

# Tiny Homes on Wheels Ordinance

## ORD24-2



**NEVADA  
COUNTY**  
CALIFORNIA



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# Background and Need

## 2024 Board Workshop

- Housing Board Objective
- **Board direction to identify alternative housing types to support housing development\***
  - Reduce development costs
  - Increase housing supply
  - Provide regulatory flexibility
  - \*Limited Density Owner Built Rural Dwellings
- **Utilize existing models from other jurisdictions**
  - Placer County, Mendocino County, Humboldt County, City of South Lake Tahoe, and others



# Tiny Homes on Wheels in California

Tiny homes are generally required to comply with the standards of, and be approved as one of the following types of structures for full time occupancy:

- California Residential Code (Appendix Q) or Building Code home
- HUD/HCD Code manufactured home (MH)
- HCD factory-built housing (FBH)
- recreational vehicle (RV) or park trailer (PT) – Proposed

Unless otherwise allowed by a local ordinance, RVs or PTs generally may be occupied only in mobilehome parks or special occupancy parks permitted by HCD.

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EDMUND G. BROWN JR., Governor



May 9, 2016

INFORMATION BULLETIN 2016-01 (MH, FBH, SHL, MP/SOP, RT, OL) – Revised

TO: City and County Building Officials  
Mobilehome and Special Occupancy Park Enforcement Agencies  
Division Staff

FROM:  Richard Weinert, Deputy Director  
Division of Codes and Standards

SUBJECT: Tiny Homes

## Purpose

This Information Bulletin is intended to clarify the legality of use, design and construction approval of any residential structure that may be commonly referred to as a tiny home. Currently, neither the Department of Housing and Community Development (HCD) nor any other State or local agency has specific statutory or regulatory definition authority of construction approval for tiny homes as a specialty product. These structures, which may range anywhere from 80 to 400 square feet in size, may be built with a variety of standards or no construction standards; may or may not be constructed on a chassis (with or without axles or wheels); and usually are offered for use and placement in a variety of sites. It is the purpose of this Information Bulletin to describe when a tiny home fits the definition of one of the following and therefore would be legal to occupy: recreational vehicle (including park trailer), manufactured home, factory-built housing, or a site-constructed California Building Standards Code dwelling.

# Tiny Homes on Wheels = RVs



California Health and Safety Code Section 18010. “Recreational Vehicle” means:

- (a) A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy
- (b) A park trailer.

# Tiny Homes on Wheels Standards

RVs registered and sold in California are required to carry a permanently affixed insignia from the manufacturer or third-party inspector.

- American National Standards Institute (ANSI)
- National Fire Protection Association (NFPA)
- Definition
  - A separate, independent dwelling unit for one or more persons that is no larger than 400 gross square feet, excluding loft area space defined in California Health and Safety Code Section 18033; includes basic functional areas that support normal daily routines, including a bathroom, a kitchen, and a sleeping area; is built upon a single chassis and mounted on wheels, and cannot move under its own power; and is titled and registered with the California Department of Motor Vehicles.



# Tiny Homes on Wheels in Nevada County

## Proposed Ordinance would allow Tiny Homes on Wheels (THOWs) as dwelling units

- Consistent with underlying density
- Primary unit, second unit, accessory unit, dwelling groups\* (R2 zoning- Dwelling Group)
- Consistent with Site Development Standards
- Consistent with health and safety standards
- Consistent with THOW design standards



# Tiny Homes on Wheels in Nevada County

## Proposed Health and Safety Standards

- ANSI, NFPA Certification and DMV Registration
- Fire Safe Driveway Standards
- Wind and Snow Loads
- Insulation
- Utility Connections and Inspections
  - Water Supply
  - Sewage
  - Electrical
  - Foundation
  - Anchors



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# Tiny Homes on Wheels in Nevada County

## Proposed Design Standards

- Cannot move under its' own power
- Materials for the exterior wall shall include material traditionally utilized for residential development.\*(PC Amendments)
- Windows shall be at least double pane and include trim or other design features to mimic a building
- The undercarriage shall be concealed from view by screening that is solid and fixed at all times
- 2x4" Structure Framing with R-13 Wall/R-19 Floor/Ceiling Insulation





# Tiny Homes on Wheels in Nevada County

## Proposed Additional Requirements

- All THOW may be rented for long-term use only (30 consecutive calendar days or more); short-term rentals are prohibited.
- Accessory structures such as decks, porches, sheds, gazebos, and ramadas shall be designed to be detached from the THOW.
- Include a Fire Protection Plan for all THOW in a high or very high fire zone or beyond a dead-end road limit



# Tiny Homes on Wheels in Nevada County

## Planning Commission Recommendations

- Ordinance Changes- Enacted
  - Removed Screening- Ground mount equipment
  - Gravel- 6" to 4"
  - Siding- Metal siding
  - Off-grid Policy
- Other Recommendations- Direction
  - Temporary septic
  - Continue to look at Alternative Housing
    - Grouping Units



## Recommended Actions-

Planning Commission- 10/24/2024 4-0 vote, 1 vacancy

- **Environmental Action: Find the Ordinance Categorically Exempt pursuant to CEQA Guidelines Section 15305.**
- **Project Action: Adopt the attached Tiny Homes on Wheels Ordinance including adding “dwelling groups” in the R2 zoning district with a development permit (Attachment 1).**