

Attachment 2 – Tiny Home and Tiny Home Community

Zoning Code Definitions

Title 19 -Zoning Code definitions for Tiny Home and Tiny Home Communities addresses the use, design and construction as follows:

- **Tiny Home** means a structure constructed on a chassis, intended for separate, independent living quarters that meets all of the following conditions:
 - a. The unit cannot (and is designed not to) move under its own power. When sited on a parcel the wheels and undercarriage shall be skirted;
 - b. No larger than allowed by California State Law for movement on public highways;
 - c. Has at least 100 square feet of first floor interior living space;
 - d. Is a self-contained unit which includes basic functional areas that support normal daily routines such as cooking, sleeping, and toiletry;
 - e. Is designed and built to look like a conventional building structure;
 - f. Shall be licensed and registered with the California Department of Motor Vehicles (DMV) and meet the American National Standards Institute 119.5 or National Fire Protection Association 1192 requirements;
 - g. Served by underground utilities; and
 - h. A tiny home is not a recreational vehicle as defined in the Zoning Code.

- **Tiny Home Community** means a group of tiny homes, typically smaller than 1,200 square feet per unit, that are arranged in common relationship to one another, usually surrounding a shared landscaped area. Also known as a "pocket neighborhood."