

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, 17.56, and adding
Article 17.56, Section 17.56.350

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

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 August 14, 2018

“Caretaker and employee housing” (land use) means permanent or temporary housing, **including tiny houses**, that is secondary or accessory to the primary use of the property. Such dwellings are used for housing a caretaker employed on the site of a nonresidential use where a caretaker is needed for security purposes or to provide twenty-four (24) hour care or monitoring facilities, equipment, or other conditions on the site, or where work is at locations remote from urban centers. See Section 17.56.090 for specific use requirements applicable to caretaker and employee housing

“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.

“Single-family dwelling” (land use) means a building designed for and/or occupied exclusively by one family. Also includes factory-built housing (modular housing), manufactured housing (mobile homes), **tiny houses**, and the rental of bedrooms within a single-family dwelling to no more than four boarders. More than four boarders constitutes a boarding house, which is included within the definition of “Multifamily dwelling.” See Section 17.56.230 for specific use requirements applicable to single-family dwellings.

“Tiny House” (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 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. (See Section 17.56.350 for specific use requirements applicable to tiny houses).

SECTION 10: 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.

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

A. Purpose. The board of supervisors finds that special regulations relating to the establishment and operation of secondary dwellings are necessary in order to implement California Government Code Section 65852.2, which sets forth the requirements for Accessory

Dwelling Units (herein referred to as Secondary Dwellings), in a manner that will improve affordable housing and protect the health, safety and general welfare of the residents of Placer County.

B. Application Contents. The following materials in addition to other information required for a building permit application shall be submitted to the planning department.

1. On a lot with an existing single-family dwelling, include floor plans and elevations of the secondary dwelling and a representative photograph of the single-family dwelling.

2. Applications for secondary dwellings on vacant parcels shall include elevations and floor plans for both the primary single-family and secondary dwellings.

C. Timing of Permit and Construction. A permit for a secondary dwelling may be issued and the unit constructed either simultaneously with or subsequent to the primary single-family dwelling to be constructed on the site.

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 1,200 square feet. The maximum floor area for a secondary dwelling detached from an existing single-family dwelling shall not exceed 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.] **When tiny houses serve as a secondary dwelling unit, the maximum floor area shall not exceed 400 square feet and shall comply with all requirements in Section 17.57.350 "Tiny house".**

2. Attachment to Residential Accessory Structures. A secondary dwelling may be attached to a residential accessory structure as allowed in Section 17.56.180, as long as the secondary dwelling has a separate entrance with no internal circulation to the attached residential accessory structure, unless said structure is a garage.

3. Outdoor Covered Area. Covered porches, decks, landing places and similar architectural features may be added to a secondary dwelling structure provided that any such covered feature is open on at least two sides and occupies an area no larger than 25% of the allowable living area of the secondary dwelling.

4. Appearance of Secondary Dwelling. The secondary dwelling should be subordinate to the primary single-family dwelling, as well as architecturally compatible with the primary single-family dwelling (e.g., inclusive of complimentary materials, colors, and styles as the exterior of the primary single-family dwelling, including roof, eaves, windows, accents, and doors). For secondary dwellings attached to a single-family dwelling, the appearance of the building should remain that of a single-family residence.

5. Parking Requirements. In addition to parking required for the primary single-family dwelling by Article 17.54, one parking space per unit shall be provided on-site for the secondary dwelling. Tandem parking on an existing driveway or in setback areas is permissible. In areas

subject to winter snow removal operations, new encroachments onto County-maintained roadways shall be prohibited in order to preserve available snow storage areas. No additional parking is required if the proposed secondary dwelling is:

- a) Within one-half mile of a public transit stop;
- b) Within an architecturally and historically significant historic district;
- c) Within the existing single-family dwelling or an existing residential accessory structure;
- d) In an area where on-street parking permits are required but not offered to the occupant of the secondary dwelling; or
- e) Within one block of a car share vehicle pick-up location.

Notwithstanding Section 17.54.130(B) (Resolution of Conflicts), parking for secondary dwellings in Squaw Valley shall be subject to the parking requirement stated in this section.

E. Occupancy. Either the primary or secondary dwelling on the site shall be owner occupied or rented on a long term basis. This provision is not to be construed as requiring occupancy of one of the dwellings on a continuous basis; rather it requires owner occupancy or long-term rental of one of the units at any one time. For purposes of this section, "long-term rental" is defined as thirty-one (31) consecutive calendar days or more. Failure to comply with this requirement shall be a violation of the County Code and subject to enforcement action by the County. No secondary dwelling may be sold separately from the primary single-family dwelling.

F. General Development Requirements. The addition of a secondary dwelling shall not cause a parcel to exceed the allowable density of the site. Secondary dwellings are a residential use that is consistent with the existing General Plan and Zoning designation for the lot. See Section 17.56.180 for limitations on the total cumulative square footage of residential accessory structures on parcels of various sizes. Secondary dwellings shall conform to the height, setback, and lot coverage requirements of the applicable zone district, and are subject to residential construction fees and charges, unless exempted by County Code.

No setback shall be required for an existing, permitted garage that is converted to a secondary dwelling (where no expansion is proposed), and a setback of five feet from the side and rear lot lines shall be required for a secondary dwelling that is constructed above an existing, permitted garage.

G. Deed Restriction. A property owner may deed-restrict a secondary dwelling unit for affordability in order to be exempted from building permit and other specified fees per Section 15.65.140(B)(Affordable housing incentives). Prior to issuance of a building permit for a secondary dwelling, the owner shall record a deed restriction. The declaration shall run with the land and be binding upon the applicant and successor property owners.

H. Number of Units. No more than one secondary dwelling shall be allowed per parcel.

SECTION 11: Placer County Code Chapter 17, Article 17.56, Section 17.56.350 is hereby added as follows:

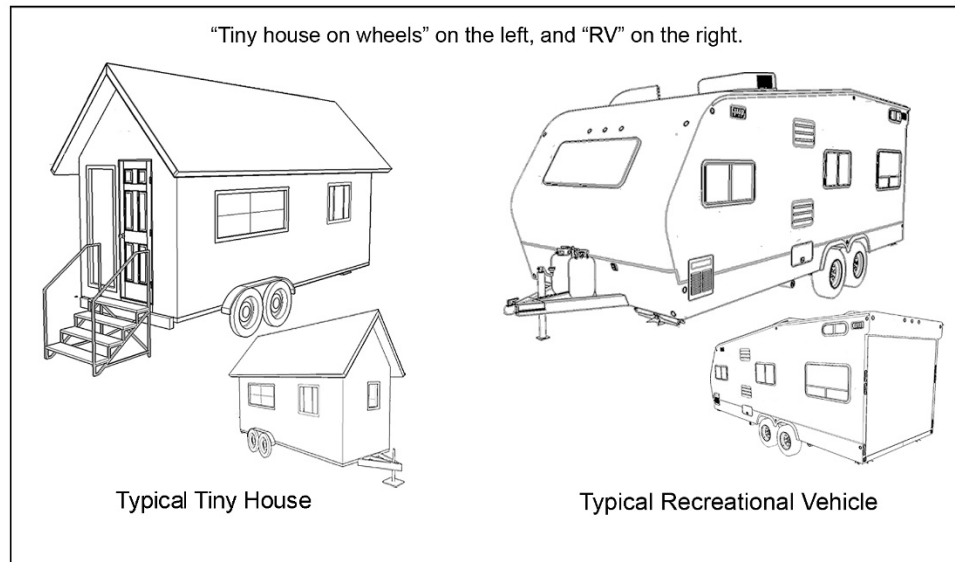
17.56.350 Tiny house.

When allowed by Section 17.06.030 et seq. (Allowable land uses and permit requirements) in the zone applicable to a site, tiny houses as single family dwellings, secondary dwellings, and caretaker and employee housing, are subject to the requirements of this section.

A. **General Standards.** Tiny houses used as caretaker quarters or employee housing are subject to Section 17.56.090 (Caretaker and employee housing). Tiny houses placed in RV parks are subject to Section 17.56.080 (Camping and Campgrounds, Recreational Vehicle Parks). Tiny houses placed in Mobile Home Parks are subject to Section 17.56.140 (Mobile Home Parks). 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. **General Development Requirements.** A tiny house shall conform to the height, setback, and lot coverage requirements of the applicable zone district, and is subject to utility and impact fees and charges, unless exempted by County Code.
2. **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.



3. **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.

4. 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 the sleeping area(s). Entrance and egress stairs, pathways, and windows shall be constructed in accordance with state standards.
5. Foundation and Structural Components.
 - i. If a tiny house is retrofitted for placement on a permanent foundation, it shall be subject to Sections 17.56.230 (Single-family dwellings, additional building site) and 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 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.
6. 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 Department.
 - 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). 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.
7. 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.
8. 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.
9. Parking. A tiny house serving as a primary residence shall include a minimum of one off-street parking space. As a secondary dwelling unit, refer to parking requirements in Section 17.56.200.
10. Addressing. A tiny house may obtain a separate address if an electrical permit is required. If an electrical permit is not needed because of reliance on solar power, an address may be obtained with a septic or sewer permit.

11. **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.

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