



Permitting Regulations for Tiny Houses in Coconino County

Definition

Coconino County Community Development defines a Tiny House as a house smaller than 600 square feet; it can be site-built, partially site-built, or on an approved trailer.

Zoning Code Requirements for Tiny Houses:

Please see [Tiny House Matrix](#)

Building Code Requirements for Tiny Houses: Updated with adoption of IRC [Appendix Q](#) for Tiny House Construction, modified to allow tiny houses to be 600 square feet or less.

Wastewater Requirements:

- Tiny houses set on a permanent foundation will be required to have a wastewater system sized to accommodate the occupancy and fixture count.
- Tiny houses used as RVs and sited at an RV park must be fully self-contained.
- Compost toilets need to meet ADEQ approved list.
- Graywater needs to be approved for permanently sited tiny houses, to ensure no issues with wastewater system function, as well as environmental considerations like high ground water, and wells.
- Tiny Houses on Wheels (THOWs) can include plumbing for graywater-but if permanently sited, the THOWs must go through an approval process.

Engineering Division Requirements:

- Permanently sited Tiny Homes need to meet all Engineering requirements, including drainage, road encroachments, floodplain and roads.