

"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"?



What are “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

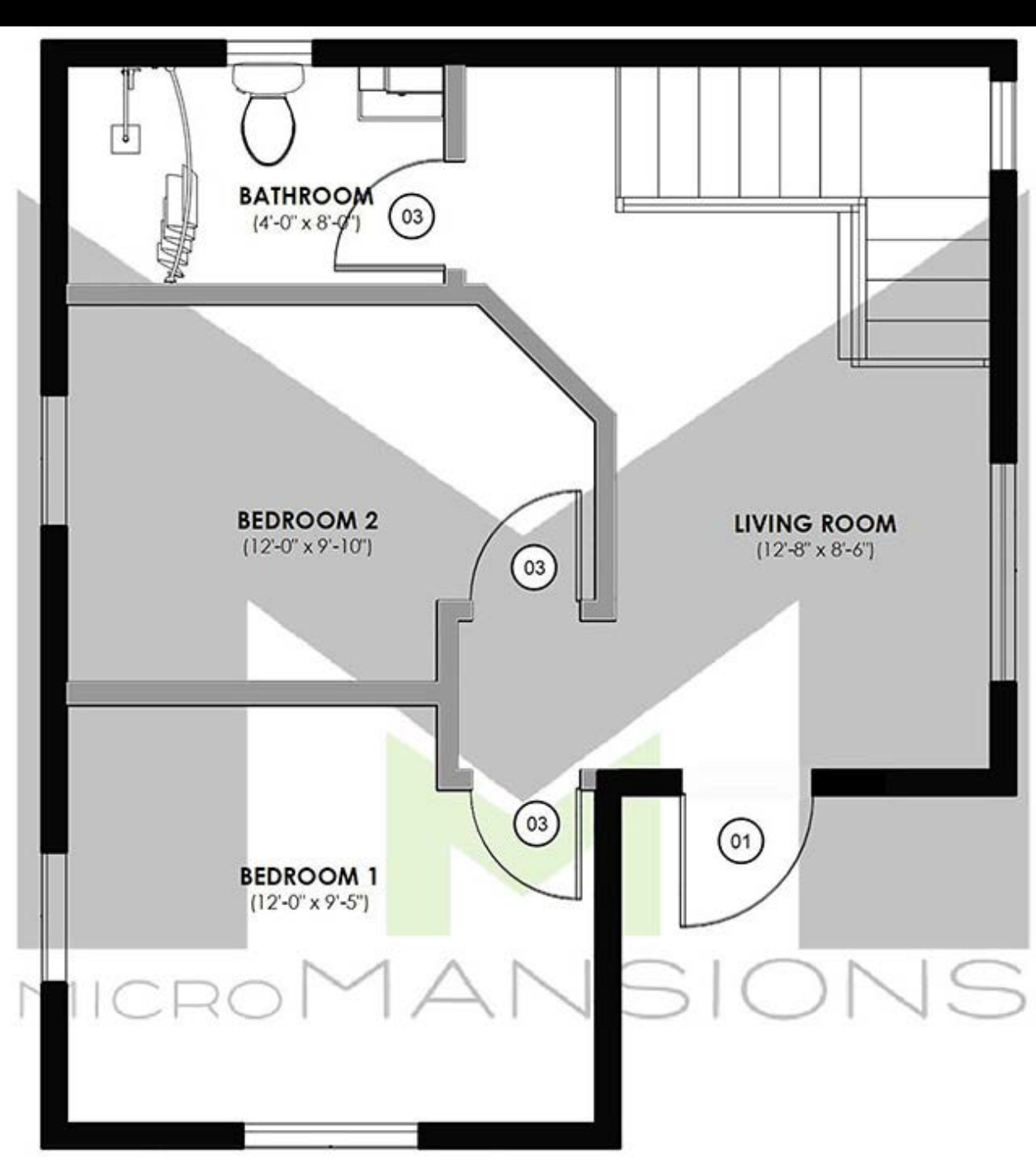
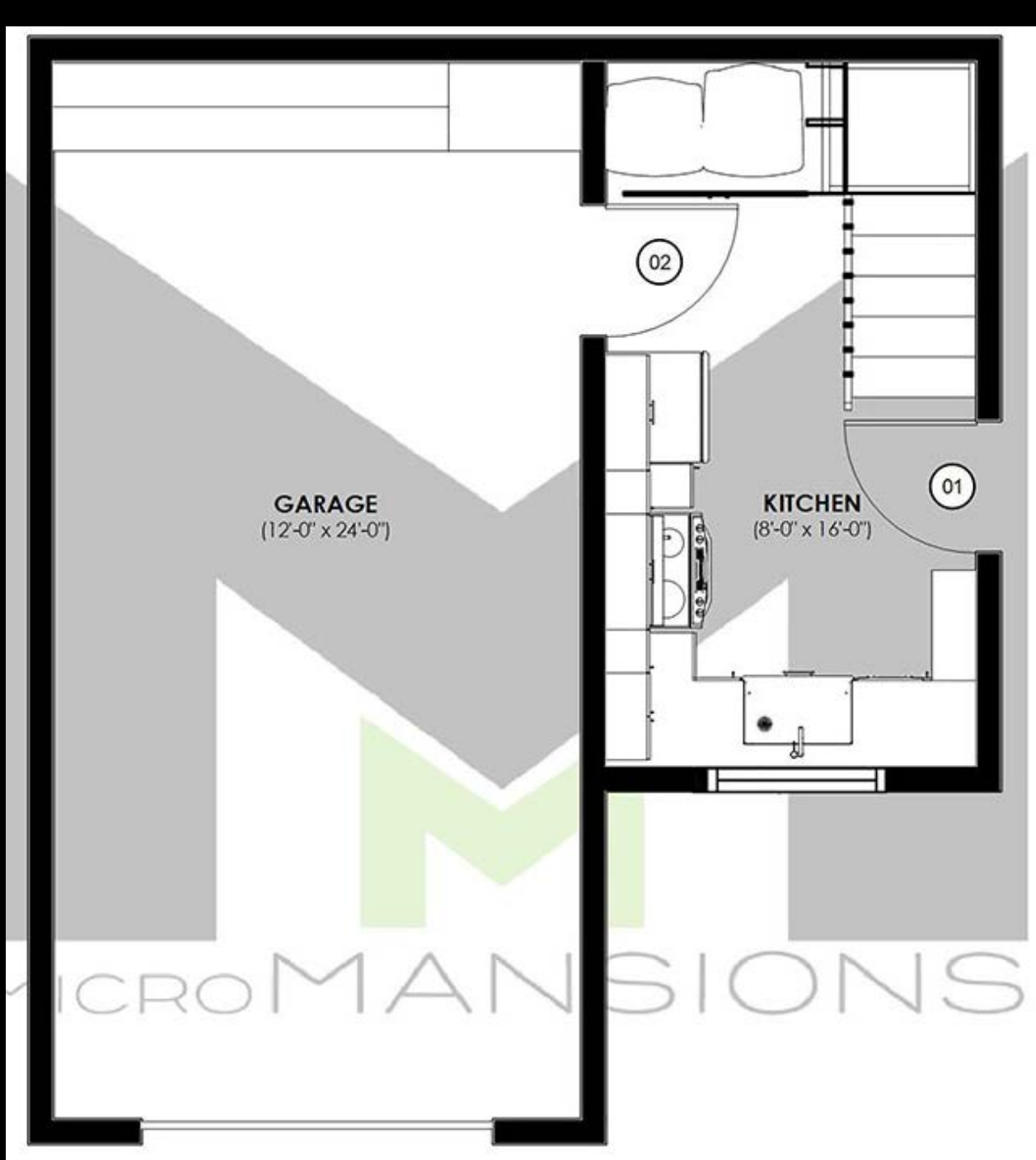
Home Base Addition – Wichita “Tiny Homes”



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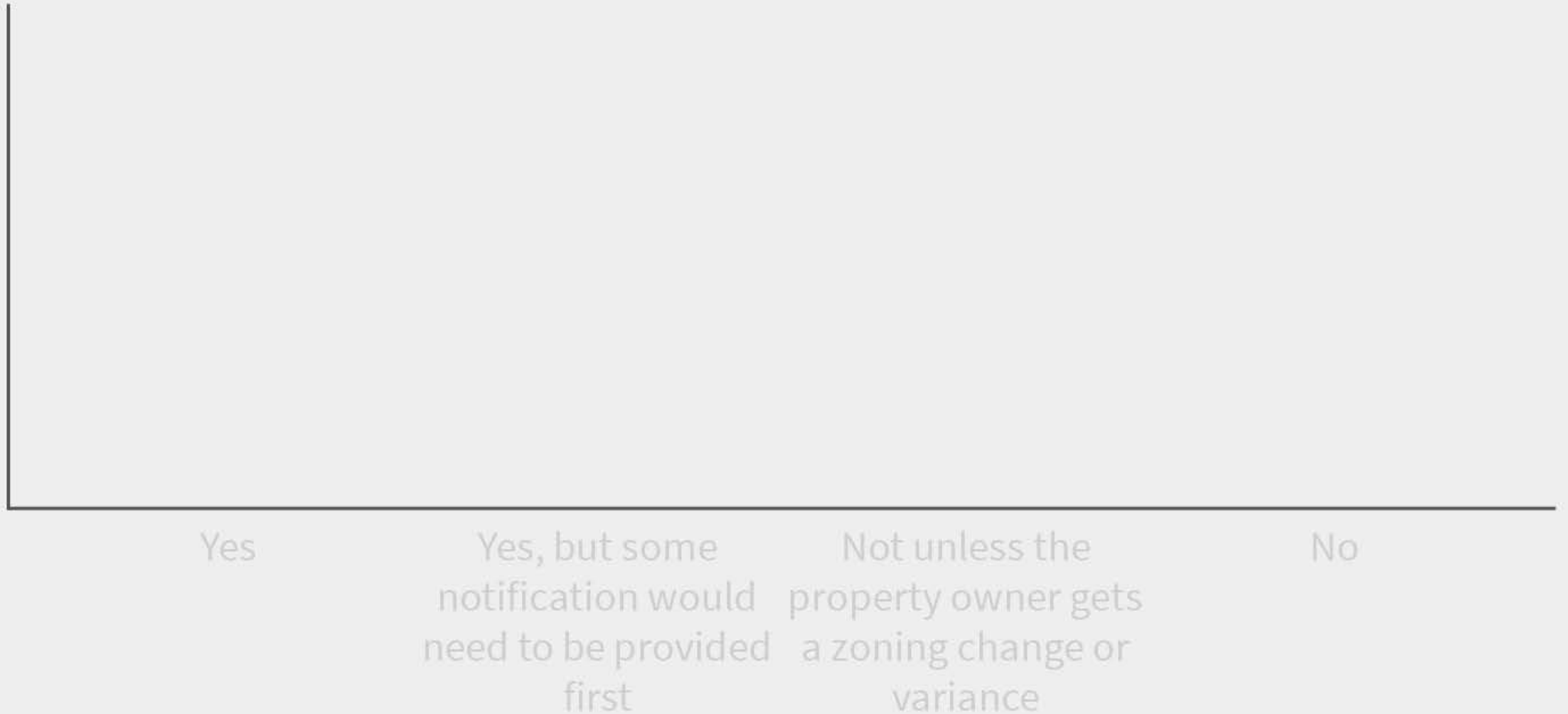








Can a tiny home be built on the lot next door to your house?



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

Lawsuit

- 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 1980
- Even if the zoning code required notice to neighboring properties, its hard to imagine how the city could deny SF5 zoning

What Can Neighbors Do about Tiny Homes?

- 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."

"Its 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."

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