



TINY HOMES

On Properties in the City of Columbus and Bartholomew County

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

Other Tiny Home Uses:

Tiny homes, with no required minimum living area, could be grouped and operated as a shelter or for transitional housing.

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 for Permanent Placement:

(1) As the Primary Home on a Lot (in any single-family residential zoning district)

- It has a minimum living area of 950 sq. ft. (if a manufactured home) or 1,000 sq. ft. (if built on site), with exceptions in the RE zoning district.
- It has 2 off-street parking spaces.

(2) As an Accessory Dwelling (with conditional use approval)

- It is placed on a property with another, primary dwelling.
- It must not need its own, separate driveway.
- If on-street parking is not available, it has access to 1 off-street parking space. An off-street space is not needed if on-street parking is present.
- In a residential zoning district: It has a living area between 400 sq. ft. and 1,000 sq. ft. (or 65% of the primary dwelling, whichever is less).
- In an agriculture zoning district: It has a maximum living area 75% of the primary dwelling.

(3) As a Multi-Family Village (in certain zoning districts or with conditional use approval)

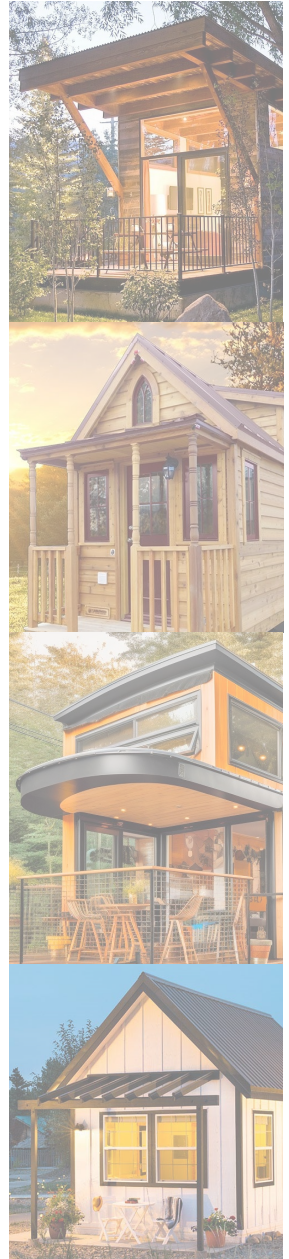
- Multiple homes are placed on a single lot as a "village".
- Each home has a minimum living area of 500 sq. ft.
- The village has 1.5 parking spaces per home.

(4) As a Manufactured Home Community (in an RMH zoning district)

- The community is a minimum of 5 acres, within each home site a minimum of 4,000 sq. ft.
- There is no minimum living area, but storage space must be provided.
- There are 1.5 parking spaces in the community per home for leased lots or 2 parking spaces on each lot if the lots are to be sold individually.

*** All homes must comply with applicable building and health codes.**

ADU 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).