

Attachment 2: New Modifications to Tiny House on Wheels Regulations

Track change edits show new modifications directed by City Council.

155.304.010 Tiny House on Wheels

- (A) **Purpose.** This subsection establishes regulations to allow for Tiny Houses on Wheels within residential zoning districts. These regulations are intended to:
- (1) Minimize adverse impacts that could result from Tiny Houses on Wheels in residential neighborhoods;
 - (2) Ensure Tiny Houses on Wheels do not significantly impact the supply of permanent housing available to Eureka residents; and
 - (3) Provide opportunities for homeowners to generate supplemental income by allowing Tiny Houses on Wheels.
- (B) **Development Standards.** A Tiny House on Wheels must comply with all development standards applicable to a conventional Accessory Dwelling Unit as allowed by 155.316 (Accessory Dwelling Units), except as modified by this subsection.
- (1) ~~Where Allowed~~**Classification as Detached Accessory Dwelling Unit.** A Tiny House on Wheels is allowed as an considered a detached Accessory Dwelling Unit for purposes of applying the provisions of 155.316 (Accessory Dwelling Units), including determining the maximum number allowed on a lot, in any residential zoning district subject to the requirements of this subsection.
 - (2) ~~Maximum Number Per Lot~~**Where Allowed.** ~~One~~ Tiny Houses on Wheels ~~is are~~ allowed ~~per lot in any residential zoning district,~~ in lieu of ~~one attached or~~ detached Accessory Dwelling Units located on a permanent foundation.
 - (3) **Location on Lot.**
 - (a) A Tiny House on Wheels may not be located between the primary dwelling and the streetfront lot line, except on a through lot.
 - (b) A Tiny House on Wheels may not be located in, or block access to, a required off-street parking space.
 - (4) **Relationship to Other Residential Structures.** A Tiny House on Wheels must be setback from other structures the distance required by the Building Code.
 - (5) **Short-term Rental.** A Tiny House on Wheels may not be converted to, or utilized as, a short-term, transient vacant rental.
- (C) **Design and Construction Standards.** A Tiny House on Wheels must be compatible in design and appearance with residential structures and meet the following standards:
- (1) **Parking Surfacing.** The surface material under wheels and/or leveling or support jacks must be consistent with Section 155.324.060(F) (Surfacing). Bumper guards, curbs, or other

installations adequate to prevent movement of the unit are required.

- (2) **Skirting.** Undercarriage, including the wheels, tongue, axle, and hitch, must be hidden from view using materials or features such as lattice, fencing, planter boxes, detached decks, etc.
 - (3) **Mechanical Equipment.** All mechanical equipment must be incorporated into the structure and may not be located on the roof unless screened.
 - (4) **Construction Code Requirements.** A Tiny House on Wheels must comply with at least one of the following:
 - (a) National Fire Protection Association (NFPA) 1192 RV standards or American National Standards Institute (ANSI) 119.5 Park Model standards. Certification for NFPA or ANSI compliance must be made by a qualified third-party inspector. Proof of compliance must be submitted with the Tiny House on Wheels permit application.
 - (b) State building standards for dwellings as determined by the Chief Building Official, including the CA Residential Code appendix on Tiny Houses or other adopted alternatives. A Building Permit must be obtained to demonstrate compliance with state building standards.
- (D) **Utilities.** A Tiny House on Wheels must be connected to water, sewer, and electric utilities to the satisfaction of the Chief Building Official and Public Works Director. Holding tanks incorporated into the original design of the structure may not be used for the purposes of waste storage.
- (E) **DMV Registration.** A Tiny House on Wheels must be licensed and registered with the California Department of Motor Vehicles.
- (F) **Permit Required.** A Tiny House on Wheels Permit is required prior to and for the duration of occupancy of the Tiny House on Wheels. The permit is a ministerial approval by the Director to confirm the proposed Tiny House on Wheels complies with all applicable standards.
- (1) **Not Transferrable.** The permit shall be issued for a specific Tiny House on Wheels (based on DMV registration number) to occupy a specific location on a designated property as indicated on a required site plan. The permit may not be transferred to authorize relocation of the permitted Tiny House on Wheels, and/or installation of a different Tiny House on Wheels at the authorized location.
 - (2) **Property Owner Approval.** Authorization by the owner of the residential lot is required.
 - (3) **Annual Renewal.** The permit shall lapse and become void one year following the date the permit became effective unless renewed or revoked for violation of the terms of the permit application. If a lapse in permit occurs, the structure is no longer considered a Tiny House on Wheels and cannot be used or inhabited as an Accessory Dwelling Unit until a new permit is obtained.
 - (4) **Inspection.** A Tiny House on Wheels shall be inspected by the Building Department prior to final approval of a Tiny House on Wheels Permit, to verify the unit is in good working order for living, sleeping, eating, cooking, and sanitation, including adequate connection to utilities. Additional inspections may be required at the discretion of the Chief Building Official. The cost of any required inspection shall be borne by the Tiny House on Wheels owner.