



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

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Tiny House Villages Frequently Asked Questions

What does the Tiny House Village Ordinance allow?

The Tiny House Village Ordinance allows for two different types of villages as a type of multi-family housing: **Tiny House Villages (THV)** and **Dependent Unit Villages (DUV)**.

Are there ownership requirements or deed restrictions?

There are no property ownership requirements or deed restrictions for THVs or DUVs.

What types of housing could a THV or DUV be used for?

These villages could be used for Supportive Housing, Transitional Housing, Senior Citizen Housing, or Transitional Foster Youth Housing (etc.).

Who can operate a THV or DUV?

The ordinance does not have operator requirements, and anyone can operate a THV or DUV. However, there are operator requirements for Supportive Housing, Transitional Housing, Senior Citizen Housing, and Foster Youth Housing (etc.). Requirements for these facility operators should be researched prior to submitting an application.

What constitutes a THV?

A THV is three or more tiny homes and/or moveable tiny homes on one parcel. Less than three tiny homes can be permitted as any other residential unit.

What is a Tiny House?

Tiny House Definition: Section 313-155 of Humboldt County Code	
The structure is intended for separate, independent living quarters designed as a permanent, year-round residence.	<input type="checkbox"/>
Is built or installed on a permanent foundation.	<input type="checkbox"/>
Is no larger than 400 square feet.	<input type="checkbox"/>
Has at least 120 square feet of first floor interior living space.	<input type="checkbox"/>



Is a self-contained unit that includes basic functional areas for cooking, sleeping and sanitation.	<input type="checkbox"/>
Meets California Residential Code, Title 24, Part 2.5, Appendix AQ or subsequent appendices for Tiny Houses.	<input type="checkbox"/>

What is a Moveable Tiny House?

Moveable Tiny House Definition: Section 313-148 of Humboldt County Code	
The structure is intended for separate, independent living quarters, designed as a permanent, year-round residence.	<input type="checkbox"/>
It is licensed and registered with the California Department of Motor Vehicles, <u>and</u> it is certified by a qualified third-party inspector accredited through American Society for Testing and Materials to meet either:	<input type="checkbox"/> and
(i) National Fire Protection Association (NFPA) 1192 RV standards, <u>or</u>	<input type="checkbox"/> Or
(ii) If certified after January 1, 2021, should meet American National Standards Institute (ANSI) 119.5 Park Model standards.	<input type="checkbox"/>
*RV camping trailers are not allowed, only park model homes are allowed.	
It is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection, and not designed to move under its own power.	<input type="checkbox"/>
Is no larger than 400 square feet.	<input type="checkbox"/>
Has at least 120 square feet of first floor interior living space.	<input type="checkbox"/>
Is a self-contained unit that includes basic functional areas for cooking, sleeping and sanitation.	<input type="checkbox"/>
It substantially complies with local building, health, and safety codes so that it qualifies as a permanent dwelling.	<input type="checkbox"/>
Development and Design Standards Moveable Tiny Homes in a THV Section 62.3.4 of the Ordinance	
If the wheels are removed so the unit sits on a foundation, the foundation system must meet State standards for manufactured housing, or follow an alternative design certified by a licensed engineer.	<input type="checkbox"/>
If on wheels, the pad for the MTH shall include a compacted structural base capable of supporting the weight of the MTH.	<input type="checkbox"/>
Exterior materials shall be non-reflective; except the areas used for windows.	<input type="checkbox"/>
Windows shall be at least double pane glass and labelled for building use, and shall include exterior trim.	<input type="checkbox"/>
Roofs shall have a minimum of 1:12 pitch for greater than fifty percent (50%) of the roof area.	<input type="checkbox"/>



The unit shall be plumbed to allow connection to an approved means of sewage disposal. Portable or enclosed waste storage tanks are not allowed for sewage disposal.	<input type="checkbox"/>
A MTH connecting to a source of electrical power shall be in accordance with the California Electrical Code, Part 3, Title 24, California Code of Regulations.	<input type="checkbox"/>

What constitutes a DUV?

A DUV is three or more Dependent Sleeping Units on one parcel with common facilities providing shared kitchen and/or bathroom areas. DUV shall have a property manager responsible for providing routine maintenance to the common facilities.

What is a Dependent Sleeping Unit?

A Dependent Sleeping Unit has been defined in the ordinance as a “hard-roofed and sided structure providing at a minimum a room for living and sleeping that is not fully equipped with a kitchen area, shower, and toilet or sewage disposal system. A Dependent Sleeping Unit may contain a toilet or sewage disposal system, and could be permitted as individual structures or could be within a new or existing structure and function as a dormitory.

Does my car, truck, van, RV or other vehicle qualify as a Dependent Sleeping Unit?

No. A car, truck, van, RV or other vehicle does not qualify as a dependent sleeping unit and the structures will need to obtain building permits.

What is required for Common Facilities in a DUV?

Common facilities shall provide shared spaces for kitchen facilities and other facilities not otherwise provided in the sleeping units including but not limited to toilets, showers and bathrooms with running water. Kitchen facilities shall be provided for either Common Use Kitchens or Service Kitchens that meet the requirements of Section 62.4.3.1 of the ordinance. Service Kitchens would need to meet the building requirements for a commercial kitchen. Bathroom facilities would be required to meet the minimum requirements of the California Plumbing Code Table 422.1 for Minimum Plumbing Facilities (likely under the R-3 or R-2 occupancy standards).



Can you stack tiny homes on top of each other?

Yes, but this could be costly due to building code requirements. Structures would also need to meet building height restrictions of the zone, and if near an airport would need to meet building height restrictions of the Federal Aviation Administration.

Are B&B’s aka “porta-potties” acceptable for common use bathroom facilities?

No, portable toilets are not intended for permanent use. Connection to public water and sewer systems or obtaining permits for on-site water and wastewater systems is required.

Where are THVs and DUVs principally permitted?

THVs and DUVs are Principally Permitted when they meet the following:	
Parcel is zoned one of the following: Inland zones: R-3, R-4, MU-1, C-1, C-2, CH, or U with land use designation of RM or RL. Coastal zones with a Coastal Development Permit*pending Coastal Commission Approval: RM, CN, or CG.	<input type="checkbox"/>
The parcel has available connection to public water and wastewater systems. (* If no connection to public water and wastewater systems, a Special Permit is required for review of onsite systems.)	<input type="checkbox"/>
The parcel has available connection to grid power or will have a permitted renewable power source.	<input type="checkbox"/>
Access road meets a Road Category 4 with 20-foot width.	<input type="checkbox"/>
Driveway meets a Road Category 2 with 20 feet at the mouth of the driveway and a minimum of 12-foot width.	<input type="checkbox"/>

What are the density limits for THVs and DUVs in the ordinance?

The ordinance allows for three or more units and **no more than 30 units per acre** on one parcel that is zoned R-3, R-4, MU-1, MU-2, C-1, C-2, CH, C-3 or U. THVs and DUVs should still comply with any density limits of the parcels land use designation in line with the General Plan, even if less than 30 units per acre (Reference Chapter 4. 8 Land Use Designations). An applicant may apply for a Density Bonus in order to go above the density limit of the ordinance or land use designation.



* One tiny home, moveable tiny home, or dependent sleeping unit would be considered one unit towards the density.

Can I permit a THV or DUV with an Onsite Wastewater Treatment and Water System?

Yes, but this would require a Special Permit for review of the OWTS or Water System. It is recommended to contact the Department of Environmental Health prior to submitting an application for a THV or DUV that would be supported by onsite systems.

When are THVs and DUVs permitted with a Conditional Use Permit?

THVs and DUVs are permitted with a CUP when they meet the following:
Parcel is zoned one of the following: Inland zones: C-3, MU-2, U, RS, or R-2.
Coastal zones with a Coastal Development Permit *pending Coastal Commission Approval: R2 or MB.

What information is required with my application?

Site Plan and Floor Plans containing the following in addition to the Site Plan	
Show units with exterior dimensions and window locations not directly placed in line with neighboring units' windows.	<input type="checkbox"/>
Access road, driveway and designated firetruck turnaround.	<input type="checkbox"/>
Show 1 car parking space for every unit, or 1 car parking space for every 2 units when:	<input type="checkbox"/> or <input type="checkbox"/>
i) The THV is within one half mile of a bus stop; and	<input type="checkbox"/>
ii) A minimum of 1 secure bike locker is provided for every 2 units.	<input type="checkbox"/>
Waste storage area(s).	<input type="checkbox"/>
Common Areas and Open Space that meets the following:	
i) 1,500 contiguous square feet designated for open space to be used for shared lawn, outdoor seating and garden space.	<input type="checkbox"/>
ii) Does not include required setbacks or patio areas.	<input type="checkbox"/>
iii) If applicable, a maximum of 25% of this area used for common buildings for recreation, workspace, or storage.	<input type="checkbox"/>



For DUV, show common areas providing kitchen and bathroom facilities not otherwise provided in the sleeping units. *Must identify compliance with the California Plumbing Code.	<input type="checkbox"/>
Floor Plans for Common Use Kitchen Facilities within a DUV shall show designated storage areas and other requirements of Section 62.4.3.1.2.1.	<input type="checkbox"/>

Can you allow as a short-term rental?

No, rentals in a THV or DUV shall be for a minimum of 30 days.

Is there a limit on the number of pets allowed?

The Tiny House Village Ordinance limits the number of household pets per unit in a THV or DUV to two pets per unit. A cat or dog would be considered a household pet, and other pets are not included. However, a THV or DUV operator or landlord could have their own limits on pets, which would be outlined in their agreement.