

Tiny Home Ordinance

Fort Bragg City Council

April 11, 2022

Purpose

- ▶ Add tiny homes as a type of allowable housing in the City of Fort Bragg.
- ▶ Develop specific regulations related to tiny homes.



What is a “tiny home”?

- ▶ A tiny home is a small house with independent living quarters with space for cooking, sleeping, and sanitation.
- ▶ Tiny Homes can be a small house on foundation or moveable by towing.
- ▶ Can be as small as 150 Sq. Ft.



Current City Regulations

- ▶ Tiny homes on foundation
 - ▶ Complies with Residential building code
 - ▶ Currently allowed by ILUDC & CLUDC

- ▶ Tiny homes on wheels: RV's
 - ▶ Considered vehicles - Registered with DMV
 - ▶ Allowed in designated trailer parks

Summary of Action

- ▶ Community Development Committee. (1/25/2022)
- ▶ Staff prepare a draft ordinance based on recommendations.
- ▶ Planning Commission public hearing and recommendation. (3/23/2022)

Proposed Changes to Inland Land Use & Development Code 18.42.175



Development Standards

- ▶ Number of units permitted (2)
- ▶ Location on a parcel (side or rear)
- ▶ Parking
- ▶ Unit Size (150 min, 400 max)
- ▶ Height - 13' 6"



Geographic Location

- ▶ Allowed on any residentially zoned parcel.
- ▶ Allowed in Mobile Home Parks
18.42.110



Design Considerations

- ▶ Roof Pitch (1:12)
- ▶ Siding (wood, hardiepanel, or equivalent material)
- ▶ Windows/Doors (building grade)
- ▶ Wheel Skirting
- ▶ Mechanical Equipment (AC units, etc)
- ▶ GFI Shutoff Breaker



Utilities & Ownership

- ▶ Off-grid electric allowed
- ▶ No ownership requirements



Required Permitting

- ▶ DMV Certification
- ▶ Building permits for connections and pad
- ▶ American National Standard Institute (119.5)
- ▶ National Fire Protection Agency (1192)
- ▶ Yearly Fire Inspection



Questions?

