

17.42.175 Tiny Homes & Model Park RVs

8.42.175 – Tiny Homes

A. ~~A.~~—Applicability. ~~Where allowed by Article 2.2 (Zoning Districts and Allowable Land Uses), Tiny Homes and Park Model RVs shall obtain an administrative Coastal Development Permit and comply with the standards of this section and Section.~~

B. ~~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 C below. subsection (C) of this Section. 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. Tiny homes shall be licensed and registered with the California Department of Motor Vehicles.~~

Park Model RV. As defined in Health and Safety Code Section 18009.3, a Park Model RV is a trailer designed for human habitation that meets the following requirements:

1. It contains 400 square feet or less of gross floor area, excluding loft area space if that loft area space meets the requirements of subdivision (b) and Section 18033; and
2. It may not exceed 14 feet in width at the maximum horizontal projection; and
3. It is built upon a single chassis; and
4. It may only be transported upon public highways with a permit issued pursuant to Section 35780 of the Vehicle Code. Park Model RVs shall be licensed and registered with the California Department of Motor Vehicles.

A Park Model RV is not a self-propelled recreational vehicle.

C. ~~Tiny Home and Park Model RV C.~~—Standards. ~~Tiny Homes and Park Model RVs shall be allowed as a type of accessory dwelling unit subject to all of the following additional criteria:~~

1. ~~Limitations~~1.—~~Limitation on location.~~

a. ~~a.~~—~~Tiny homes and Park Model RV are allowed as accessory residential use to a Primary Residential Unit. on any residentially zoned parcel (RR, RS, RL, RM, RH, and/or RVH).~~

2. ~~2.~~—Development Standards. ~~Tiny Homes and Park Model RVs (Unit) standards. A tiny home shall conform with the following requirements:~~

a. ~~a.~~—Height. ~~The unit A tiny home shall have a maximum height of 13' 6" 13 feet six inches to comply with Department of Motor Vehicles (DMV) towing requirements.~~

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

c. ~~c.~~—Size. ~~Size. Units The minimum square footage of a tiny home shall be at least 150 square feet in compliance to comply with the California Health and Safety Code, but no more than. The maximum size shall be 400 square feet.~~

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

~~i. i.—~~ On a parcel with an existing primary unit, a maximum of one Tiny home or Park Model RV unit is permitted. ~~Neither is permitted if there is a detached ADU on the property.~~

~~Tinytwo tiny homes and Park Model RVs are permitted in Tiny Home Communities. Tiny homes shall be considered a type of accessory dwelling unit for the purposes of density calculations.~~

~~ii. ii.—~~ Tiny homes are permitted in mobile home parks, and the maximum allowed ~~is~~ shall be determined by Section 17.42.110 in the use permit process.

~~e. e.—~~ **Foundation.** Tiny Homes shall not be placed on a temporary or permanent foundation unless the Tiny Home has been constructed in compliance with the Appendix Q Tiny Houses of the UBC. Park Model RVs may be placed on a permanent foundation.

~~e. e.—~~ **Parking.** ~~No additional parking is required for a tiny home.~~

~~3. 3.—~~ **Design Standards.** ~~A Tiny Home and Park Model RV standards.~~ A tiny home shall maintain a residential appearance through the following design standards.:

~~a. 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. b.—~~ **Roof Pitch.** ~~pitch.~~ Roofs shall have a minimum of a 3:12 for greater than 50% of the roof area.

~~c. c.—~~ **Foundation or Pad.** ~~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. d.—~~ **Mechanical Equipment.** ~~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. e.—~~ **Materials.** ~~Materials for the exterior wall covering shall include wood, hardipanelHardiePanel or equivalent material as determined by the Community Development Director. Single piece composite laminates, or interlocked metal sheathing, are prohibited.~~

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

~~g. g.—~~ **Utility Connections.** ~~The unitconnections.~~ A tiny home shall be connected to City water and sewer utilities through dedicated pipes. The unitA tiny home may use on or off-grid electricity. All tiny homes shall be connected to electrical power in compliance with the Building Code. have a GFI shutoff breaker.

~~4. 4.—~~ **Ownership.** ~~Ownership of the Tiny Home or Park Model RV is not required.~~

~~5. 4.—~~ **Short Term Rentals.** ~~Tiny Homes and Park Model RV-term rentals.~~ Tiny homes shall not be used as short-term rentals of less than 30 days. ~~as defined by § 18.42.190, Vacation Rental Units.~~

~~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.~~

D. Parking Requirements.

1. Parking Exemptions & Requirements: No parking is required unless the Tiny Home is located in a neighborhood which provides public parking and public access to the coast. In Fort Bragg this includes all residential parcels that directly abut Glass Beach Drive. All other parcels are not required to provide parking.
2. Replacement Parking Exemption. No replacement parking space(s) are required for the primary unit, when a garage, carport, or covered parking structure is demolished in conjunction with the construction of a Tiny Home.

E. Tiny Homes and Park Model RV's Proposed for Sensitive Habitats, Scenic Areas, and areas subject to Sea Level Rise.

1. Visual Resources. Tiny Homes and Park Model RVs shall be reviewed for impacts to visually resources in visually sensitive areas as designated in Map CD-1 of the Coastal General Plan.
2. Sensitive Habitat. Tiny Homes and Park Model RVs shall be reviewed for impacts to sensitive habitats in areas as designated in Map OS-1 of the Coastal General Plan.

Areas Sensitive to Sea Level Rise. Tiny Homes and Park Model RVs that are proposed for areas that are vulnerable to sea level rise and other coastal hazards shall meet all LCP requirements for new development to be safe from such hazards, but that also addresses the need for future sea level rise adaptations including future removal and risk disclosure.

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

(Ord. 980, § 3, passed 04-25-2022)

3.