



# Zoning Ordinance Amendment #23-02: ADU's, Tiny Homes on Wheels, Small Homes Small Lots, Density Bonus, Definitions

PLANNING COMMISSION — August 9, 2023

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# BACKGROUND—SB2 Grant Funded Projects

- In 2019, the City applied for Planning Grants funding
- In 2020, The City was Awarded \$310,000 for various planning policy projects
- COVID hits the U.S.
- In 2022, the project deadline for expenditures was extended to 12/2023.
- One project was to update Various Zoning Codes and bring them into compliance with current state laws
- Zoning Code amendments and additions requires Public Hearings at Planning Commission and City Council meetings
- Goal is to add housing options and broaden choices for affordable dwelling units



# Summary of Changes



- Section 20.90.020 Various definitions updated
- Table 20.08-1 Permitted land uses in residential districts
- Section 20.08-020 - Small Houses
- Section 20.08-030 – Development Standards table
- Chapter 20.08.040 – Additional dwelling units on R-1 lots.
- Chapter 20.42 Accessory Dwelling Unit (ADU) - meet State Laws
- Tiny Homes on Wheels has been added into ADUs as an option
- Chapter 20.56 - Density Bonus Law compliance

# Section 20.90.020 - Definitions

- Duplex Home. A residential structure that contains two (2) dwelling units each with its own entrance. For the purposes of Section 20.90.020, a duplex may be defined as being detached or attached. Each unit within a duplex home provides complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation
- Small House. A detached, single-family dwelling unit that is between 400 square feet and 1,200 square feet in size. A small house can be a standalone unit on its own lot or there can be multiple small houses on a single lot in one (1) ownership.
- Small House Village. Three or more small houses on a single parcel, held as one with a property manager that may have common amenities/parking and private streets (i.e., a multi-family residential development but with detached units).
- Tiny Home on Wheels or THOW. A dwelling that provides independent living facilities and meets requirements:
  - It contains four hundred (400) square feet or less of gross floor area, excluding loft area. It may not exceed fourteen (14) feet in width at the maximum horizontal projection.
  - It is built upon a single chassis with wheels.
  - It may only be transported upon public highways with a permit issued pursuant to Section 35780 of the Vehicle Code and are constructed to American National Standards Institute (ANSI) A119.5 and National Fire Protection Association (NFPA) 1192 standards and are certified by a qualified third-party inspector with a label of approval such as those provided by the Recreational Vehicle Industry Association.



## Table 20.08-1: Permitted Land Uses in the Residential Zoning Districts

- One addition:
  - Sections for Small Houses and Small House Villages in the table
    - Small Houses – Permitted in R-1, R-2, R-3, and R-4
    - Small House Villages – R-2 with a CUP, permitted in R-3, R-4



## NEW Section 20.08-020 - Small Houses

- The purpose:
  - Increased flexibility in the design and lot size of new residential development in a manner that increases housing choices for residents, utilizes land resources efficiently, and ensures a high-quality neighborhood.
  - These standards intend to allow Small Houses as a form of affordable housing while preserving the character of residential neighborhoods within the city.
  - Encourage the development of single-family housing with more flexible development standards to meet housing needs





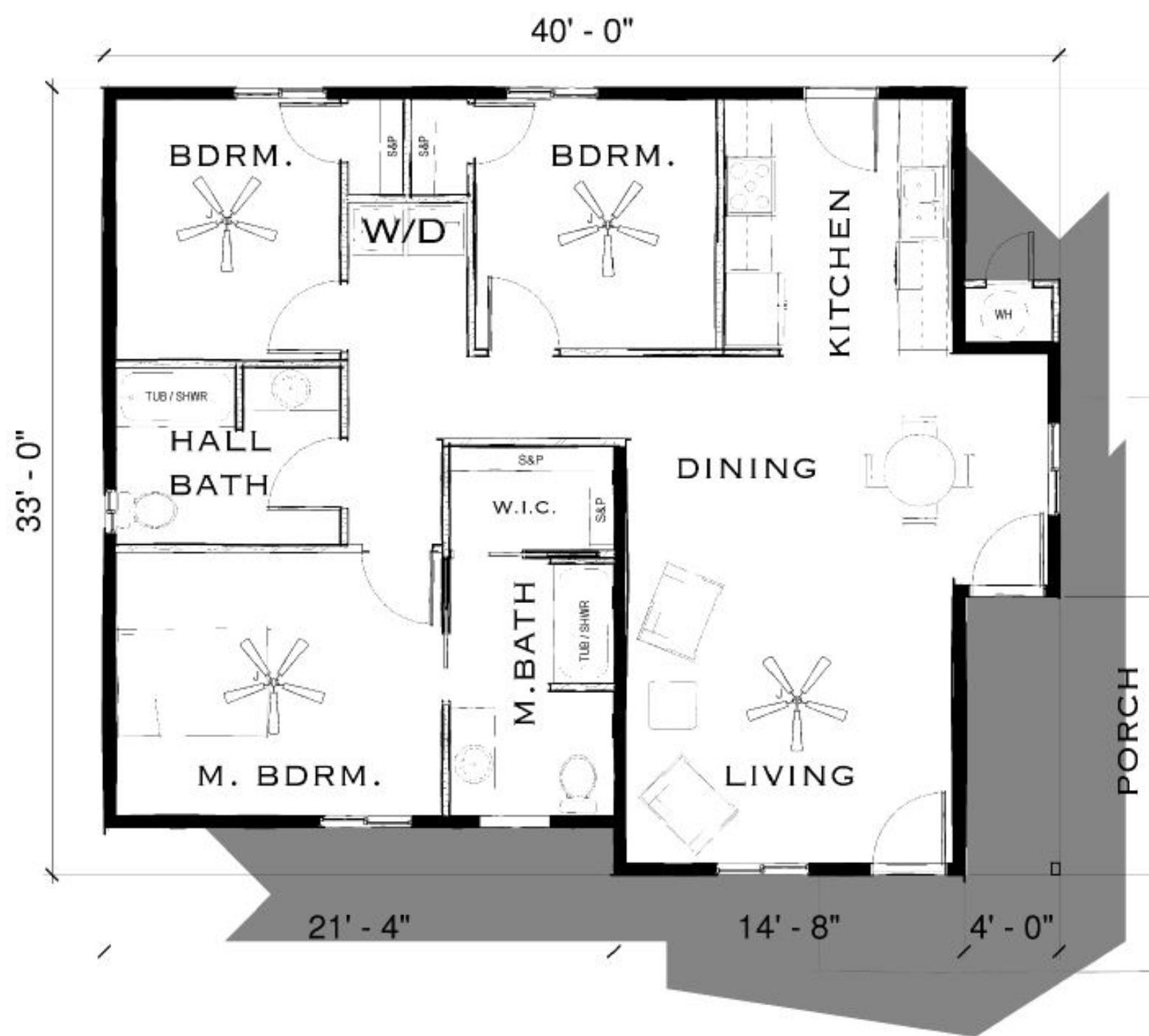
## Section 20.08-030 – Development Standards table

- Updated table – Other Standards section
  - Cross reference to Chapter 20.42 – Accessory Dwelling Standards
  - Cross reference to Chapter 20.28 – Accessory Structure Standards



## Chapter 20.08.040 – Additional dwelling units on R-1 lots.

- One addition:
  - E. Accessory Dwelling Units. Dwelling Units that meet the requirements of Chapter 20.42 shall be permitted in R-1 zoning districts.



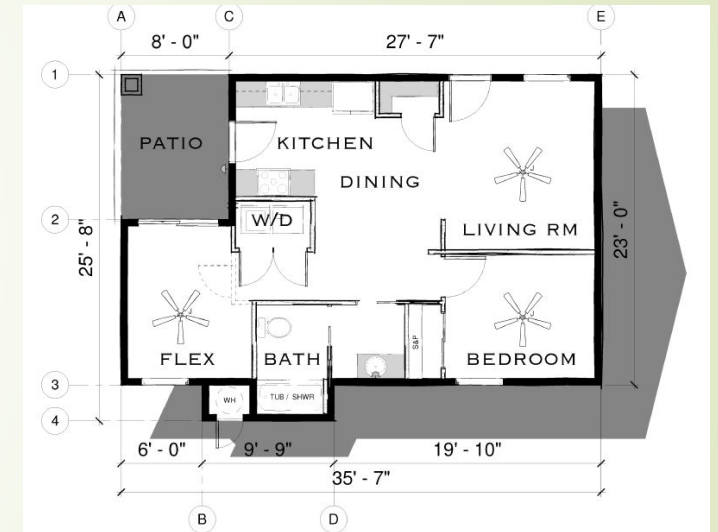




# **Chapter 20-42 Accessory Dwelling Units**

# Chapter 20.42 Accessory Dwelling Units

- State ADU Law. Be consistent with state ADU law.
- Parking – only one space required, but many exceptions. NO parking required if within ½ mile of public transit
- Owners not required to live on-site.
- Up to three ADUs per parcel allowed
  - 1 – detached
  - 1 – attached
  - 1- Junior ADU (JADU)
- Height limits
  - Attached – 25 ft or not exceeding the ht of primary
  - Detached – 16 ft – with exceptions up to 18 ft and up to 20 ft with roof pitch aligning to primary





## Section 20.42.030 & Section 20.42.60 Tiny Homes on Wheels as ADUs

- New concept for ADUs - THOW
- Saves time and \$ as an option to traditional stick-built cottages
- Ministerially approved by the Director
- Licensed and registered by the CA Department of Motor Vehicles
- ANSI and NFPA certified
- Only one per parcel permitted with SFD
- Two allowed for MFD, just like other ADUs
- 5 Foot Setbacks from rear and side yards, 6 feet between buildings



# Tiny Homes on Wheels as ADUs...Continued

- Not allowed in front exterior yard
- Roof pitch must be at least 2:12
- Wheels and hitch must be attached and screened from view
- Under no circumstance shall motorhomes or other RVs serve as a THOW
- Must be on a paved parking pad





# Chapter 20.56 Density Bonus

- State Density Bonus Law. Be consistent with state DB law.
- If any portion of this chapter conflicts with density bonus law or other applicable state law, then state law shall supersede this chapter. Any ambiguities in this chapter shall be interpreted to be consistent with state density bonus law.
- Defines “Housing development” – shared housing, residential or mixed-use structure, with 5 or more housing units
- Adjusts Incentives Summary Table to add more Target Units at Lower-Income



# PLANNING COMMISSION & City Council ACTION

- Make Recommendation
- Schedule Draft Ordinance for City Council
  - September 5<sup>th</sup>
  - 2<sup>nd</sup> Reading, September 18<sup>th</sup>
  - If approved, ordinance changes about October 18th



**Questions?**