

Text in BLUE denotes changes required to conform to state housing law, GOV 65852.2, including both 2017 and 2019 legislative measures. Parts of the text in BLUE are in effect now, and other parts in BLUE take effect on January 1, 2020; both override current county zoning code.

Text in BLACK reflects parts of the ordinance left to the discretion of the local jurisdiction. These proposed measures may change, and are scheduled to be finalized through public, PC and BOS input through Ordinance adoption in 2020.

## **314-87.1 ACCESSORY DWELLING UNITS**

### **87.1.1 Purpose and Findings.**

The provisions of this chapter are intended to set forth standards, in accordance with state law, for creation or conversion of at least one Accessory Dwelling Unit (ADU) per lot zoned to allow single family or multifamily use. In addition, this ordinance allows a Tiny House or Moveable Tiny House as defined in sections 314-155 and 314-148 as an ADU when developed consistent with this section. An ADU does not exceed the allowable density for the lot on which it is located.

### **87.1.2 Accessory Dwelling Units Generally Permitted.**

Accessory dwelling units may be principally permitted in any zone that allows single family or multifamily dwelling residential use and includes a proposed or existing dwelling, if the General Provisions in 87.1.3 are met, and the ADU meets all the Development Regulations and Standards of section 87.1.4.

ADUs may be excluded or may require a Special Permit in certain designated areas (ADU Special Permit Area) as described in section 87.1.6, where protected open space or adverse public health or safety conditions exist. Outside the ADU Special Permit Area, an ADU that cannot meet all the criteria in subsection 87.1.4 may still be permitted with a Special Permit under certain circumstances.

The county shall act on the building permit application for an accessory dwelling unit within 60 days from the date the completed application is received if there is an existing single-family or multifamily dwelling on the lot.

No certificate of occupancy will be issued for an accessory dwelling unit constructed concurrently with a primary dwelling, before a certificate of occupancy is issued for the primary dwelling.

### **87.1.3 General Provisions that Apply to All ADUs.**

The following provisions apply to all ADU's.

#### **87.1.3.1 One or more ADUs per lot.**

One ADU is permitted per lot developed or proposed to be developed with a single-family or multifamily dwelling, except for AE lots forty (40) acres or larger in size, where an ADU unrestricted in size may be allowed in addition to a main residence. ~~ALTERNATIVE: one ADU per lot.~~ Configurations with more than one ADU are allowed in residential and mixed use zones, as described

in section 87.1.3.9.

#### 87.1.3.2 Ownership.

An ADU shall not be sold separately from the principal dwelling.

#### 87.1.3.3 Renting Permitted.

The ADU may, but need not be, rented.

#### 87.1.3.4 Short-term Lodging Prohibited.

The ADU shall not be rented for periods of less than 30 days.

#### 87.1.3.6 Building Type.

The ADU may be within, attached to, or detached from, the existing or proposed principal residence and may be over a garage. An ADU may also be a Tiny House as defined in Section 314-155; a Moveable Tiny House as defined in Section 314-148; or a manufactured home as defined in Section 18007 of the Health and Safety Code.

##### 87.1.3.6.1 Manufactured Homes as Accessory Dwelling Units.

87.1.3.6.1.2 A manufactured home that was sold new, was constructed not more than 10 years before the permit application date, and was certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, is permitted as an ADU with a building permit on parcels where single-family residences are allowed. It may or may not be placed on a permanent foundation, but must meet building and zoning regulations, skirting requirements, and foundation or setup configurations as described in Section 81.1.1.3 of this Code. The following architectural requirements shall apply on residentially zoned parcels: roof overhang of not less than 6 inches for the entire exterior perimeter; roof of composition shingles, wood shingles or shakes or other materials compatible with the majority of dwellings in the neighborhood; and exterior wall covering of natural or man-made materials of a non-reflective nature. ALTERNATIVE: remove architectural requirements

87.1.3.6.1.3 A manufactured home that is not a new manufactured home is permitted as an ADU in a T – Manufactured Home Combining Zone if it meets the requirements of Section 35.1 of this Code, and may be permitted outside a T - Manufactured Home Combining Zone if it meets all the requirements of Section 81.1.1.3 of this Code.

##### 87.1.3.6.2 Tiny Houses and Moveable Tiny Houses as ADUs.

A Tiny House as defined in Section 314-155 that meets all applicable building and development standards in this code is deemed a single-family dwelling, and is allowed as an ADU. A Moveable Tiny House as defined in Section 314-148 that meets all applicable building and development standards in this Code, and meets the criteria in 87.1.5, is deemed a single-family dwelling and is allowed as an ADU.

#### 87.1.3.7 Sewer and Water Service.

All new ADUs within Urban Service Areas shall connect to public wastewater systems. The ADU shall be connected to public water and sewer utilities if the primary residence is connected to public water and sewer utilities. Alternatively, Otherwise, Outside Urban Service Areas, sanitation facilities, plumbing, and water supply for the ADU, including any septic or waterless toilet systems used, shall comply with all applicable County Health Department requirements for sewage disposal and water supply.

#### 87.1.3.8 Existing Single-Family Residence

Where one single-family dwelling unit exists on a lot, a larger home may be constructed as the principal dwelling unit, and the existing unit treated as the ADU, provided all other development regulations and standards can be met for both units.

#### 87.1.3.9 ADU Configurations Within Residential and Mixed Use Zones

A building permit shall be ministerially approved for creation of any of the following, within a residential or mixed use zone:

##### 87.1.3.9.1 ADU Within Existing Single Family Structure

One accessory dwelling unit or junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:

- (i) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.
- (ii) The space has exterior access from the proposed or existing single-family dwelling.
- (iii) The side and rear setbacks are sufficient for fire and safety as established either by the local fire authority, or by Fire Safe regulations if the site is within a State Responsibility Area for fire response.
- (iv) The junior accessory dwelling unit complies with the requirements of Section 65852.22.

##### 87.1.3.9.2 New Detached ADU

One detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The accessory dwelling unit may be combined with a junior accessory dwelling unit described in subsection 87.1.310.1. A local agency may impose the following conditions on the accessory dwelling unit:

- (a) A total floor area limitation of not more than 800 square feet.
- (b) A height limitation of 16 feet.

##### 87.1.3.9.3 ADUs in Existing Multifamily Structures

Multiple accessory dwelling units within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. At least one accessory dwelling unit shall be allowed within an existing multifamily dwelling, and up to 25 percent of the existing multifamily dwelling units may be allowed.

##### 87.1.3.9.4 Detached ADUs with Existing Multifamily Structures

Not more than two accessory dwelling units that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limit of 16 feet, and four foot rear yard and side setbacks.

#### **87.1.4 Development Regulations, Standards, and Applicable Codes.**

The following development regulations and standards shall apply to all ADU's:

##### 87.1.4.1 Utilities.

Utilities may be shared in common with or separate from the main dwelling unit, whichever method may afford compliance with the applicable requirements of the County Code, including the currently effective versions of the Uniform Building Codes, except that:

87.1.4.1.1 Connection Fees

An accessory dwelling unit shall not be considered to be a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless the accessory dwelling unit was constructed with a new single-family dwelling.

87.1.4.1.2 Impact fees.

A local agency, special district, or water corporation shall not impose any impact fee upon the development of an accessory dwelling unit less than 750 square feet. Any impact fees charged for an accessory dwelling unit of 750 square feet or more shall be charged proportionately in relation to the square footage of the primary dwelling unit. For purposes of this paragraph, "impact fee" has the same meaning as the term "fee" is defined in subdivision (b) of Section 66000, except that it also includes fees specified in Section 66477. "Impact fee" does not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

ALTERNATIVE reference Government Code fee limitations

87.1.4.1.3 No New Connections in Existing Structures

No new or separate utility connection is shall be required between the ADU and the utility, and no related connection fee or capacity charge shall be imposed, if the ADU is contained within the existing space of a single family residence and meets conditions in section 87.1.2.10.1, unless the accessory dwelling unit was constructed with a new single-family dwelling.

87.1.4.1.4 New Detached Units.

For an accessory dwelling unit that is not contained within the existing space of a single-family residence or does not meet conditions in section 87.1.2.10.1, a local agency, special district, or water corporation may require a new or separate utility connection directly between the accessory dwelling unit and the utility. Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit upon the water or sewer system, based upon either ~~size or the number of plumbing fixtures~~, its size in square feet or its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials. This fee or charge shall not exceed the reasonable cost of providing this service.

87.1.4.1.5 Districts Under Moratoria or Compliance Orders

A water or community service district that is under a Department of Drinking Water moratorium on new connections, or under a compliance order for treatment issues, may not be compelled to provide water or sewer service for an Accessory Dwelling Unit in accordance with this ordinance.

87.1.4.2 Building Site.

The building site shall be shared in common with the proposed or existing primary residence. ADUs must comply with the requirements of this code relating to building site suitability and building standards. In areas zoned TPZ or AE, the curtilage area for residences, ADUs, and associated residential accessory structures shall not exceed two acres per parcel and, where feasible, shall be located in the area of lowest agricultural productivity.

#### 87.1.4.3 Total Floor Area.

The total floor area of a detached ADU shall not exceed 1200 square feet. If there is an existing primary residence, the total area of floor space of an attached accessory dwelling unit shall not exceed fifty (50) percent of the area of the existing primary residence. ~~or 1,200 square feet.~~ The minimum floor area shall be 150 square feet, ~~specified in Section 17958.1 of the Health and Safety Code, as amended from time to time.~~

ALTERNATIVE additional special permit provision: 87.1.4.3

#### 87.1.4.4 Sprinklers

Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

#### 87.1.4.5 Setbacks Conformance with Zone Standards

~~ADU's shall conform to the development standards of the zoning district in which they are located, including, but not limited to, standards for setbacks, height, and lot coverage, except that a No setback shall be required for an ADU or a portion of an ADU, converted from an existing living area or accessory structure, or a structure constructed in the same location and to the same dimensions as an existing structure. , that is converted to an ADU or to a portion of an ADU, and a A setback of no more than four feet from the side and rear lot lines shall be required for an ADU that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.~~

#### 87.1.4.6 Parking

Each ADU requires one (1) parking space. These spaces may be provided in tandem on a driveway. Off street parking shall be permitted in setback areas or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

##### 87.1.4.6.1 Exceptions to Parking Standards.

Parking standards for an ADU shall not apply if the ADU is (1) located within one-half mile walking distance of public transit; (2) located within an architecturally and historically significant district; (3) part of the proposed or existing primary residence or an existing accessory structure; or (4) when on-street parking permits are required but not offered to the occupant of the ADU; or (5) when there is a car share vehicle located within one block of the accessory dwelling unit. In mapped Housing Opportunity Zones, ADUs less than 1,000 square feet in size, no parking shall be required.

#### ~~87.1.4.7 Road Access.~~

~~The subject lot shall have a minimum of fifty (50) feet of frontage on a road improved to a road category 4 or better, as specified in the Appendix to Title III, Division 2, of the Humboldt County Code.~~

### **87.1.5 Moveable Tiny House as an ADU.**

In addition to the other provisions of this section, Movable Tiny Houses as defined in Section 314-148 used as ADU's shall comply with all of the following provisions:

#### 87.1.5.1 Skirting.

The undercarriage (wheels, axles, tongue and hitch) must be hidden from view.

#### 87.1.5.2 Foundation or Pad

##### 87.1.5.2.1 Foundation.

If the wheels are removed so the unit may sit on a foundation, the foundation requirements for a Movable Tiny House shall follow the State approved requirements for foundation systems for manufactured housing.

#### 87.1.5.2.2 Paved or Alternate Pad.

If the wheels are not removed, the wheels and leveling or support jacks must sit on a paving surface compliant with either the following. The parking area shall include appropriate bumper guards, wheel stops, steel posts, walls, curbs, suitable landscaping or other installations adequate to prevent movement of the structure.

##### 87.1.5.2.2.1 Paving.

A parking area for a moveable tiny house on wheels shall be paved with hard, durable asphaltic paving which has been mixed at a plant and is at least two inches thick after compaction, with Portland cement paving at least three inches thick, or an alternative as described below.

##### 87.1.5.2.2.2 Alternative Paving Materials.

An alternative paving material is one of the following: porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, and restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids.) Alternative paving materials are permitted, subject to all the following requirements:

- (a) Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches).
- (b) Products and underlying drainage material shall be installed per manufacturers' specifications. Sub-grade soils shall be compacted as required per the product installation specifications.
- ~~(c) All projects shall be compliant with all other provisions of the Humboldt County Code and any applicable standards or guidelines.~~

ALTERNATIVE PAVING MATERIALS- public input required.

#### 87.1.5.3 Mechanical equipment

Mechanical equipment shall be incorporated into the structure and not located on the roof.

#### 87.1.5.4 Sprinklers

Movable Tiny Houses are not required to have sprinklers, but shall follow the ANSI 119.5 standards relating to health, fire and life-safety.

#### 87.1.5.5 Applicable Codes

Moveable Tiny Houses shall meet either the provisions of ANSI 119.5 or NFPA 1192 standards, or the provisions of the California Building Code, including 2019 CA Residential Code Appendix Q Tiny Houses or other adopted alternatives, or both.

#### ~~87.1.5.6 One Per Year~~

~~Only one Movable Tiny House may be approved for a specific site in a twelve-month period.~~

#### 87.1.5.7 Design standards.

Movable Tiny Houses must comply with all requirements for Detached ADUs and shall have the following design elements:

- (a) Materials used as exterior wall covering shall be natural or man-made materials of a non-reflective nature;
- (b) Windows shall be at least double pane glass and labelled for building use, and shall include exterior trim;
- (c) Roofs shall have a minimum of a 1:12 pitch for greater than 50% of the roof area;

- ~~(d) All exterior walls and roof of moveable tiny houses used as ADUs shall be fixed with no slide outs, tip outs, nor other forms of mechanically articulating room area extensions;~~
- (e) The unit shall be plumbed to allow connection to an approved means of sewage disposal, septic system, or waterless toilet. Within Urban Service Areas, all Moveable Tiny Houses shall be connected to public wastewater systems.
- (f) A Moveable Tiny House need not be connected to a source of electrical power, but if it is, the installation shall be in accordance with the National Electrical Code for single-family dwellings.

#### **87.1.6 ADU Special Permit Area.**

Lots located in the ADU Special Permit Area, as mapped in Attachment xx, are presumed to have certain health and safety conditions that may preclude construction of an ADU, and requires a Special Permit. These conditions are:

- (a) Inadequate emergency access in high fire hazard areas, outside a Fire Protection District; [need to define extent]
- (b) Airport incompatibility;
- (c) ~~Geologic hazards;~~ Areas of active or historic landslides, or areas of potential liquefaction;
- (d) Location in Areas of Demonstration of Stability along certain bluffs in the coastal zone, as defined in the Coastal Area Plans;
- (e) ~~Location within variance prohibition areas for on site waste treatment systems, as defined in Appendix H of the Humboldt County Onsite Wastewater Treatment System (OWTS) Regulations and Technical Manual;~~
- (f) Areas of inadequate water supply for existing planned uses as designated in the certified Local Coastal Plan (LCP);
- (g) Flood and tsunami hazards;
- (h) ~~Lack of fire protection services, outside a Fire Protection District providing structural fire protection services;~~
- (i) Proximity to toxic cleanup sites as designated by California Department of Toxic Substances; and
- (j) Sites designated a historical resource or a tribal cultural resource pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

On a parcel within a mapped ADU Special Permit Area due to one or more of the conditions above, an ADU may be allowed with a Special Permit if substantial evidence shows that the health and safety conditions for which it was included do not apply to that site, or can be successfully reduced or mitigated to less than significant levels.

#### **87.1.7 Existing Accessory Dwelling Units.**

*[Draft language is in progress, the intent of which is to allow existing unpermitted ADUs to be permitted.]*

## **314-136 DEFINITIONS (A)**

### **Accessory Dwelling Unit:**

Accessory Dwelling Unit: An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot where a single family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes a manufactured home, as defined in Section 18007 of the Health and Safety Code; and a Tiny House or Moveable Tiny House as defined in this code. (See, Residential Use Types, Accessory Dwelling Unit, in Section D: Use Types; Tiny House, Section 155 Definitions (T); and Moveable Tiny House, Section 148 Definitions (M).

## **314-145 DEFINITIONS (J)**

Junior Accessory Dwelling Unit. A unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

## **314-154 DEFINITIONS (S)**

Delete current definition, “secondary dwelling unit”.

## **314-155 DEFINITIONS (T)**

Tiny House. A structure intended for separate, independent living quarters, designed as a permanent, year-round residence for one household that:

1. Is built or installed on a permanent foundation, or anchored with a foundation system meeting State approved requirements for manufactured housing;
2. Is no larger than 400 square feet;
3. Has at least 120 square feet of first floor interior living space;
4. Is a detached self-contained unit which includes basic functional areas that support normal daily routines such as cooking, sleeping, and sanitation.

## **314-148 DEFINITIONS (M)**

Moveable Tiny House. A structure no larger than 400 square feet intended for separate, independent living quarters, designed as a permanent, year-round residence for one household that meets these five conditions:

1. Is licensed and registered with the California Department of Motor Vehicles and meets ANSI 119.2 or 119.5 requirements as certified by a qualified third-party inspector accredited through American Society for Testing and Materials.
2. Is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection, and is not designed to move under its own power;
3. Is no larger than allowed by California State Law for movement on public highways;
4. Has at least 120 square feet of first floor interior living space;



5. Is a detached self-contained unit which includes basic functional areas that support normal daily routines such as cooking, sleeping, and sanitation.
6. ALTERNATIVE additional criteria.

**Short text substitute for sections below:**

**Other Zoning Ordinance Changes**

Replace “Second Unit” with Accessory Dwelling Unit throughout.

Update Use Classifications

Update Use Type Definitions

Update Use Tables

**314-163 LISTING OF USE CLASSIFICATIONS**

**163.1.8 Residential Use Types**

Guest House (allowed in RA)

Manufactured Home Park (prohibited in F)

Residential Uses Subordinate to the Permitted Use (allowed in C-3)

[Accessory Dwelling Unit \(allowed in areas zoned for single-family and multifamily use\)](#)

Single-family Residence (allowed in RA)

**314-22.2.3 Specific Determination of Greenway and Open Space Boundary**

**22.2.4.3 Other Provisions for Greenway Bench Development.**

22.2.4.3.4 No Accessory Dwelling Units shall be allowed within a determined greenway bench area.

**314-22.2.5 Density Bonus**

22.2.5.1.4 Accessory Dwelling Units shall not be allowed on parcels created by these provisions.

**314-109.1 OFF-STREET PARKING**

**109.1.3 Parking Spaces Required.**

The number of off-street parking spaces required shall not be less than specified in this Section:

109.1.3.1 Residential Uses.

109.1.3.1.1 One-Family and Two-Family Dwellings.

109.1.3.1.1.1 Spaces Required, Setback

One (1) parking space is required for each dwelling unit containing one (1) bedroom or less; two (2) parking spaces for each dwelling unit containing more than one (1) bedroom. The required parking shall not be sited in the front-yard setback. The following exception applies to Accessory Dwelling Units:

~~109.1.3.1.1.1.1 Housing Opportunity Zone Exceptions.~~

Within mapped Housing Opportunity Zones, the parking required in 109.1.3.1.1.1 is reduced to one (1) parking space for each dwelling unit 1,000 square feet or less in total gross floor area. Also, one-half (½) of the required parking spaces, or one (1) required parking space, whichever is greater, may be located within the front yard setback.

109.1.3.1.1.2 Accessory Dwelling Unit Exception

One (1) parking space for each accessory dwelling unit. These spaces may be provided in tandem on a driveway. Offstreet parking shall be permitted in setback areas or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

109.1.3.1.1.2 Parking Standards Waived for Certain ADUs

Parking standards for an ADU shall not apply if the ADU is (1) located within one-half mile of public transit; (2) located within an architecturally and historically significant district; (3) part of the proposed or existing primary residence or an existing accessory structure; or (4) when on-street parking permits are required but not offered to the occupant of the ADU; or (5) when there is a car share vehicle located within one block of the accessory dwelling unit. In mapped Housing Opportunity Zones, ADUs less than 1,000 square feet in size, no parking shall be required.

## **314-177 RESIDENTIAL USE TYPES**

### **177.5 Accessory Dwelling Unit (Second Residential Unit).**

The Accessory Dwelling Unit ~~Second Residential Unit~~ Use Type refers to a fully equipped dwelling unit which is located on the same lot as a planned or existing principal dwelling unit for occupancy by individuals or a household. (See, Section 314-87.1, Accessory Dwelling Units.)

## BOOKMARKS FOR ALTERNATIVES

### **A87.1.3.1 ALTERNATIVE: one per lot.**

~~87.1.3.1 One ADU per lot.~~

~~One ADU shall be permitted per lot developed or proposed to be developed with a single family or multifamily dwelling.~~

### **A87.1.3.4.1 ALTERNATIVE: remove design requirements**

DISCUSSION: *The architectural requirements limit construction materials and design innovation. Unless the restrictions are objective and serve a purpose based on evidence, they are susceptible to challenge. This alternative omits architectural requirements.*

#### 87.1.3.4.1 Manufactured Homes as Accessory Dwelling Units.

87.1.3.4.1.1 A manufactured home constructed not more than 10 years before the permit application date, and sold new and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, is permitted as an ADU with a building permit. It may or may not be placed on a permanent foundation, but must meet building and zoning regulations, skirting requirements, and foundation or setup configurations as described in Section 81.1.1.3 of this Code.

### **A87\_1\_3\_6\_1**

#### 87.1.3.6.1 Manufactured Homes as Accessory Dwelling Units.

87.1.3.6.1.2 A manufactured home that was sold new, was constructed not more than 10 years before the permit application date, and was certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, is permitted as an ADU with a building permit on parcels where single-family residences are allowed. It may or may not be placed on a permanent foundation, but must meet building and zoning regulations, skirting requirements, and foundation or setup configurations as described in Section 81.1.1.3 of this Code. ~~The following architectural requirements shall apply on residentially zoned parcels: roof overhang of not less than 6 inches for the entire exterior perimeter; roof of composition shingles, wood shingles or shakes or other materials compatible with the majority of dwellings in the neighborhood; and exterior wall covering of natural or man-made materials of a non-reflective nature.~~

### ALTERNATIVE reference Government Code

#### 87.1.4.1.1 Connection and impact fees

Utility connection fees and capacity charges shall be calculated in accordance with Government Code 65852.2(f), as amended from time to time.

### **ALTERNATIVE additional provision: 87.1.4.3**

Maximum size. Add:

ADUs that exceed 1200 square feet may be permitted with a Special Permit.

### **87\_1\_5\_2\_2 ALTERNATIVE PARKING AREA MATERIALS**

*DISCUSSION: The alternate paving materials written into this draft ordinance follow the standards referenced in City of Los Angeles' ADU ordinance for tiny houses. Those standards are based upon section 12.21A6(c) of LA's zoning code, regarding Automobile Parking and Sales Area Improvement/ Paving and Car Stops. For this county, it may be good to solicit local expertise and public input. We may find local practices or materials that would be best suited to conditions in the county.*

### **ALTERNATIVE 314-148**

#### **Moveable Tiny House Definition Addition criterion:**

6. Moveable Tiny Houses shall have the following design elements: (a) Materials used as exterior wall covering shall be natural or man-made materials of a non-reflective nature; (b) windows shall be at least double pane glass and labelled for building use, and shall include exterior trim; (c) roofs shall have a minimum of a 12:2 pitch for greater than 50% of the roof area; (d) all exterior walls and roof of moveable tiny houses shall be fixed with no slide-outs, tip-outs, nor other forms of mechanically articulating room area extensions.

*DISCUSSION: A suggestion was made in the circulated draft to incorporate architectural standards used for the T combining zone for manufactured homes (87.1.3.4.1.1). In light of new requirements for objective design criteria, and following measures used in moveable tiny house (MTH) definitions by other jurisdictions, these updated design criteria are offered instead.*

*The above criteria are already part of the additional requirements for MTHs as ADUs listed in Section 87.1.5.7, including them here in the definition would be an alternative; in other words section 87.1.5.7 could be struck, and the design criteria would apply to all MTHs, whether used as ADUs or not. The drawback of applying design standards in the definition is that it may be unnecessarily restrictive on large lots or where neighborhood objection is not a problem.*