



### **“Tiny Houses” in Curry County**

When people inquire about “tiny houses” they may be referring to one or several different types.

**Tiny houses that are RVs** – If a tiny house is built on a chassis with an axle, it’s an RV. To comply with Building Code it must be licensed by the State of Oregon as a pre-fabricated structure. An RV cannot be placed permanently on lands in the County unless it has an Oregon insignia of compliance and is used as a primary residence

only in an approved park. In the Forest Grazing and Timber zones, an RV can be used for a temporary period of time during clearing of the property for forestry purposes.

**Tiny houses that are manufactured homes** – If a tiny house is built and licensed as a manufactured home (MH), it is subject to the same regulations as any other MH regarding placement, foundation, setbacks, septic and water, and all other planning and building requirements and permits.

**Tiny houses that are site built** (stick built) – These are just small dwellings and all planning and building permitting requirements for dwellings apply. In order to be considered a dwelling, according to Building Code standards, a structure must have space designated for: bathing, cooking, living, and sleeping. The minimum size of a dwelling is 230 square feet.

**Tiny houses that are yurts** – “Yurts” used as residences must meet all the requirements of the one- and two-family dwelling Code (Building Code), and are otherwise subject to planning and building permits. This means Yurts are required to be of conventional type construction not where the structure is composed of a ridged framework that supports a fabric membrane.

Contact the Curry County Building Official Dan Sigvartsen at 541-247-3379 for minimum sizes, because different square footages are associated with each of these uses; and layout of features (in a bathroom, for example) will influence the minimums. Any other questions? Contact the Community Development Department at 541-247-3304.