

## Tiny Homes in Longview

Suggested definition – dwellings less than 400sf in size that may be constructed on wheels for mobility or placed on a permanent foundation.

Three types of tiny homes –

- Manufactured on wheels
- Manufactured to be foundation set
- Site-built on a foundation

Tiny homes on wheels are regulated by Washington State Dept of Labor and Industries as “RV” or “Park Models”

- Tiny homes of this type are only allowed to be occupied in Longview when located in a trailer/RV park – **LMC 7.28.020**

Tiny homes built off-site and moved to be set on a foundation are also regulated by WA L&I as “factory assembled structures”

- Tiny homes of this type cannot be placed in Longview on single family lots due to minimum size requirements – **LMC 16.38.030**
- Tiny homes of this type can be placed in the R-3 and R-4 zoning district if multiple units are placed on a single lot and the tiny home dwellings are built to current International Building Code standards – these homes would be rental units or possibly condominiums

Tiny homes built on-site are regulated by the local jurisdiction where built and must comply with local building codes

- The minimum size for a tiny home built on-site is approximately 160sf
- In the R zoning districts that allow for a single home on a lot, minimum lot size for any home is 6,000sf
- A tiny home placed on a foundation and constructed to the building code standards may be used as an Accessory Dwelling Unit to a single family dwelling in the R-1, R-2, R-3 and R-4 zoning districts (some limitations and conditions apply)

Possible amendments to the LMC to encourage more tiny home use

- Expand zones where trailer/RV parks are permitted
- Update ADU code to allow expanded tiny home use