



# Tiny Homes Study Session

Community Development Committee

January 25, 2022

# 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 a foundation or moveable by towing.
- ▶ Can be as small as 150 Sq. Ft.



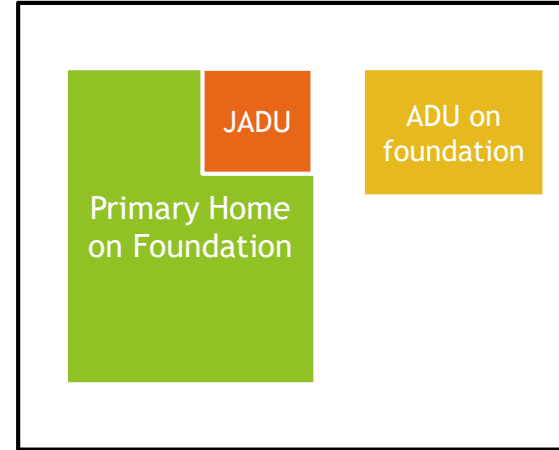
# Current City Regulations

- ▶ 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

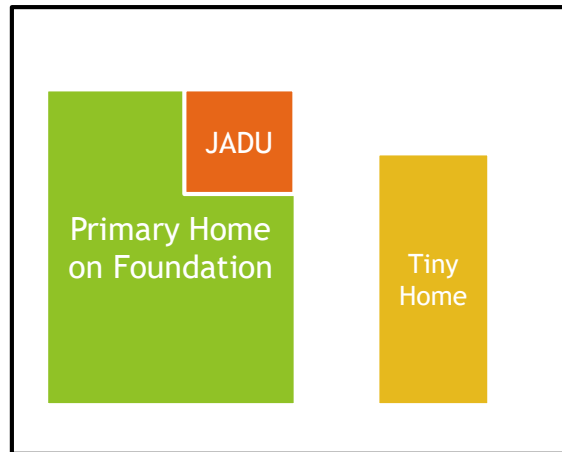
# Configuration Types

- Based on existing Single- Family Parcels of 6000 Sq. Ft.
- Smaller lots authorized by SB 9 only allow two units which reduce the possible configurations.

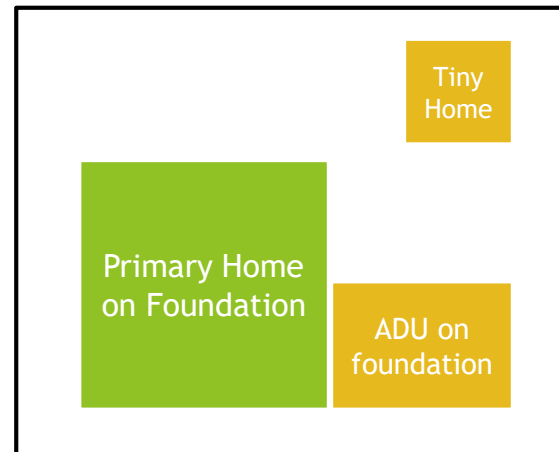
## Existing City Code



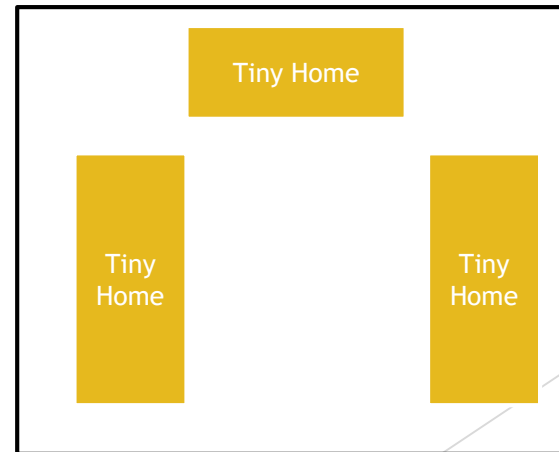
## Tiny Home as ADU



## Tiny Home in addition to ADU

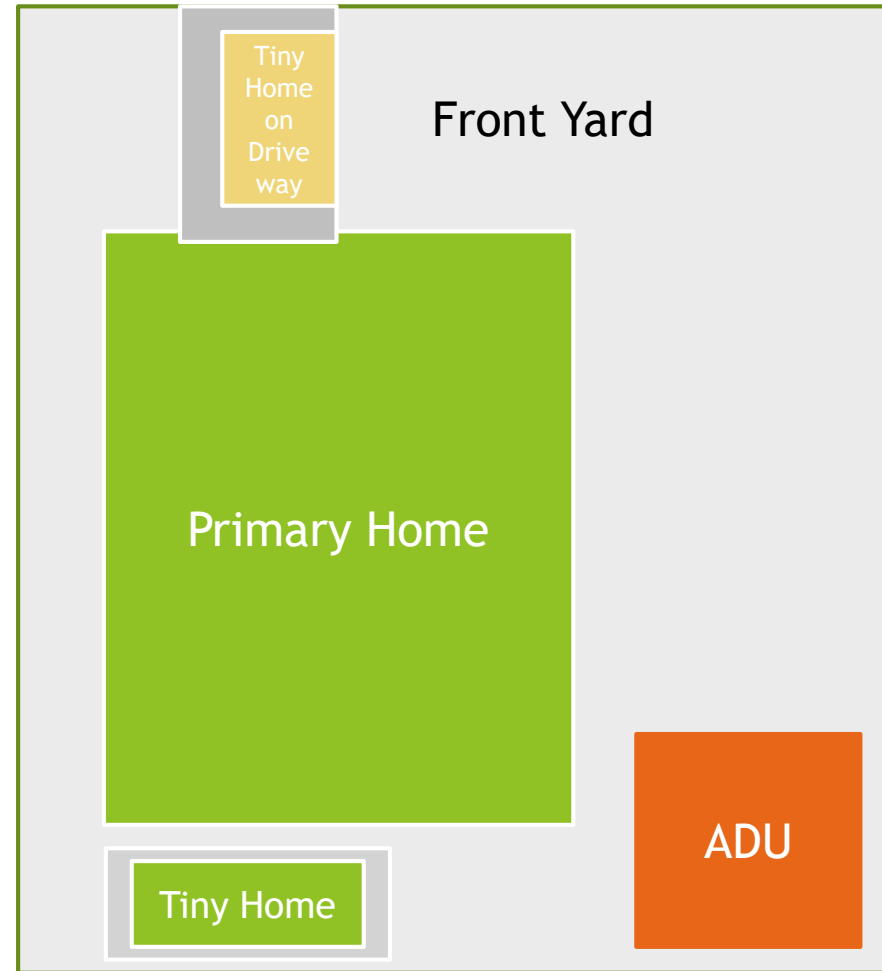


## Tiny Home Group



# Development Standards

- ▶ Location on a parcel
  - ▶ Setbacks?
  - ▶ Driveway?
- ▶ Parking (Replacement Parking)
- ▶ Unit Size (Min/Max?)
- ▶ Height (DMV towing restrictions)



# Geographic Location

- ▶ Zoning District Limitations?
- ▶ Certain portions of the City?

## Other Considerations:

- ▶ Privacy
- ▶ Utility Requirements
- ▶ Development Restrictions



# Design Considerations

- ▶ Architectural Style
- ▶ Roof Pitch
- ▶ Siding
- ▶ Windows/Doors
- ▶ Slide-outs
- ▶ Wheel Skirting
- ▶ Mechanical Equipment



# Utilities & Ownership

## Utilities

- ▶ Require permanent sewer/water connections?
- ▶ Off-grid electric?
- ▶ Allow off-grid water/sewer?

## Ownership

- ▶ Should we allow separate ownership of tiny homes and land?



# Required Permitting

- ▶ DMV Certification
- ▶ Discretionary Review
  - ▶ Coastal Development Permits
- ▶ Building permits
  - ▶ Follow Appendix Q?
  - ▶ Link to Appendix Q:

<https://codes.iccsafe.org/content/IRC2018/appendix-q-tiny-houses>



# Next Steps

- ▶ Receive direction from the Community Development Committee.
- ▶ Receive input from the public through various means.
- ▶ Bring a proposed ordinance to Planning Commission for review.

# Questions & Discussion

