

# Attachment 3B: ILUDC

## Proposed Changes to Section 18.42.175 Standards for Tiny Homes

**A. Applicability.** Where allowed by Article 2 (Zoning Districts and Allowable Land Uses), tiny homes shall comply with the standards of this Section.

**B. Definitions.** A tiny home is a small towable residential unit that is not on a permanent foundation, and that meets the design and construction criteria listed in subsection (C) of this Section.

**C. Standards.** Tiny homes shall be allowed as a type of accessory dwelling unit subject to the following criteria:

**1. Limitation on location.**

a. Tiny homes are allowed on any residentially zoned parcel (RR, RS, RL, RM, RH, and/or RVH) **as an accessory dwelling unit.**

**2. Development standards.** A tiny home shall conform with the following requirements:

a. **Height.** A tiny home shall have a maximum height of 13 feet six inches to comply with Department of Motor Vehicles (DMV) towing requirements.

b. **Location.** A tiny home shall comply with standard front setbacks for the zoning district; tiny homes shall be located ~~toward the rear~~ **behind the primary dwelling unit on** the property, and maintain four-foot side and rear setbacks.

c. **Size.** The minimum square footage of a tiny home shall be **no less than** 150 square feet to comply with California Health and Safety Code. The maximum size shall be 400 square feet.

d. **Number of units allowed.** Tiny homes are allowed on a parcel in the following configurations:

i. On a parcel with an existing primary unit, a maximum of two tiny homes are permitted. Alternatively, a maximum of one ADU or one JADU and one tiny home is permitted. Tiny homes shall be considered a type of accessory dwelling unit for the purposes of density calculations.

ii. Tiny homes are permitted in mobile home parks, and the maximum allowed shall be determined in the use permit process.

e. **Parking.** No on-site parking is required for a tiny home.

**3. Design standards.** A tiny home shall maintain a residential appearance through the following design standards:

a. **Skirting.** The undercarriage (wheels, axles, tongue and hitch) shall be hidden from view with a solid wood, metal or concrete apron when parked.

b. **Roof pitch.** Roofs shall have a minimum of a 1:12 for greater than 50% of the roof area.

**c. Foundation or pad.** A paved parking pad shall be required and include bumper guards, curbs, or other installations adequate to prevent movement of the unit. Alternative paving methods may be permitted at the discretion of the Community Development Director.

**d. Mechanical equipment.** Mechanical equipment shall be incorporated into the structure and not be located on the roof (except for solar panels). Generators are prohibited except in emergencies.

**e. Materials.** Materials for the exterior wall covering shall include wood, Hardie Panel or equivalent material as determined by the Community Development Director. Single piece composite laminates, or interlocked metal sheathing, are prohibited.

**f. Windows.** Windows shall be double pane glass or better, labeled for building use, and be trimmed out.

**g. Utility connections.** A tiny home shall be connected to City water and sewer utilities through dedicated pipes. A tiny home may use on- or off-grid electricity. All tiny homes shall have a GFI shutoff breaker.

**4. Short-term rentals.** Tiny homes shall not be used as short term rentals as defined by ~~§ 17.42.190, Vacation Rental Units~~ **rented for periods of less than 31 days.**

**5. Applicable codes.**

a. Tiny homes shall meet either the provisions of ANSI 119.5 or NFPA 1192. It shall be the burden of the applicant to show compliance with these standards.

b. Tiny homes shall be licensed and registered with the California Department of Motor Vehicles.

**6. Fire inspection.** Tiny homes shall require a yearly inspection by the Fire Marshal.