



# TINY HOMES

## On Properties in the City of Columbus and Bartholomew County

*Tiny Home: A single-family home, smaller than typical homes, or that may or may not be equipped with wheels to facilitate movement from place to place.*

### Did You Know?

A Tiny Home can be considered a Recreational Vehicle if the wheels and hitch are attached and it is used in an RV park.

### What is a Variance?

In instances where a requirement cannot be met, owners have the option to apply for a variance from that requirement. Variances are considered on a case-by-case basis by the Board of Zoning Appeals. All variance requests begin with a meeting with the Planning Department staff.

### Options and Requirements:

#### (1) A Permanent, Primary Home

- It is the main or only home on the property.
- It is placed on a permanent foundation.
- It has a minimum living area of 1,000 sq.ft. (except in the RE zoning district, contact the Planning Department for RE requirements).
- It has 2 off-street parking spaces.

#### (2) An Accessory Dwelling (ADU)

- It is granted Conditional Use Approval (see "Process" below).
- It is placed on a property with another, primary dwelling.
- It does not need its own, separate driveway.
- Where on-street parking is not available, it has access to 1 off-street parking space.
- *In a residential zoning district:* It has a living area between 400 sq.ft. and 1,000 sq.ft. (or 65% of primary dwelling, whichever is less).
- *In an agriculture zoning district:* It has a maximum living area 75% of the primary dwelling, unless the ADU is created by retaining a historic home (50 years old), then no living area limit.

#### (3) In a Manufactured Home Community

- It is anchored to the ground.
- The hitch and wheels are removed.
- It has a minimum living area meeting Building Code.

**Process:** Accessory Dwellings are a conditional use in agriculture and single-family residential zoning districts. A **conditional use** is generally appropriate but requires case-by-case review to verify that the proposed location and specifics will not impact neighbors or public safety; applications begin with a meeting with the Planning Department staff.



CITY OF COLUMBUS - BARTHOLOMEW COUNTY  
PLANNING DEPARTMENT

For more info: contact Technical Code Enforcement (812-379-1535) or the Planning Department (812-376-2550 or [planning@columbus.in.gov](mailto:planning@columbus.in.gov)).