



## Legislation Text

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File #: 17-573, Version: 1

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### MEMORANDUM

**TO:** Board of Supervisors

**FROM:** Moke Simon, District 1 Supervisor

**DATE:** June 27, 2017

**SUBJECT:** Consideration of Ordinance change to permit Tiny Homes as primary residences and possible direction to staff

#### EXECUTIVE SUMMARY:

As we are all aware, the minimum square footage for single family residential housing construction in Lake County is 720 square feet pursuant to Section 21-10.20 of the Zoning Ordinance:

**Minimum residential construction standards:** All single family dwellings except "Temporary Dwellings" shall meet the following minimum residential construction standards: **(Ord. No. 2172, 8/12/1993)**

(a) All dwelling units must be at least fifteen (15) feet in width or diameter (excluding eaves) and at least seven hundred and twenty (720) square feet in gross floor area, except "Granny Units" and "Guest Houses" permitted in Article 27.

I am requesting an opportunity for Board discussion of this requirement and possible direction to Community Development Department staff to draft an amendment to the Ordinance to permit the use of Tiny Homes as primary residences.

Although I believe we should consider a change for all parts of the County, I am especially aware of the need in the Valley Fire, Clayton Fire, Rocky Fire and Jerusalem fire burn areas. All total, approximately 1500 homes were lost in these fires during 2015 and 2016. A number of the homes lost were on very small and/or unusual parcels, particularly in the areas of Anderson Springs and Seigler Springs. Many fire survivors who lost their homes will not be able to rebuild per current regulations, thus slowing local recovery and healing from the unprecedented disasters.

I believe Tiny Homes should be considered for Lake County, both in general and with respect to disaster recovery. Many other jurisdictions permit them. Tiny Homes can be affordable and

responsive to the needs of our constituents. Tiny Homes can be manufactured or stick-built. In fact, it may be possible to attract the Tiny Home manufacturing industry here to Lake County if our regulations are changed, thus leading to local demand. This industry could create jobs here and although we may hear anecdotally that property values can be negatively impacted by Tiny Homes, I am not aware of any actual data that supports such opinion.

**FISCAL IMPACT:** ☒ None ☐ Budgeted ☐ Non-Budgeted

Estimated Cost:

Amount Budgeted:

Additional Requested:

Annual Cost (if planned for future years):

**FISCAL IMPACT (Narrative):** None

**STAFFING IMPACT (if applicable):** None

**RECOMMENDED ACTION:** Discussion and possible direction to staff to draft an amendment to the Ordinance.