

BROOKFIELD CITY COUNCIL MEETING

September 29, 2025

5:30 PM – Fire Conference Room

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Public Hearing –
 - A. Tiny Homes

- V. Adjournment

Copies of all proposed ordinances and resolutions are available for public inspection prior to the council meeting at the office of the City Clerk in the Municipal Building.

Bill No. _____

Ordinance No. _____

AN ORDINANCE AMENDING SECTION 26-48 OF THE CITY CODE RELATING TO RESIDENCY REQUIREMENTS

Whereas the Planning and Zoning Commission meet on _____ 2025 and considered the amendments to the Zoning Regulations set forth below, and

Whereas notice of a public hearing on the proposed amendments was published in the Linn County Leader newspaper on _____, 2025, and

Whereas the City Council held a public hearing on the proposed amendments on _____, 2025, and

Whereas the City Council has determined that the proposed amendments are in the public interest,

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BROOKFIELD, MISSOURI, AS FOLLOWS:

Section 1. That the following Sections of Chapter 12, Zoning Regulations, are amended:

Section 6-102 Permitted Uses is amended to read:

6-102. Permitted Uses:

- A. Single family dwelling.
- B. Two family dwelling.
- C. Places of worship.
- D. Manufactured homes on individual lots on permanent foundations.
- E. Home occupations that meet the requirements set forth in Article XIV 14.103.
- F. All permitted uses as allowed in the "R-1," Single Family Residence District.
- G. Accessory Structure, up to and including 24' x 30' or 720 sq. ft.
- H. Tiny Homes as permitted in Section 14-125.

Section 7-102 Permitted Uses is amended to read:

7-102. Permitted Uses:

- A. All permitted uses as regulated in the "R-2," One and Two Family Established Residence District

B. Multiple Family dwellings for any number of families or housekeeping units.

C. Lodging and boarding houses, including incidental accessory service.

D. Tiny Homes as permitted in Section 14-125.

A new Section, Chapter 12, 14-125 is added as follows:

14-125. Tiny Homes and In-law House Regulations

So-called “tiny houses” and “in-law houses” are permitted uses within R-2, and R-3 Districts if in compliance with these regulations and restrictions.

A. Definitions

The following words and terms shall, for the purposes of this Chapter, have the meanings shown herein. IRC as used herein means the 2018 version of the International Residential Code for One- and Two-Family Dwellings (IRC) or a later version if adopted by the City.

EGRESS ROOF ACCESS WINDOW — A skylight or roof window designed and installed to satisfy the emergency escape and rescue opening requirements of Section R310.2 of the IRC.

IN-LAWS HOUSE — A dwelling that is 401 square feet to 720 square feet in floor area excluding lofts. 720 square feet is the maximum footage allowed.

LANDING PLATFORM — A landing provided as the top step of a stairway accessing a loft.

LOFT — A floor level located more than 30 inches above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches and used as a living or sleeping space.

TINY HOUSE — A dwelling that is 400 square feet or less in floor area excluding lofts.

B. CEILING HEIGHT

Minimum ceiling height.

Habitable space and hallways in tiny houses or in-law houses shall have a ceiling height of not less than 6 feet 8 inches (2,032 mm). Bathrooms, toilet rooms and kitchens shall have a ceiling height of not less than 6 feet 4 inches (1,930 mm). Obstructions, including, but not limited to, beams, girders, ducts and lighting, shall not extend below these minimum ceiling heights.

Exception: Ceiling heights in lofts are permitted to be less than 6 feet 8 inches (2,032 mm).

C. LOFTS

1. Minimum loft area and dimensions

Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements of Sections 1 through 1.3 of this Part C.

1.1 Minimum area.

Lofts shall have a floor area of not less than 35 square feet (3.25 m²).

1.2 Minimum dimensions.

Lofts shall be not less than 5 feet (1,524 mm) in any horizontal dimension.

1.3 Height effect on loft area.

Portions of a loft with a sloped ceiling measuring less than 3 feet (914 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

Exception: Under gable roofs with a minimum slope of 6 units vertical in 12 units horizontal (50% slope), portions of a loft with a sloped ceiling measuring less than 16 inches (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

2. Loft access.

The access to and primary egress from lofts shall be of any type described in Sections 2.1 through 2.4.

2.1 Stairways.

Stairways accessing lofts shall comply with this code or with Sections AQ 104.2.1.1 through AQ104.2.1.5 of the IRC.

2.1.1 Width.

Stairways accessing a loft shall not be less than 17 inches (432 mm) in clear width at or above the handrail. The width below the handrail shall be not less than 20 inches (508 mm).

2.1.2 Headroom.

The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches (1,880 mm), as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

2.1.3 Treads and risers.

Risers for stairs accessing a loft shall not be less than 7 inches (178 mm) and not more than 12 inches (305 mm) in height. Tread depth and riser height shall be calculated in accordance with one of the following formulas:

1. The tread depth shall be 20 inches (508 mm) minus four-thirds of the riser height.
2. The riser height shall be 15 inches (381 mm) minus three-fourths of the tread depth.

2.1.4 Landing platforms.

The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches (1,880 mm) where the stairway meets the loft. The landing platform shall be 18 inches to 22 inches (457 to 559 mm) in depth measured from the nosing of the landing platform to the edge of the loft, and 16 to 18 inches (406 to 457 mm) in height measured from the landing platform to the loft floor.

2.1.5 Handrails.

Handrails shall comply with Section R311.7.8 of the IRC.

2.1.6. Stairway guards.

Guards at open sides of stairways shall comply with Section R312.1 of the IRC.

2.2 Ladders.

Ladders accessing lofts shall comply with Sections 2.2.1 and 2.2.2.

2.2.1 Size and capacity.

Ladders accessing lofts shall have a rung width of not less than 12 inches (305 mm), and ten-inch (254 mm) to fourteen-inch (356 mm) spacing between rungs. Ladders shall be

capable of supporting a 200-pound (75 kg) load on any rung. Rung spacing shall be uniform within 3/8 inch (9.5 mm).

2.2.2 Incline.

Ladders shall be installed at 70° to 80° from horizontal.

2.3 Alternating tread devices.

Alternating tread devices accessing lofts shall comply with Section R311.7.11.1 of the IRC, and R311.7.11.2 of the IRC. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

2.4 Ships ladders.

Ships ladders accessing lofts shall comply with Section R311.7.12.1 and R311.7.12.2 of the IRC. The clear width at and below handrails shall be not less than 20 inches (508 mm).

2.5 Loft Guards.

Loft guards shall be located along the open side of lofts. Loft guards shall be not less than 36 inches (914 mm) in height or one-half of the clear height to the ceiling, whichever is less.

D. Emergency Escape and Rescue Openings

1 General.

Tiny houses or in-law houses shall meet the requirements of Section R310 of the IRC for emergency escape and rescue openings.

Exception: Egress roof access windows in lofts used as sleeping rooms shall be deemed to meet the requirements of Section R310 of the IRC where installed such that the bottom of the opening is not more than 44 inches (1,118 mm) above the loft floor, provided the egress roof access window complies with the minimum opening area requirements of Section R310.2.1 of the IRC.

E. Other Requirements

A TINY HOUSE OR IN-LAWS HOUSE must comply with the following additional requirements:

1. Must have a separate and enclosed bathroom.
2. Must have a kitchen facility.

3. Must sit on a permanent foundation. No wheels or axles allowed.
4. Must not be a camper or movable shed.
5. Must use construction materials per current City building codes and Appendix Q of the One- and Two-Family Residential Building Code, 2018 version or later is adopted by the City.
6. Must be connected to City utility water, sewer, and electric services. No extension cords are allowed as connections to existing utility services. (Tiny houses or in-law houses will be considered the same as current homes, duplexes or accessory structures. It would be possible to connect the electric downstream of an existing meter and by buried conduit to the tiny houses or in-law houses.)
7. May only house a maximum of two people except in special circumstances for which a conditional use permit must be obtained.
8. Must provide at least one off-street parking stall per unit, plus any additional parking stalls as required for any existing structures.
9. Should more than two tiny/in-law structures be allowed and built on one lot, the rules for new developments and current building codes and zoning rules must be followed.
10. Tiny houses or in-law houses may have an accessory structure not exceeding 120 square feet, but only one accessory structure per lot, unless otherwise approved.
11. Long-term renting/leasing (more than 6 months to a single renter) of tiny houses or in-law houses is allowed but short-term rentals of 6 months or less are not allowed.
12. Tiny houses or in-law houses are not allowed in trailer or mobile home parks.
13. Tiny houses or in-law houses must follow all current or modified zoning regulations and setback rules and be located not less than 20 feet from other structures on the lot.
14. Other zoning restrictions.
 - a. R-1 District: not permitted.

b. R-2 District: allowed but no more than two units of any kind on the lot, with at least 1,500 sq. ft. lot area per unit. A duplex is considered two units.

c. R-3 District: allowed with up to four units on a lot with at least 1,500 sq. ft. lot size per unit. A duplex is considered two units. The number of units or density can be increased upon approval by the Board of Adjustments of a variance.

Section 2. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 3. If any clause, word, paragraph, section or other part or portion of this ordinance is held to be invalid, illegal, unlawful, or unconstitutional for any reason, the City Council hereby declares it would nevertheless have enacted the remaining portions thereof, and such remaining portions shall remain in full force and effect.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

A copy of this Ordinance has been made available for public inspection prior to its adoption by the City Council and this bill was read by title in the open meeting two times prior to its final passage.

PASSED AND APPROVED THIS ____ DAY OF _____ 2025.

CITY OF BROOKFIELD, MISSOURI

By: _____
Mayor

Attest:

Tanya Sportsman, City Clerk