TO: Bowling Green Planning Commission
FROM: J.C. LaRiviere, Director of Community Development & Partnerships
COPY: India Adams-Jacobs, Town Manager & Zoning Administrator
SUBJECT: Discussion of Tiny Homes
DATE: May 15th, 2025

SUMMARY:
Town Council, at their March 6th meeting, requested that the Planning Commission discuss tiny homes as part of the Comprehensive Plan update, and the item was added to the 2025 Planning Commission Annual Workplan at the Commission's March 20th meeting. At the April 17th Commission meeting, the Planning Commission initially discussed the topic of tiny homes and whether they align with the future vision of the Town as a part of the Comprehensive Plan. Commissioners submitted questions to Town staff which will be addressed at the May 15th Planning Commission Meeting.

BACKGROUND:
The request from Council was to consider tiny homes within the context of the Comprehensive Plan update, slated for completion by the end of 2025, and not in the context of making any changes to the Zoning Ordinance. This distinction is of critical import, as the question before the Commission is not whether to add this as a permitted use and regulate the use, but rather, the Commission is being asked whether the potential future existence of tiny homes would be complimentary to the vision for the future of the Town within the context of the Comprehensive Plan.

Appendix Q of the 2018 Virginia Residential Code outlines stipulations regarding tiny homes. Tiny homes are defined as "A dwelling that is 400 square feet or less in floor area excluding lofts." Staff presented analyses of state building code regulations and assisted in facilitating discussion at the April 17th Planning Commission Meeting, providing an initial report on benefits, disadvantages, and regulatory impacts related to the potential future introduction of tiny homes in town.

FISCAL IMPACT:
This is a discussion item only.

RECOMMENDATION:
There is no staff recommendation at this time. This is a discussion item only.