined in Section 3 of this ordinance, permitted locations for THOFs, MTHs, and ADUs are as follows:

- A. THOF: Permitted in all residential zoning districts where single-family dwellings are allowed.
- B. MTH: Permitted in all residential zoning districts where single-family dwellings are allowed, designated Tiny Home Villages, or as an ADU located behind an existing home.
- C. ADUs: Permitted on lots with a principal dwelling in all residential districts.

SECTION 8. FLOODPLAIN AND DRAINAGE REQUIREMENTS

- A. Applies to all units in Special Flood Hazard Areas.
- B. Lowest floor must be one (1) foot above Base Flood Elevation (BFE).
- C. Utilities must be elevated/protected.
- D. Homes must be anchored against flotation, collapse, and movement.
- E. No permit shall be issued until the owner/applicant is able to provide proof that the site is a well-drained lot, properly graded to ensure rapid drainage, and freedom from stagnant pools of water.

SECTION 9. SITE & DIMENSIONAL STANDARDS

- A. Minimum lot size: 3,000 square feet
- B. Setbacks: Fifteen (15) feet front, five (5) feet side, and ten (10) feet rear.
- C. Maximum height: Twenty-five (25) feet.
- D. Parking: At least one (1) off-street parking space per unit shall be provided for each lot to be eligible for a permit.

SECTION 10. UTILITY REQUIREMENTS

- A. Tiny Homes (THOF & MTH): Must be connected to municipal water, sewer, and electric with independent service connections.
- B. Accessory Dwelling Units (ADUs): May either
 - 1. connect independently to municipal utilities, or
 - 2. share utilities with the main dwelling. provided all installations meet building and health codes.
- C. Alternative systems (rainwater, solar, composting toilets, etc.) may be considered for ADUs on a case-by-case basis with City and public health approval.

SECTION 11. PARKING ON STREET OR OTHER PUBLIC PLACE

It shall be unlawful for any person to park any Movable Tiny Home (MTH) or ADU on any public street, alley, highway, or other public place within the limits of the city for any of the following purposes:

- A. Human occupancy at any time;
- B. Storage for more than twenty-four (24) hours; or
- C. Any other purpose for more than forty-eight (48) hours.

SECTION 12. TINY HOME COMMUNITIES.

- A. Permit required. If a person wants to improve or subdivide property for the purpose of creating a Tiny Home community in an area where Tiny Homes are permitted, the person must apply for a permit from the city.
- B. Application for permit. Applications for a Tiny Home community permit can be obtained from and shall be filed with the city secretary. The applicant will be charged a non-refundable fee, in accordance with the City of Ranger Fee Schedule, in order to submit an application for a permit. Applications shall be in writing, and signed by the applicant, and shall be accompanied by the following:
 - 1. The name and address of the applicant.
 - 2. The location and legal description of the Tiny Home community. The applicant must submit a copy of a duly recorded deed in a form acceptable to the City Manager or City Secretary showing that the applicant owns the property upon which the Tiny Home community is to be located.
 - 3. The required fee.
 - 4. A Tiny Home community plan as required by this section.
 - 5. Plans and specifications for all buildings and other improvements to be constructed within the Tiny Home community in accordance with all existing applicable state laws and city ordinances.
 - 6. Such further information as may be requested by the city to determine if the Tiny Home community will comply with the legal requirements.
- C. Design standards and/or community plan. The Tiny Home community shall be constructed in accordance with a community plan that conforms to the following requirements:
 - 1. The community shall be located on a well-drained site, properly graded to ensure rapid drainage and freedom from stagnant pools of water.
 - 2. Spaces for Tiny Homes shall be provided consisting of a minimum of 1,000 square feet for each space, which shall be at least twenty-five feet wide and clearly defined. Tiny Homes shall be placed on each space so that there shall be at least twenty feet clearance between homes; provided, however, that in respect to Tiny Homes parked end to end, clearance between homes may be less than 20 feet but shall not be less than 15 feet from any building within the community or from any property line bounding the community.
 - 3. The community plan must be submitted to the city prior to the installation of any Tiny Homes and shall comply with the city's subdivision ordinance, where applicable. The community plan shall provide a legal description and map clearly setting out the following information:
 - a) Identification of areas to be used for all residents of the community;

- b) Identification of driveways at entrances, exits, roadways, and walkways;
 - c) Location of sites for Tiny Homes;
 - d) Location and number of proposed sanitary conveniences, including proposed toilets, washrooms, laundries, laundry drying space and utility rooms;
 - e) Method and plan of sewage disposal;
 - f) Method and plan of garbage removal;
 - g) Plan of water supply;
 - h) Plan of electric lighting, and electric service to Tiny Home sites;
 - i) Plan of parking requirements; and
 - j) Such further information as may be requested by the city.
4. Every Tiny Home housing community shall have city water connections furnishing an ample and adequate supply of water, shall have connection to electricity, and shall either be connected with the city wastewater/sewer system or to a septic system in accordance with the community plan required above.
- D. Issuance of permit. If the applicant and the application are in compliance with all provisions of this section and all other applicable ordinances or statutes, the city secretary shall issue the permit after the application has been approved by the City Commission. The permit can be made contingent upon completion of the community according to the plans and specifications submitted with the application.
- E. Revocation of Permit. The city commission may revoke a permit to construct a Tiny Home community, and may issue a stop work order, for any violation of this section. After such revocation and order, the permit may be reissued if the city manager determines that the circumstances leading to the revocation have been remedied and the community is being constructed in full compliance with the law and the provisions of this section.
- F. Applicability. This only applies to the development or creation of Tiny Home communities not in existence as of the effective date of this Ordinance.

SECTION 13. PENALTY

Any person, firm or corporation violating this Ordinance or any portion thereof shall upon conviction be guilty of a misdemeanor and shall be fined no more than five hundred dollars (\$500.00). Each day on which any such violation of this ordinance occurs shall constitute a separate offense.

SECTION 14. REPEALING CLAUSE

All other ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

SECTION 15. SEVERABILITY

The provisions of this Ordinance are declared to be severable. Should any of the clauses, sentences, paragraphs, provision, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

SECTION 16. PROPER NOTICE AND OPEN MEETINGS ACT

It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that the public notice of the time, place, and purpose of said meeting was given as required and that public notice, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code; and, that a quorum was present pursuant to §22.039 of the Texas Local Government Code.

SECTION 17. RECORD AND PUBLICATION. The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

SECTION 18. EFFECTIVE DATE

This Ordinance shall be in full force and take effect upon its passage and ten (10) days after publication in the manner required by the Texas Local Government Code and the Charter of the City of Ranger, and it is so ordained.

PASSED AND APPROVED ON FIRST READING on this 10 day of November, 2025.


PASSED, APPROVED, AND ADOPTED ON SECOND READING on this the 24 day of November 2025.

ATTEST:

THE CITY OF RANGER, TEXAS



Hope Delatorre, City Secretary



Robert Butler, Mayor

