



COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

HEARING DATE: July 12, 2018
ITEM NO.: AI
TIME: 11:20 AM

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: June 18, 2018
SUBJECT: WORKSHOP - TINY HOUSE ON WHEELS (ZONING TEXT AMENDMENT)
ALL SUPERVISORIAL DISTRICTS

GENERAL/COMMUNITY PLAN AREA: Placer County General Plan and All Community Plans except those located in the Tahoe basin.

ZONING: Residential Single-Family, Residential Multi-Family, Residential-Agricultural, Residential-Forest, Resort, Agricultural Exclusive, and Farm zone districts (excluding the Tahoe basin).

STAFF PLANNER: Emily Setzer

LOCATION: Unincorporated Placer County

APPLICANT: Placer County Planning Services Division

PURPOSE OF WORKSHOP: To conduct a Public Workshop to review the proposed Tiny House on Wheels Zoning Text Amendment (Attachment A) and receive comments from the public and the Planning Commission.

BACKGROUND:

In order to meet Placer County's housing obligation and also to ensure Placer County has sufficient supply to house its residents, support desired economic development, and offset associated transportation-related environmental impacts, the County Executive Office created a multi-disciplinary "Housing Unit" to approach the housing challenge from many angles. The "Housing Unit," includes representative staff from the County Executive Office, Economic Development, Community Development, Department of Public Works and Facilities, and Health and Human Services, dedicated to finding ways to getting more affordable housing constructed throughout unincorporated Placer County.

As part of this process, the Housing Unit brought forward a number of housing-related ideas to the Placer County Board of Supervisors in 2017. The Board expressed its support for implementing a variety of housing strategies — a "menu" — that could be adapted for different parts of the county based on varying priorities and needs that will be included in its annual Work Plan. A top priority for the housing work plan is to increase the availability of a mix of housing types in the County for existing and future residents, students, and employees whose income cannot support the cost of housing in the County. The Board also recommended exploring possible code changes, incentives, funding sources, advocacy, partnerships, and non-traditional housing varieties, such as tiny houses and co-housing.

In addition to the housing work plan, the county's Housing Unit identified nine General Plan Housing Element goals to include in the next Housing Element update, several of which are applicable to the Tiny House on Wheels ZTA:

- Goal A – To provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories;
- Goal B – To encourage construction and maintenance of safe, decent and sound affordable housing in the County;
- Goal C – To promote housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin;
- Goal D – To improve the County's existing stock of affordable housing;
- Goal F – To meet the housing needs of special groups of County residents, including a growing senior population, large families, single mothers, farmworkers, persons with disabilities, and persons and households in need of emergency shelter; and
- Goal H – To assure equal access to safe and affordable housing for all persons regardless of age, race, religion, color ancestry, national origin, sex disability, familial status, or sexual orientation.

At a March 20, 2018 Housing Forum presented by Placer County and the Placer Community Foundation, and at a Mountain Housing Council Think Tank on October 25, 2017, community members requested the county consider tiny houses as an opportunity to diversify the county's housing inventory.

PROJECT DESCRIPTION:

Tiny houses on permanent foundations and built to Placer County Building Code standards are already allowed in the county and regulated under Placer County Code. However, tiny houses on wheels are currently considered recreational vehicles in the Placer County Zoning Ordinance, and are only allowed for limited timeframes (e.g. incidental camping) and in certain zone districts. To diversify the types and affordability of housing, Placer County proposes to amend the Zoning Ordinance to add tiny houses on wheels as another housing option (Attachment A). This zoning text amendment would amend the Zoning Ordinance to allow tiny houses as primary and secondary dwelling units in zone districts where those uses are already allowed.

A tiny house on wheels would be defined as a separate, independent living quarters that is less 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; and is titled, licensed and insured to tow legally under the California Department of Motor Vehicles.

Tiny houses on wheels would require Zoning Clearance in Residential Single-Family, Residential Multi-Family, Residential-Agricultural, Residential-Forest, Resort, Agricultural Exclusive, and Farm zone districts. Zoning Clearance is a Planning Services Division process where applications for tiny houses on wheels would be reviewed by staff to ensure compliance with zoning and development standards.

Key standards of the ZTA would require tiny houses on wheels to be:

- Allowed only in zones that allow single-family and secondary dwelling units;
- Required to meet all underlying zoning and land use regulations, such as building setbacks and height allowances;
- Required to connect to county-approved water supply and sewage disposal facilities;
- Designed to look like a conventional residential structure (by incorporating design features and materials typically used for houses, such as typical siding or roofing materials, pitched roofs, eaves, residential windows, etc.);
- Required to maintain proof of compliance with ANSI 119.5 standard as a recreational park trailer or ANSI 1192 (NFPA 1192) standard as a recreational vehicle, as well as NFPA 70.
- Eligible for fees for applicable electrical, plumbing, sewer, and septic permits.

The proposed changes would not apply to the Tahoe Basin. Regulatory provisions related to housing, including allowances for primary and secondary dwellings, are included in the Tahoe Basin Area Plan. An update to the Tahoe Basin Area Plan would be necessary to allow tiny houses in the basin.

More information on housing efforts in Placer County can be found at www.placer.ca.gov/housing.

ACTION REQUESTED:

Staff recommends that the Planning Commission accept public comment and provide input on the proposed Tiny House on Wheels Zoning Text Amendment. Upon direction from the Planning Commission, staff will make any necessary revisions to Tiny House on Wheels ZTA. There will be ongoing outreach and opportunity for public input with presentations before all Municipal Advisory Councils, as requested, before scheduling the proposed ZTA before the Planning Commission and Board of Supervisors for consideration.

Respectfully submitted,



Emily Setzer
Associate Planner

ATTACHMENTS

Attachment A – Proposed Ordinance Amending Placer County Code Chapter 17, Articles 17.04, 17.06, 17.08, 17.10, 17.34, 17.44, 17.46, 17.48, 17.50, 17.56, and adding Article 17.56, Section 17.56.350

Attachment B – Tiny House on Wheels Fact Sheet

- cc: Steve Pedretti – CDRA Director
- EJ Ivaldi – Deputy Planning Director
- Crystal Jacobsen – Principal Planner
- Shawna Purvines – Principal Planner
- Jennifer Merchant – Tahoe CEO
- Karin Schwab – County Counsel
- Andy Fisher – Parks Division
- Dan Dottai - Engineering and Surveying Division
- Tim Wegner – Building Division
- Kevin Bell – Environmental Engineering
- Ken Grehm – Public Works
- Kurtis Zumwalt – Environmental Health
- All MACs

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, 17.06, 17.08, 17.10,
17.34, 17.44, 17.46, 17.48, 17.50, 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.

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“Temporary dwelling” (land use) means the temporary placement and occupancy of a mobile home or recreational vehicle as a dwelling while building a permanent dwelling on the same site, or for hardships. See Sections 17.56.280 and 17.56.290 for specific use requirements applicable to temporary dwellings. See Section 17.56.090(F) for specific use requirements applicable to caretaker and employee housing, and Section 17.56.095 for specific use requirements applicable to farmworker housing. **Tiny houses on wheels, where permitted, are excluded from this use (See Section 17.56.350 for specific use requirements applicable to tiny houses on wheels).**

“Tiny House on Wheels” (land use) means a separate, independent living quarters that is less 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; and is titled, licensed and insured to tow legally under the California Department of Motor Vehicles. (See Section 17.56.350 for specific use requirements applicable to tiny houses on wheels).

SECTION 2: Placer County Code Chapter 17, Article 17.06, Section 17.06.050 is hereby amended as to add the following use to the table contained in Section 17.06.050, subsection (D):

17.06.050 Land use and permit tables.

D. Tables. The following tables, and the lists of allowable uses in Sections 17.06.060 et seq., contain the same requirements for allowable uses and land use permit requirements. The tables in this section are for convenience, to simultaneously show all zone districts, the uses allowed within them, and the permit requirements applicable to each use.

LAND USE TYPES	ZONE DISTRICTS																				
	RESIDENTIAL				COMMERCIAL								INDUSTRIAL				AGRICULTURAL, RESOURCE OPEN SPACE				
	RS	RM	RA	RF	C1	C2	C3	CPD	HS	OP	RES	AP	BP	IN	INP	AE	F	FOR	O	TPZ	W
Residential Uses																					
Tiny house on wheels (Section 17.56.350)	C	C	C	C							C					C	C				

SECTION 3: Placer County Code Chapter 17, Article 17.08, Section 17.08.010 is hereby amended to add the following use to the table contained in Section 17.06.050, subsection (D):

17.08.010 Agricultural exclusive (AE).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the AE zone as provided by Section 17.06.050 (Land use and permit tables), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Tiny house on wheels	C	Section 17.56.350

SECTION 4: Placer County Code Chapter 17, Article 17.10, Section 17.10.010 is hereby amended to add the following use to the table contained in Section 17.06.050, subsection (D):

17.10.010 Farm (F).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the F zone as provided by Section 17.06.050 (Land use and permit tables), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Tiny house on wheels	C	Section 17.56.350

SECTION 5: Placer County Code Chapter 17, Article 17.34, Section 17.34.010 is hereby amended to add the following use to the table contained in Section 17.06.050, subsection (D):

17.34.010 Resort (RES).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RES zone district as provided by Sections 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Tiny house on wheels	C	Section 17.56.350

SECTION 6: Placer County Code Chapter 17, Article 17.44, Section 17.44.010 is hereby amended to add the following use to the table contained in Section 17.06.050, subsection (D):

17.44.010 Residential-agricultural (RA).

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B. Allowable Land Uses, Permit Requirements and Minimum Lot Area. The following land uses are allowed in the RA zone as provided by Section 17.06.050 (Land use and permit tables), subject to the land use permit and minimum lot area shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Tiny house on wheels	C	Section 17.56.350

SECTION 7: Placer County Code Chapter 17, Article 17.46, Section 17.46.010 is hereby amended to add the following use to the table contained in Section 17.06.050, subsection (D):

17.46.010 Residential-forest (RF).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RF zone district as provided by Section 17.06.050 (Land use and permit tables), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Tiny house on wheels	C	Section 17.56.350

SECTION 8: Placer County Code Chapter 17, Article 17.48, Section 17.48.010 is hereby amended to add the following use to the table contained in Section 17.06.050, subsection (D):

17.48.010 Residential multifamily (RM).

B. Allowable Land Uses and Permit Requirements. The following land uses are allowed in the RM zone district as provided by Section 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Tiny house on wheels	C	Section 17.56.350

SECTION 9: Placer County Code Chapter 17, Article 17.50, Section 17.50.010 is hereby amended to add the following use to the table contained in Section 17.06.050, subsection (D):

17.50.010 Residential single-family (RS).

B. Allowable Land Uses, Permit Requirements and Minimum Lot Area. The following land uses are allowed in the RS zone district as provided by Section 17.06.030 et seq., (Allowable land uses and permit requirements), subject to the land use permit and minimum lot area shown for each use, any applicable specific standards, and all other applicable provisions of this chapter.

ALLOWABLE LAND USES	LAND USE PERMIT	SPECIFIC STANDARDS IN SECTION:
Tiny house on wheels	C	Section 17.56.350

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 on wheels 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 on wheels".**

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:

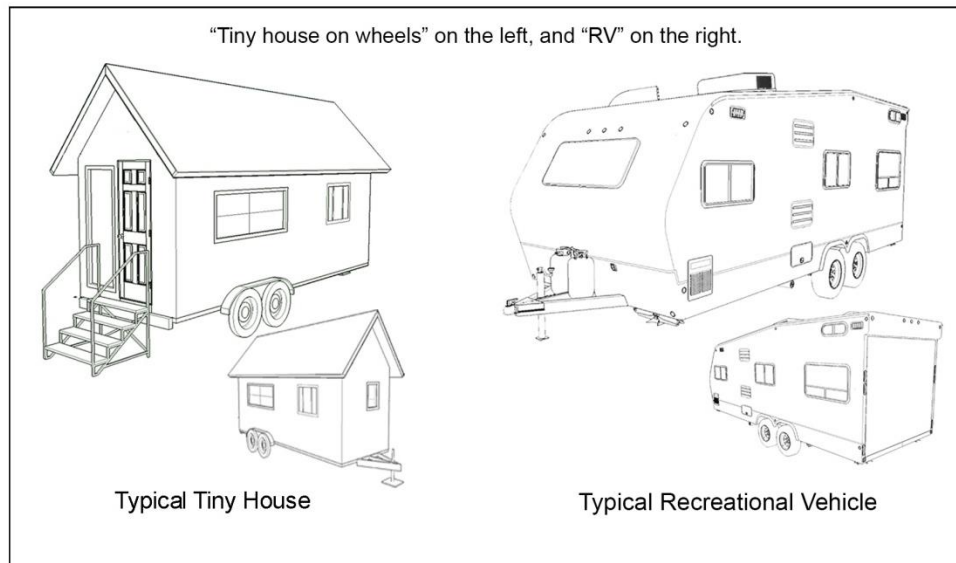
17.56.350 Tiny house on wheels.

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 sited in zone districts specified in Section 17.06.050 are subject to the requirements of this section. Tiny houses on wheels used as caretaker quarters or employee housing are subject to Section 17.56.090 (Caretaker and employee housing). Tiny houses on wheels placed in RV parks are subject to Section 17.56.080 (Camping and Campgrounds, Recreational Vehicle Parks). Tiny houses on wheels placed in Mobile Home Parks are subject to Section 17.56.140 (Mobile Home Parks). Tiny houses on wheels 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 on wheels 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 on wheels 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 on wheels 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 on wheels 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, licensed and insured to

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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 on wheels 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 egress windows shall be constructed in accordance with state standards.
5. Foundation and Structural Components.
 - i. If a tiny house on wheels 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 on wheels shall be tied down with anchors or otherwise stabilized as designed by the manufacturer.
 - iii. A tiny house on wheels shall be skirted to hide the wheels 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 on wheels. 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 on wheels 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. Mechanical equipment shall be incorporated into the structure, and shall in no case be located on the roof.
7. Certifications. A tiny house on wheels 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 on wheels 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 on wheels serving as a primary residence shall include a minimum of two off-street parking spaces. As a secondary dwelling unit, refer to Section 17.56.200.
10. Addressing. A tiny house on wheels 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.



Tiny House on Wheels

ZONING TEXT AMENDMENT



To diversify the types and affordability of housing, Placer County proposes to amend the Zoning Ordinance to add tiny houses on wheels as another housing option. Tiny houses on permanent foundations and built to Building Code standards are already allowed in the county. However, tiny houses on wheels are currently considered recreational vehicles and are only allowed for limited timeframes and in certain zone districts. This zoning text amendment (ZTA) would amend the Zoning Ordinance to allow tiny houses as primary and secondary dwelling units in zone districts where those uses are already allowed.

A tiny house on wheels would be defined as a separate, independent living quarters that is less 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; and is titled, licensed and insured to tow legally under the California Department of Motor Vehicles.

The proposed changes do not apply to the Tahoe Basin. Regulatory provisions related to housing, including

allowances for primary and secondary dwellings, are included in the Tahoe Basin Area Plan.

GOALS OF ORDINANCE

- Increase diversity of housing types
- Increase housing affordability

ZONING

Tiny houses on wheels would require Zoning Clearance in Residential Single-Family, Residential Multi-Family, Residential-Agricultural, Residential-Forest, Resort, Agricultural Exclusive, and Farm zone districts.

KEY PROVISIONS OF ORDINANCE

Tiny houses on wheels would be:

- Allowed only in zones that allow single-family and secondary dwelling units;
- Required to meet all underlying zoning and land use regulations, such as building setbacks and height allowances;
- Required to connect to county-approved water supply and sewage disposal facilities;
- Designed to look like a conventional residential structure;
- Required to maintain proof of compliance with ANSI 119.5 standard as a recreational park trailer or ANSI 1192 (NFPA 1192) standard as a recreational vehicle, as well as with NFPA 70.

UPCOMING PUBLIC MEETINGS ON TINY HOUSES

- Planning Commission Workshop: July 12
- Planning Commission Hearing: Fall 2018
- Board of Supervisors Hearing: Fall 2018

Note: These dates are subject to change. Check the Placer Housing webpage for updates:

<http://www.placer.ca.gov/housing>

Questions about tiny houses? Please contact Emily Setzer at 530-745-3067 or at esetzer@placer.ca.gov