

# Tiny Homes



The term “tiny House” usually means one of two things:

- An RV/Trailer/House on wheels, or
- A small house on a foundation, whether pre-fabricated (Manufactured/Modular) or built on site.

A “Tiny house on wheels” is considered a Recreational Vehicle (RV) and regulated by Zoning and Land Use and not the building code. There are restrictions on where and when they can be occupied. They are not considered permanent homes and cannot be occupied year-round.

An RV (including a “tiny house on wheels”) may be used as temporary living quarters for recreational, camping, travel or seasonal use within such designated areas. An RV can either have its own motor power or be mounted on or towed by another vehicle, including camping trailers, fifth wheel trailers, motor homes, travel trailers and truck campers.

## **Vacation or Recreational use of an RV on a vacant lot-**

Outside of an RV Park or campground, a single (one) RV is allowed on vacant property only under the following conditions:

- 1) The RV shall only be allowed to be used for incidental camping and only in the following zone districts: RF (Residential Forest), RES (Resort), FOR (Forestry), O (Open Space), or TPZ (Timberland Production).
- 2) Provided the RV is located in a zone district identified above, the RV cannot be occupied for more than 30 calendar days in any 180 consecutive days. If the property is not located within the designated zone districts the RV shall not be occupied or stored on the site.
- 3) The RV must meet all applicable zoning setback requirements for buildings.
- 4) Hook-ups to the recreational vehicle must be in compliance with all applicable building, health, fire, electrical, mechanical and related codes (permits may be required)
- 5) The RV must have a current registration and vehicle license.

**RV’s on a lot with a dwelling** may be stored year round. However the RV may only be occupied as noted above and only within the allowed zone districts.

**Tiny house on a foundation** The structure can either be pre-fabricated (manufactured/modular) or built on site; both require a valid building permit. To be considered a legal dwelling, a tiny home must obtain a building permit, be designed to meet site specific snow, wind, flood plan, wildfire hazard and other requirements, and be installed on a permanent foundation. Engineered plans may be required. Tiny homes must meet all other building and zoning requirements, including, but not limited to:

1. One habitable room that is a minimum of 150 sq. ft. in gross floor area.
2. Habitable rooms must have a minimum area of 70 sq. ft. and minimum 7' ceiling height.
3. One egress window or door leading directly to the outside for all sleeping areas.
4. Smoke detectors and carbon monoxide alarms.
5. Meet minimum plumbing, waste disposal, heating and energy code requirements.
6. Kitchens are deemed habitable, but are exempt from the minimum room area.
7. Bathrooms are not deemed habitable, but still have some minimum clearances. Bathrooms and toilet rooms must have the 7' minimum ceiling height. Toilets must have 15" of side clearance. Toilets, bathtubs, lavatories, and showers must have 21" clearance in front for access to the fixture. Showers must be provided with a minimum 1024 sq. inch shower enclosure. The room configuration must be such to allow for the fixture clearances. Doors may swing into any of the clearances.
8. Sprinkler requirements An automatic residential fire sprinkler system shall be installed in one and two family dwellings. Automatic residential fire sprinkler systems shall be designed and installed in accordance with section R313 or NFPA13D. Sprinklers shall be installed to protect all areas of a dwelling unit.

