

16.52.260 – Tiny Homes on Wheels (THOW)

- A. Purpose. A Tiny Home on Wheels that meets the definition in this Section may be built and occupied as a residential unit, subject to the ministerial review and approval of an application if it complies with the standards of this Section.
- B. Definition. A Tiny Home on Wheels (THOW) is a structure built on a chassis and intended for separate, temporary, independent living quarters for one household that meets all of the following conditions:
 - 1. Is a detached self-contained unit, designed and built to look like a conventional building structure, and which includes basic functional areas that support normal daily routines such as cooking, sleeping, toilet and bathing facilities; and
 - 2. Is licensed and registered with the California Department of Motor Vehicles as a habitable structure; and
 - 3. Shall comply with the standards of, and be approved as one of the following types of structures: a HUD-Code manufactured homes, California Residential Code or California Building Code home, or park trailer certified by the Recreational Vehicle Industry Association. The Building Official shall determine the appropriate construction standards based on the type of tiny home.; and
 - 4. Is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection, cannot move under its own power and is no larger than allowed by California State Law for movement on public highways; and
 - 5. Has a minimum living area of 100 square feet and maximum of 400 square feet as measured within the exterior faces of the exterior walls, but not including loft area.
 - 6. The use of recreational vehicles, as defined in Section 18010(a) of the California Health and Safety Code, or camping cabins are prohibited from being used as a Tiny Home on Wheels.
- C. Criteria. Notwithstanding any other provision of this Code to the contrary, a Tiny Home on Wheels (THOW) shall be allowed as an accessory use to a single-family dwelling. A THOW cannot be attached to or located within a primary residence, or created through the conversion of an existing structure, and shall be subject to all of the following criteria:
 - 1. Number. One THOW shall be allowed in all residential zones on a lot with an existing single-family dwelling. No THOW shall be allowed if there is a permitted Accessory Dwelling Unit on the lot. A THOW shall be removed

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prior to granting final occupancy for an Accessory Dwelling Unit. The presence of a Junior Accessory Dwelling Unit, developed pursuant to AGMC Section 16.52.150, would not prohibit the construction of a THOW.

2. Limitation on Use. A THOW shall not be utilized as a short-term rental of less than 30 days.
3. Location. A THOW shall be located behind the primary residence with a minimum setback of four (4) feet from any interior side or rear property line, and ten (10) feet from a street side lot line.
4. Parking and Surface. The THOW shall be parked on a paved or alternate pad that includes bumper guards, curbs, or other installations adequate to prevent movement of the THOW. The wheels and leveling or support jacks must sit on a paving surface that meet either of the following criteria:
 - a. A parking area for a moveable THOW shall be paved with hard, durable asphaltic paving that is at least two inches thick after compaction, or with cement paving at least three inches thick; or
 - b. Alternative paving materials may consist of porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, , plastic or concrete grid system confined on all sides and filled with gravel or grass in the voids, or other similar materials that meet the following requirements:
 - i. Permeable interlocking concrete pavers and permeable pavers shall have a minimum thickness of 80 mm (3.14 inches); and
 - ii. Products and underlying drainage material shall be installed to meet manufacturers' specifications. Sub-grade soils shall be compacted as required to meet the product installation specifications;
 - iii. No additional parking shall be required for the THOW, and displaced parking resulting from the placement of THOW is not required to be replaced.
5. Utilities. The THOW shall be connected to City water, and sewer utilities in compliance with the Municipal Code. A THOW may be off grid for electrical and gas if it can be demonstrated that the unit has adequate heating and electrical power to the satisfaction of the Building Official. Gas powered generators are not allowed as a means to provide power to a THOW.
6. Design. The THOW shall resemble the general appearance of a traditional home and incorporate all of the following design elements:

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- a. Windows shall be at least double pane glass, and include exterior trim.;
 - b. Mechanical equipment shall be incorporated into the structure and not be located on the roof.
 - c. Decks: Attached patios, decks, landings, or similar architectural features, whether covered or uncovered, shall be open on at least two sides and are limited to 100 percent of the floor area of the THOW.
 - d. Screening. The THOW undercarriage (wheels, axles, tongue and hitch) shall be hidden from view by use of skirting or landscaping.
7. Height. A THOW shall not exceed one story or 16 feet in height, whichever is less.
8. Addresses. No separate addresses shall be assigned for a THOW.

Amend Arroyo Grande Municipal Code Section 16.04.070

“Tiny Home on Wheels” means a structure built on a chassis and intended for separate, temporary, independent living quarters for one household that meets the conditions listed in Section 16.52.260.B