

TINY HOMES AND TINY HOME COMMUNITIES WORKSHOP

Community & Economic
Development Department

City Council
February 19, 2019

RiversideCA.gov

PRIOR ACTIONS

1. **December 12, 2017 – City Council approved Housing Element Zoning Code Amendments:**
 - a) Definitions of Tiny Home & Tiny Home Community; and
 - b) Allows Tiny Homes incidental to places of worship and civic organizations.



2

RiversideCA.gov

PRIOR ACTIONS (CONTINUED)

2. Staff recommended:

- a) Including Tiny Homes in the definition of Accessory Dwelling Units (ADUs) & allowing Tiny Homes incidental to a single-family residence; and
- b) Allowing Tiny Home communities in the RR, RE, and R-1 zones, with a Planned Residential Development (PRD) permit.

3. Council removed staff's ADU and PRD recommendation;

4. Directed Staff to return to Council.



3

RiversideCA.gov

CITY COUNCIL CLARIFICATIONS

1. Assessment of Taxes:

- a) Are Tiny Homes on chassis assessed taxes the same as an ADU on a foundation?
- b) Are they being taxed as real property or as a vehicle?
- c) Since Tiny Homes are occupied as a dwelling, should they pay their fair-share of taxes?

2. Development and Management:

- a) How would a tiny home community be developed and managed?
- b) How would a comprehensive management plan address parking, security and maintenance?
- c) What standards would be required (similar to those for a mobile/manufactured home park)?



4

RiversideCA.gov

ASSESSMENT OF TAXES

1. Tiny Home on a chassis:

- a) Not a property improvement;
- b) Not included in the real property assessment of the lot; and
- c) Only structures on permanent foundation included.

2. Title 19 – Zoning Code:

- a) Registered with the Department of Motor Vehicles (DMV);
- b) Not be subject to the Uniform Building Code;
- c) Would be assessed in a way similar to recreational vehicles; and
- d) County Assessor's Office continues to explore specifics on assessment of City defined Tiny Homes.



5

RiversideCA.gov

DEVELOPMENT AND MANAGEMENT

1. PRD Permit – Discretionary review process;

2. Possible Standards:

- a) Access, location, density, coverage, setbacks, parking, lighting and separation within the site;
- b) Management plan;
- c) Participation in City's Crime Free Multi-Housing Program; and
- d) Fencing and screening, including landscaping.



6

RiversideCA.gov

CALIFORNIA REQUIREMENTS FOR TINY HOMES

1. No specific statutory or regulatory definition for Tiny Homes;
2. No oversight or authority over Tiny Homes;
3. May 2016 HCD Bulletin clarifies use design and construction;
 - a) On a chassis with axles, contains 400/sf or less of gross floor area & may be a Recreation Vehicle (RV), Park Trailer (PT), or Camping Cabin (CC); or
 - b) Not on a chassis with axles & placed on a foundation (permanently affixed to property). Required to comply with California Building Code, or Factory-built housing (FBH) standards. Construction & occupancy enforced by the City.



7

RiversideCA.gov

CONCLUSION

1. Addresses prior Council questions on Tiny Homes (Assessment of Taxes and Development/Management);
2. Potential Title 19 – Zoning Code Amendments:
 - a) Identify and regulate Tiny Homes as Accessory Dwelling Units;
 - b) Allow Tiny Homes only in Tiny Home Communities as a Planned Residential Development based on development standards; and/or
 - c) Maintain Tiny Homes only as incidental uses to “Places of Public Assembly – Non-Entertainment.”



8

RiversideCA.gov

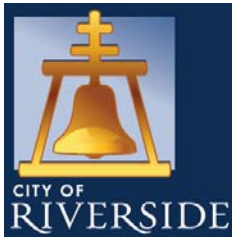
RECOMMENDATIONS

That the City Council receive an update on Tiny Homes and Tiny Home Communities and provide direction to staff on potential Title 19 – Zoning Code amendments related to Tiny Homes and Tiny Home Communities.



9

RiversideCA.gov



TINY HOMES DISCUSSION

Community & Economic
Development Department

City Council
February 19, 2019

RiversideCA.gov

TINY HOME CHARACTERISTICS

1. Dwelling with typically 100 to 400 sf of living area;
2. Built to a variety of construction standards, such as for RV's, prefabricated homes, or permanent housing (Building Code); or
3. May or may not be constructed on a chassis (with or without axles or wheels).

