“Tiny Homes” in Wichita

Rotary Club of Derby
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WSU Center for Real Estate
What one word first comes to mind when I bring up "tiny homes"?
The Tiny Home movement is appealing to those who desire to live a more simple, minimalist lifestyle. The International Building Code defines a Tiny House as a dwelling with 400 square feet of living area or less. Homes with between 400 and 1,000 square feet are sometimes called “small homes.” Affordable/workforce housing advocates also look to Tiny Homes as a potential solution to their problems.
Home Base Addition – Wichita “Tiny Homes”
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Wichita SF5 Zoning Restrictions

- Minimum lot size – 4,000 sf as cluster develop.
- Minimum lot width – 100’
- Minimum front setback – 25’
- Minimum rear setback – 20’
- Minimum interior side setback – 5’ for this size lot
- Minimum street side setback – 15’
- Maximum height – 35’
What Size Homes Can Be Built There?

- The proposed development is slab on grade
  - No wheels (recreational vehicle/manufactured home)
- Zoning code has no minimum building size limits
  - Building codes implicitly require a home to be 150-250 sf to meet all requirements
- On these 4,000 sf lots you could get a 1,600 sf floor plan and still be within setback guidelines
Neighbors suing the city over lack of notice for the zoning change to SF5 zoning when the property was annexed into the city

- This has been a part of the zoning code since the 1980s.
- Even if the zoning code required notice to neighboring properties, it's hard to imagine how the city could deny SF5 zoning.
Work with developer/zoning department to impose restrictive covenants about
- Owner vs. renter occupied
- Maximum number of occupants in structure
- Screening and landscaping
- Maintenance included in homeowner dues
What is your opinion about "Tiny Homes"?

"I'm all in. How do I sign up?"

"It's not for me, but I don't have any problems with the concept."

"It's fine as long as they aren't near my neighborhood."

"If they want to live in a space that small, put them in a cell."
WSU Center for Real Estate

Laying a Foundation for Real Estate in Kansas

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