## 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**

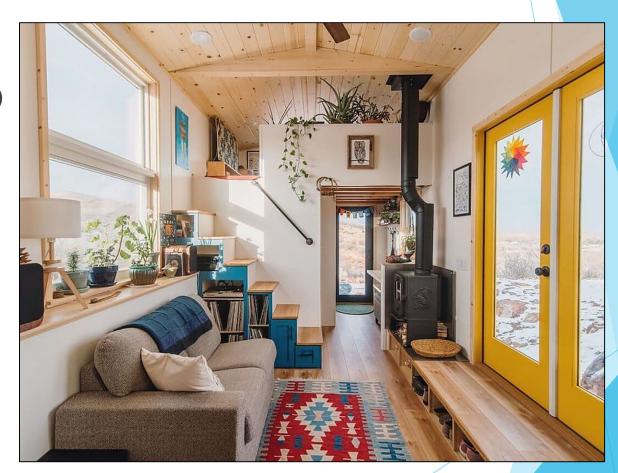
- Community Development Committee. (1/25/2022)
- Staff prepare a draft ordinance based on recommendations.
- Planning Commission public hearing and recommendation. (3/23/2022)

# 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?