



**COMMUNITY DEVELOPMENT RESOURCE AGENCY  
PLANNING DIVISION**

**NOTICE OF PUBLIC HEARING  
PLACER COUNTY PLANNING COMMISSION**

Any person interested in participating and/or addressing the Commission during the Planning Commission meeting by interactive video may do so at the Placer County Administrative Offices - Tahoe City  
775 North Lake Boulevard, Tahoe City, CA 96145

**WHERE: PLANNING COMMISSION HEARING ROOM  
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603**

**WHEN: OCTOBER 25, 2018 – 10:30 AM**

**SUBJECT: TINY HOUSE ZTA  
ZONING TEXT AMENDMENT (PLN18-00286)  
STATUTORY EXEMPTION  
ALL SUPERVISORIAL DISTRICTS  
(Continued from September 13<sup>th</sup>)**

Notice is hereby given that the Placer County Planning Commission will conduct a public hearing, on the date and time noted above, on a request from the Placer County Planning Services Division to consider a recommendation to the Board of Supervisors to amend Placer County Code, Chapter 17, Articles 17.04, 17.56, and adding Article 17.56, Section 17.56.350 to establish regulations for Tiny Houses as secondary dwelling units and as caretaker and employee housing in zone districts where those land uses are already allowed. A tiny house would be defined as a separate, independent living quarters that is no larger than 400 square feet; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; is designed and built to look like a conventional building structure, using conventional building materials, and is thus architecturally distinct from traditional mobile homes and recreational vehicles; and is titled and registered to tow legally under the California Department of Motor Vehicles. The proposed zoning text amendment does not apply to the Tahoe Basin. Additionally, the Planning Commission will consider providing a recommendation to the Board of Supervisors on a finding of Exemption pursuant to Section 15282(h) of the California Environmental Quality Act Guidelines. More information on the Tiny House ZTA and other housing efforts in Placer County can be found at [www.placer.ca.gov/housing](http://www.placer.ca.gov/housing). The Planning Services Division contact for this project, Emily Setzer, can be reached at (530) 745-3067 or by email at [ESetzer@placer.ca.gov](mailto:ESetzer@placer.ca.gov).

Staff reports will be posted on the Planning Services Division web site referenced below by 5:00 PM, the Thursday prior to the scheduled hearing date.

<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning/PCHearings.aspx>

All letters, written materials, studies or reports, in excess of one (1) page should be delivered to the Planning Services Division, 3091 County Center Drive, Auburn, CA 95603, at least 24 hours or (1) business day prior to the beginning of the meeting as noticed above.

County of Placer  
Community Development Resource Agency  
Steve Pedretti, Agency Director

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Environmental Health  
Office of Education  
Parks Department  
Public Works and Facilities  
Sheriff's Department

# Before the Board of Supervisors County of Placer, State of California

**In the matter of:** An Ordinance  
Amending Placer County Code  
Chapter 17, Articles 17.04, Section 17.04.030  
and 17.56, Section 17.56.200 and adding  
Section 17.56.350 Relating to "Tiny Houses"

Ordinance No.: \_\_\_\_\_

Introduced: \_\_\_\_\_

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer  
at a regular meeting held \_\_\_\_\_, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chair, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of said Board

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THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA,  
DOES HEREBY ORDAIN AS FOLLOWS:

**SECTION 1:** Placer County Code Chapter 17, Article 17.04, Section 17.04.030 is hereby  
amended as follows:

17.04.030 Definitions of land uses, specialized terms and phrases.

**STAFF WORKING DRAFT, LAST REVISED OCTOBER 4, 2018**

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“Secondary dwellings” (land use) means a second permanent dwelling that is accessory to a primary dwelling on a site. A secondary dwelling may be either a detached or attached dwelling unit, **including a tiny house**, which provides complete, independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel or parcels as the primary dwelling. Secondary dwellings also include multi-generation housing units and are synonymous with accessory dwelling units as defined by California Government Code Section 65852.2. See Section 17.56.200 for specific use requirements applicable to secondary dwellings.

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**“Tiny House” or “Tiny Houses” (land use) means a separate, independent living quarters that is no larger than 400 square feet; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is mounted on a wheeled trailer chassis; is designed and built to look like a conventional residential structure, using conventional building materials, and is thus architecturally distinct from traditional mobile homes and recreational vehicles; and is titled and registered to tow legally under the California Department of Motor Vehicles. (See Section 17.56.350 for specific use requirements applicable to tiny houses).**

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**SECTION 2:** Placer County Code Chapter 17, Article 17.56, Section 17.56.200 is hereby amended as follows:

17.56.200 Secondary dwellings/multi-generation housing.

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D. Design Standards for Secondary Dwellings.

1. Floor Area. The maximum floor area of a secondary dwelling attached to, or contained within the existing space of the primary single-family dwelling shall not exceed fifty (50) percent of the primary single-family dwelling living area, with a maximum floor area of one thousand two hundred (1,200) square feet. The maximum floor area for a secondary dwelling detached from an existing single-family dwelling shall not exceed one thousand two hundred (1,200) square feet. [Note: “Living area,” for the sole purpose of calculating the maximum floor area of an attached secondary dwelling, means the interior habitable floor area of a dwelling unit, as measured to the outside surface of exterior walls, including habitable basements and attics, but does not include a garage or any accessory structure that was not developed as habitable space.] **The maximum floor area for a tiny house shall not exceed 400 square feet and shall comply with all requirements in Section 17.57.350 “Tiny house”.**

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**SECTION 3:** Placer County Code Chapter 17, Article 17.56, Section 17.56.350 is hereby added as follows:

**17.56.350 Tiny house.**

**When allowed, by Section 17.06.030 et seq. (Allowable land uses and permit requirements), in the zone applicable to a site, tiny houses are subject to the requirements of this section.**

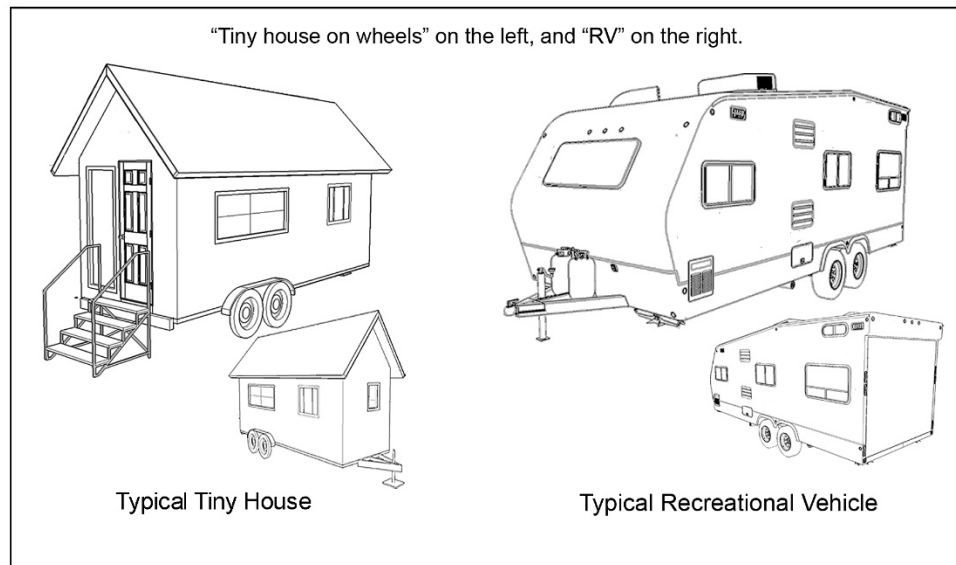
**A. General Standards. Tiny houses as secondary dwellings are subject to Section 17.56.200 (Secondary dwellings/multi-generation housing). All accessory storage shall comply with Section 17.56.250 (Storage, Accessory-Indoor and outdoor).**

**B. General Requirements. A tiny house is subject to the permit requirements established by Sections 17.06.050 (Land use and permit tables), 17.06.060 et seq., (Zone district regulations), and the base zone district.**

**1. Zoning Clearance. A tiny house shall be required to undergo zoning clearance to demonstrate compliance with all standards described below, and is subject to all applicable fees and charges, unless exempted by County Code.**

**2. General Development Requirements. A tiny house shall conform to the height, setback, and lot coverage requirements of the applicable zone district.**

**3. Appearance. To maintain the character of residential areas, a tiny house shall be designed to look like a conventional residential structure rather than a recreational vehicle, as depicted in the graphic below. This shall be done by incorporating design features and materials typically used for houses, such as typical siding or roofing materials, pitched roofs, eaves, residential windows, etc.**



**4. Movement. A tiny house shall be no larger than 400 square feet, with length, width, and height dimensions allowed by California State Law for movement on public highways, and shall be titled and registered to tow legally under the California Department of Motor Vehicles. It shall be towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection, and shall not be designed to move under its own power.**

- 5. Egress. A tiny house shall have a minimum of two means of egress, one of which shall be the main entrance and one of which shall be in each sleeping area(s). Entrance and egress stairs, pathways, and windows shall be constructed in accordance with state standards.**
- 6. Foundation and Structural Components.**

  - i. If a tiny house is retrofitted for placement on a permanent foundation, it shall be subject to Section 17.56.200 (Secondary dwellings/multi-generation housing).**
  - ii. A tiny house shall be tied down with anchors or otherwise stabilized as designed by the manufacturer.**
  - iii. Wheels shall be skirted or removed when parked. Skirting may be made from materials such as lattice, fencing, planter boxes, etc.**
  - iv. Structures such as porches, decks, sheds, and gazebos shall be detached from the tiny house. Uncovered porches or decks less than 30 inches in height and less than 200 square feet do not require building permits. Permanent roofed structures over 120 square feet do require building permits.**
- 7. Utilities/Equipment.**

  - i. Water and Sewer. A tiny house shall be connected to water supply and sewage disposal facilities approved by the County's Environmental Health Department and Building Services Division.**
  - ii. Energy. A building permit shall be obtained for installation of a subpanel appropriately sized for the tiny house's amperage, electrical pedestal, and approved exterior outlets in the location the tiny home will be located, unless otherwise designed to be self-contained to provide equal electrical accommodations (e.g. fully relying on solar power and battery backup). Separate electric meters may be permitted if approved by the building official and utility supplier. Generators, when applicable, shall adhere to the Placer County Noise Ordinance and the Placer County Air Pollution Control District.**
  - iii. All mechanical equipment, other than solar energy panels or collectors, shall be incorporated into the structure, and shall in no case be located on the roof.**
- 8. Certifications. A tiny house shall maintain proof of compliance with the ANSI 119.5 standard as a recreational park trailer or the ANSI 1192 (NFPA 1192) standard as a recreational vehicle, as well as with NFPA 70.**
- 9. Minimum Wind and Snow Loads. A tiny house shall be constructed to withstand minimum snow and wind loads for the proposed parking location, as described in Chapter 15, Article 15.04 and Section 15.04.290 of the Placer County Code.**
- 10. Parking. Refer to parking requirements for secondary units in Section 17.56.200.**
- 11. Addressing. A tiny house shall obtain a separate address with an electrical permit. If an electrical permit is not needed because of reliance on solar power, an address shall be obtained with a septic or sewer permit.**
- 12. Access standards. Access roads shall meet state and local fire safe standards as determined by the serving fire agency and County Land Development Manual. Encroachment permits may be required to address ingress, egress, and sight distance requirements for access to county-maintained highways.**

**SECTION 4:** This ordinance shall take effect and be in full force thirty (30) days after the date of its passage. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code section 25124.

DRAFT