



Regional Matrix of Creative Housing Types

Tiny Homes	Placer County	Nevada County	Town of Truckee
Policy in Place	No policy, but tiny homes are allowed if they meet building code requirements.	No policy, but tiny homes are allowed if they meet building code requirements.	No policy, but tiny homes are allowed if they meet building code requirements.
Status of New Policy	<p>Researching regulations for tiny houses to see if County can reduce restrictions. Goals for Tiny Houses include:</p> <ol style="list-style-type: none"> 1) allow tiny homes on soft foundations or wheels as main residence 2) allow tiny houses (probably on wheels or soft foundations) in RV parks, mobile home parks to allow for tiny house communities 3) allow tiny house communities in residential zones (researching whether on wheels, soft foundation, or permanent foundation would be allowed) 4) allow tiny houses on wheels or foundations as second dwelling unit 5) allow for less if any discretionary approval, more ministerial/administrative approval, in general for tiny houses 	N/A	N/A
On Permanent Foundation	Tiny houses are allowed if the structure is designed to meet site specific snow, wind, flood plan, wildfire hazard and other requirements, one egress window; and a building permit is obtained. Must meet all other building and zoning requirements, such as have one habitable room that is a minimum of 150 sf and habitable rooms must have a minimum area of 70 sf and minimum 7' ceiling height.	Tiny houses are allowed if the structure is not a recreational vehicle or manufactured/factory-built; meets building code standards such as minimum energy requirements, room dimensions, ceiling heights, sanitation, egress, etc; and a building permit is obtained.	Small houses can be built on any single-family residence if they meet building code requirements: 1) Built on permanent foundations 2) Meet snow load requirements 3) Egress. HOAs may not allow tiny houses even if they meet Town of Truckee building code requirements.
Manufactured/Pre-Fabricated	A tiny home on a foundation is allowed - the structure can either be pre-fabricated (manufactured/modular) or built on site.	Manufactured housing or factory-built housing is subject to federal standards and construction inspection by the Department of Housing and Community Development (HCD). Manufactured or factory-built housing may be approved for permanent habitation if a building permit is obtained and a certificate of occupancy issued for their installation in California.	If the tiny home has been altered at any time since original construction, evidence of alteration permits from HCD or HUD shall be presented to the Building Division when applying for a Building Permit for the tiny home.
On Wheels	A tiny home on wheels is considered a Recreational Vehicle (RV) and regulated by Zoning and Land Use and not the building code. There are restrictions on where and when they can be occupied. They are not considered permanent homes and cannot be occupied year-round.	Recreational vehicles and/or park model recreational vehicles are not permitted in California as places of permanent habitation.	Tiny houses on wheels are considered mobile homes and are allowed within areas zoned as mobile home parks, which would also be able to accommodate Tiny House Communities. Mobile home parks are required to be permitted through the Town, but the maintenance of the parks is through the HCD. Tiny homes on wheels in regular single-family subdivisions are not permitted.

**Cohousing/
Cooperative Housing**

Placer County

Nevada County

Town of Truckee

Policy in Place	No specific policy, but Placer County is currently researching to determine whether new zoning text amendment is necessary or whether already allowed under a Planned Development zone.	No specific policy, but policies to encourage alternative housing are included in Nevada County's Housing Element.	No policy, but allowed in multi-family zones.
Status of New Policy	Considering creating a Zoning Text Amendment to define co-op housing, develop standards, and designate zones appropriate for such units. Possible adoption in 1 year.	N/A	N/A
Currently Allowed	Placer County is in the process of researching cohousing and cooperative housing - may already be allowed under a Planned Development zone.	Many of Nevada County's Housing Element policies contain language that encourage a "variety of housing types" and "alternative housing types" but there is no specific reference to cohousing.	Generally called "common interest developments" or "multi-family projects" and can be permitted in appropriate multi-family zones. Also, Housing Element Program H-1.3.3 states: Encourage alternative housing types such as cohousing and micro-housing to meet the diverse housing needs of all sectors of the community.

2nd Dwellings/Accessory Dwelling Units (ADUs)

NOTE: These were the previous ordinances in place. All 3 jurisdictions are in the process of updating their ordinances to comply with new state laws. Until each jurisdiction passes its new ordinance, only state law applies to ADUs (prior local ordinances are no longer in effect).

	Placer County	Nevada County	Town of Truckee
Policy in Place	Yes – 1 per lot allowed in certain zones.	Yes – 1 per lot allowed in certain zones and no minimum parcel size or zoning density.	Yes – 1 per lot allowed in certain zones.
Code #/Reference	17.56.200 & 17.56.202	Sec. L-II 3.19.1	18.58.230
Applicability/Zoning	When allowed by Sections 17.06.030 et seq., (Allowable land uses and permit requirements) in the zone applicable to a site, secondary dwellings are subject to the requirements of this section.	A second dwelling unit shall be permitted, regardless of minimum parcel size and zoning densities, on all parcels within the R1, R2, RA, AE, AG, FR and TPZ zoning districts, subject to zoning compliance and building permit issuance and the certain standards.	Secondary units are allowed in the DRS, DRM, RR and RS zoning districts subject to Zoning Clearance, and compliance with the requirements of Zoning Code.
Type of Units Allowed	Attached to the primary unit or detached. Also, detached secondary dwellings may be attached to residential accessory structures as long as the secondary dwelling unit has a separate entrance with no internal circulation to the remainder of the residential accessory structure other than the garage for the secondary dwelling.	Conventionally on-site constructed attached or detached structure, a manufactured home or a converted existing accessory structure.	Within, attached to, or detached from the existing main dwelling.
Lot Size/Location on Lot	Second units shall only be located on lots that are greater than five thousand (5,000) square feet.	On parcels of less than one acre in size, all second dwelling units shall be attached to the main dwelling.	If detached, 2nd unit must be within 10 - 100 ft of main dwelling.
Driveways		Must meet the minimum fire safe driveway standards pursuant to the Land Use and Development Code. Additional requirements for second dwelling units that are located beyond the dead-end road limit.	Served by the same driveway encroachment as the main dwelling unit. Exceptions for 2nd units on corner lots can be requested from Community Development Director.
Floor Area/Size Limitations	Minimum of two hundred forty (240) square feet. The maximum floor area is based on the area of the lot: a) less than 1 acre: 640 sf b) 1 acre to 2.29 acres: 840 sf c) 2.3 to 4.59 acres: 1,000 sf d) 4.6 acres or more: 1,200 sf A secondary dwelling may be 1,200 square feet on any size lot if it is deed-restricted as affordable (households that earn eighty (80) percent or less of the area median income).	a) Attached Units: maximum 30% of the existing residence gross floor area, but not to exceed 1,200 square feet. b) Detached Units: maximum size shall be 1,200 square feet. c) Detached second dwelling units may have an attached garage or carport that does not exceed 480 square feet. Previously approved senior citizen or disabled housing units may be modified to increase the square footage, not to exceed 1,200 square feet.	No minimum floor area. Maximum size in relation to the main dwelling: The gross floor area of the unit shall not exceed the lesser of 50 percent of the existing living area of the main dwelling or: a) On parcels less than one acre: 800 square feet of gross floor area; or b) On parcels of one acre or more: 1,200 square feet of gross floor area. A secondary unit shall be allowed at least 500 square feet of gross floor area in all cases.

2nd Dwellings/Accessory Dwelling Units (ADUs) - Continued

	Placer County	Nevada County	Town of Truckee
Porches, Entryways, & Decks	May be added provided that any such covered feature is open on at least two sides and occupies an area no larger than twenty-five (25) percent of the allowable living space of the secondary dwelling.	Covered decks and entryways shall not exceed a 10-foot depth. Enclosed decks or porches shall not exceed 15% of the total gross floor area of the second dwelling unit and shall be constructed as non-habitable space.	
Parking (all requirements may be removed with amendments)	One parking space shall be provided on-site for each second unit studio and one-bedroom unit and two parking spaces shall be provided on-site for a two-bedroom unit or larger.		2 off-street spaces required for second unit.
Pedestrian Access			Must have pedestrian access from a public or private road, street or alley.
Water/Sewage		All water supply and sewage disposal requirements shall be complied with as administered by the Department of Environmental Health or other appropriate serving entity.	All water supply and sewage disposal shall be provided by an established community system or by an on-site system approved by the Nevada County Health Department. A secondary unit shall not be allowed on a parcel that is served by an on-site septic system and is less than three acres.
Owner Occupied/Rental Status	Either the primary or secondary dwelling on the site shall be occupied by the owner of the property. Short-term rental of a secondary dwelling unit is prohibited.	Either the primary or second dwelling unit on the site shall be owner occupied.	Both of the units can be long-term rented, but both cannot be short-term rented (only one can be short term rented).
Fee Offsets/Waivers	If unit is deed restricted for low-income (up to 120% AMI), impact fees can be paid through a deferrable loan.		
Website	http://gcode.us/codes/placercounty/view.php?topic=17-2-viii&showAll=1&frames=on	http://gcode.us/codes/nevadacounty/view.php?topic=3-ii-3-l_20&frames=on	http://www.townoftruckee.com/home/showdocument?id=8200
Status of Amendments	Currently working on amendments to bring ordinance into conformance with recent changes in state law (such as removing graduated floor size limitations with maximum size at 1,200 sf). Adoption hearings scheduled for 10/3/17.	Currently working on amendments to bring ordinance into conformance with recent changes in state law. Adoption hearings scheduled for September 12, 2017.	Currently working on amendments to bring ordinance into conformance with recent changes in state law. Adoption hearings anticipated to being late summer. Also looking at reducing/removing parking requirements and allowing for Junior Accessory Dwelling Units (which are units with efficiency kitchens – small kitchenettes).

	Placer County	Nevada County	Town of Truckee
Contact Person	Shawna Purvines	Brian Foss	Yumie Dahn