Single Family Housing Types (including "Tiny Houses") in Coconino County

Is your home BUILT IN A FACTORY?

- RV or Travel Trailer
  - RV or Travel Trailer
  - Yes per the requirements of Zoning Ordinance Section 3.17

- Mobile Home
  - Yes

- Park Model
  - G, AR, MHP, RMH (viewed as a MFH by Planning & Zoning Division)

- Manufactured Home
  - G, AR, MHP, RMH

- Modular Home
  - G, AR, MHP, RMH

- Site-Built Single-Family Dwelling
  - YES

Or is your home BUILT ON A SITE?

- RV or Travel Trailer
  - NO

- Mobile Home
  - NO

- Park Model
  - NO

- Manufactured Home
  - (where it is allowed in a primary dwelling)

- Modular Home
  - YES

- Site-Built Single-Family Dwelling
  - YES

- Site-Built Tiny House
  - YES

Use as ADU? See Zoning Ordinance Section 3.4

- Use as ADU?
  - NO

Use as Primary Dwelling? See Zoning Ordinance Section 3.17

- Use as Primary Dwelling?
  - YES

Allowed in Which Zoning Districts? Are Zoning Permits Needed?

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  - NO

RV BUILT IN A FACTORY: It is built to RIVA and/or ANSI standards. It has a data plate from the manufacturer affixed to the unit and/or owner can provide documentation that it was built in a factory to specific standards and regulations. It may be used temporarily, for temporary use, a utility connection permit is required by Building Division.

MOBILE HOME BUILT IN A FACTORY: This is built in the Arizona Office of Manufactured Housing Standards and has a data plate affixed to it or other documentation that shows it was built to a certain code or standards and has been inspected. Please consult with Building Division on permitting and inspection requirements.

PARK MODEL BUILT IN A FACTORY: This is a Park Model built to HUD standards. A permit is required from Building Division for a semi-permanent or permanent foundation. The foundation, utility connections, and add-ons such as decks or stairs if applicable will be reviewed by Building Division. Please consult with Building Division on permitting and inspection requirements.

MANUFACTURED HOME BUILT IN A FACTORY: This is a Factory Built Dwelling Unit constructed after June 15, 1976 by a manufacturer. It has a semi-permanent or permanent foundation. The foundation, utility connections, and add-ons such as decks or stairs if applicable will be reviewed by Building Division. Please consult with Building Division on permitting and inspection requirements.

MODULAR HOME BUILT IN A FACTORY: This is a Factory Built Dwelling Unit constructed after June 15, 1976 by a manufacturer. It has a semi-permanent or permanent foundation. The foundation, utility connections, and add-ons such as decks or stairs if applicable will be reviewed by Building Division. Please consult with Building Division on permitting and inspection requirements.

The following standards apply specifically to Site-Built Tiny Houses (not built in a factory) which are set on a permanent foundation.

BUILT WITHIN COCONINO COUNTY - SEMI-PERMANENT FOUNDATION: The tiny house will have wheels (they can be removed later) and may have a semi-permanent foundation with skirting and jackstands. Building Division requires that standards from Appendix Q from the IRC be met. A full set of plans is required for permitting.

BUILT OUTSIDE OF COCONINO COUNTY JURISDICTION - ON WHEELS: The tiny house will have wheels. Owner must provide documentation (inspection records) that the tiny house has been built to some kind of code or standard, or a special inspection will be required.

BUILT OUTSIDE OF COCONINO COUNTY JURISDICTION - SEMI-PERMANENT FOUNDATION: The tiny house will be placed on a semi-permanent foundation (skirting and jackstands, with or without wheels removed). Owner must provide documentation (inspection records) that the tiny house has been built to some kind of code or standard or a special inspection will be required by Building Division. To connect to a semi-permanent foundation, the IRC provides prescriptive measures in lieu of an engineer's stamp. The foundation and utility connections will be reviewed by Building Division. Please consult with Building Division on permitting and inspection requirements.

Planning & Zoning Division Notes and Definitions

- A RV may be used long-term with applicable zoning permits and must meet the standards of Zoning Ordinance Section 3.17. A Recreational vehicle shall mean a vehicular type unit primarily customarily used on conventional Site Built Dwelling or a vehicular type unit primarily customarily used on conventional Site Built Dwelling (with or without wheels); see “TRU” if set on a permanent foundation and built to 2018 IRC (Appendix Q).

- A Tiny House that is site-built (not built in a factory) can be considered one of the following land uses by Planning and Zoning Division: 1) RV, 2) a MFH, or 3) a Site-Built SFD. Details on which uses are allowed within and with which zoning permits are found in Zoning Ordinance Table 2-6: Residential Land Uses.

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