



2018 Proposed Code Amendments

Small Accessory Dwellings AKA Tiny Homes

Langley’s Municipal Code currently does not have a separate definition for small ADUs or tiny homes; neither does the International Building Codes (IBC). The State of Washington permits tiny houses built on trailers with wheels as recreational vehicles. The proposed Code amendments intend to permit permanently-located (on a foundation) tiny houses as accessory dwelling units and in a multi-unit development context.

Proposed Code	Purpose of Change
Define small ADUs/ tiny homes as dwelling unit with a minimum size of 150 SF to less than 300 SF. They must be on a foundation and must be on sewer and water.	Gives homeowners more options. May increase the availability of this type of housing. Clearly require foundations for these units.
Permit a maximum of two tiny homes on a lot with a single-family home and one tiny home on a lot with a duplex provided the lot is 5,000 SF.	Aligns with proposed changes to ADU Code. Gives homeowners more options. May increase the availability of this type of housing.
Require one off-street parking space for two tiny homes as well as parking required for the single-family home.	Aligns with proposed changes to ADU Code. Gives homeowners more options. May increase the availability of this type of housing.
Remove requirement for notice to neighbors and review by the Design Review Board.	Reducing the number of steps for an application may increase the availability of this type of housing. Building a single-family residence or two-person (duplex) residence does not require these steps.

Tell us what you think about these proposed changes to the Municipal Code.



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Small/Tiny Home Multi-Unit Neighborhood

Smaller/Tiny Homes in a multi-unit development. The proposed code is intended to enable small home neighborhoods to be developed in Langley. It has been designed based on the existing cottage home code (Ch. 18.22.180) that was adopted in 1995. All units are required to be built on foundations and connected to sewer and water.

Proposed Code	Purpose of Change
Permit a minimum of 3 to a maximum of 12 tiny homes on one lot. 1200 SF of land area is required per tiny home 5000 SF is the minimum lot size for a tiny home multi-unit development.	Gives property owners options to develop a multi-unit development for small homes. May increase the availability of this type of housing.
Require one parking space per tiny home. For a development with six or more tiny homes require one additional parking stall per six tiny home units.	Smaller units are typically one or two-person households and require fewer parking stalls. One-bedroom units require one parking space.
Require 100 SF of usable common open space per unit.	Usable open space is necessary to create a healthy livable neighborhood.
Prohibit short term rentals (less than 30 days) in this type of development.	This use is intended for workers housing not vacation rentals
Clearly allow a single connection to sewer main in street is allowed, with lateral connections to each cottage on-site.	Clarifies requirement. Provides decreased cost for sewer connections in some cases, which may increase availability of this housing type.
Allow in Residential Mixed (RM) and Neighborhood Business (NB) zones as a permitted use. Allow in RS zones as a conditional use.	Multi-family developments are permitted in RM and ND zones. Establishes greater oversight for approving this use in a single-family neighborhood.
Require applications to be reviewed by the Design Review Board.	This is consistent with all multi-unit housing developments.

Tell us what you think about these proposed changes to the Municipal Code.
