

# Temporary Residential Use Standards Update

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ORD22-0006

Countywide Ordinance (excl. Coastal Zone)

Chapter 26 Modification



# Project Description

- Zoning Ordinance Update proposes to update Chapter 26, Article 88-010(P) to allow for:
  - The temporary use of transportable housing units (Tiny Homes) in addition to Recreational Vehicles (RVs), Travel Trailers, manufactured homes already allowed under temporary residential occupancy policy.
  - The temporary use of transportable housing units (Tiny Homes), Recreational Vehicles (RVs), Travel Trailers, manufactured homes prior to the construction of an Accessory Dwelling Unit (ADU) in Zoning districts where ADUs are allowed
- Additional updates to those standards to provide clarity

# Temporary Permits in Sonoma County

- ▣ Use of RVs and Travel Trailers for temporary residential occupancies are currently allowed under the following circumstances:
  - As a temporary unit for someone attending to an ill or disabled resident, or someone who is ill or disabled receiving care from the resident
  - To house agricultural employees for 90 days with an existing agricultural operation
  - During construction or major remodel/addition of a single family dwelling
  - As temporary housing for fire recovery
- ▣ These structures are currently required to connect to existing sewer or septic systems, and the parcel's water supply
- ▣ Temporary (TEM) Permits must be renewed annually

# Purpose and Background

- Permit Sonoma was directed by the Board of Supervisors at their 12-6-2022 meeting to:
  - ▣ Address the use of RVs, Travel Trailers, and Camp Trailers as residential units
- Provide Zoning Code Amendments which:
  - Expand the temporary housing program
  - Allow one temporary unit in advance of an ADU
  - Maintain residential use in those units (no vacation rentals)
  - Allow for Waterless Toilets\*
  - Allow conversion of accessory structures
  - Add a 5-year term for temporary units

*\*Allowed in Chapter 7, the Building Code, consistent with OWTS Manual*

# Purpose and Background (continued)

- ▣ This ordinance update represents the changes we could make immediately
- ▣ Certain initiatives would require more extensive California Environmental Quality Act (CEQA) review and analysis to implement
- ▣ Staff will return to the Planning Commission upon completion of the other items

## Current Project

- ▣ **Adds standards for temporary use of residential units**
- ▣ **Allows temporary units prior to construction of an ADU**
- ▣ **Allows use of a transportable housing unit (Tiny House) in the above circumstances**

## Additional Requests of the Board

- ▣ **Conversion of barns and other structures for temporary use purposes**
- ▣ **5 Year Term for Temporary Housing**

# The Housing Crisis

- Between 2000 and 2019 housing stock grew 13% to 207,000 units, with most growth between 2000 and 2010
- Wildfires since 2017 have destroyed ~7000 homes (5% of Santa Rosa's housing stock)
- 4 of 5 households are “rent burdened” (30%+ of their income to housing)
- ADUs are a viable option but cost (\$275,000+) and time required to construct can dissuade prospective builders
- Residents require more housing of more diverse types to meet their needs

# Proposed Amendments

## Chapter 26-88-010(P)

- Adds use standards for temporary units for:
  - ▣ Caregiver purposes
  - ▣ During construction/significant remodel of a home
- Allows for temporary units prior to construction of an ADU in Zoning Districts where ADUs are allowed
- Allows for transportable housing units (Tiny Houses), as defined and allowed in the California Building Code, in the above circumstances

# Transportable Housing Units (Tiny Houses)

## *As allowed in the California Building Code*

- Must be registered with California Building Codes:
  - ▣ Transportable units register with and be built to specifications of the American National Standards Institute (ANSI) and National Fire Protection Association (NFPA)
  - ▣ Built on a chassis with axles
  - ▣ Max 400sf excluding lofts for park models and transportable housing units
- Subject to all setbacks, easements, scenic resource, and development standards of the parcel's zoning district



# Examples of Transportable Housing Units



*Allowed units include:*

*Recreational Vehicles, Travel Trailers, Factory Built (Park Models), etc.*











# Planning Commission Action

Sonoma County Planning Commission heard the item on March 2, 2023. The recommended approval with the following additions to the proposed ordinance:

- Require disconnection of utility services from the unit upon expiration of permit instead of requiring removal of the unit
  - Allows storage of vehicles for recreational purposes where the Zoning Ordinance permits in accordance with all relevant regulations rather than removal of the units
- Upon renewal of a temporary permit, an applicant that used a hold and haul contract in lieu of a connection to a site's septic or sewer systems must provide proof of unbroken service for prior year and a contract for the new year
  - Increases accountability to ensure adequate standards for handling of waste is maintained
- Require an applicant seeking renewal to submit their application no less than 30 days prior to the expiration of the term of their current temporary permit
  - Increases tracking ability for Permit Sonoma and promotes timely temporary permit renewal and evaluation

# Staff Recommendation

The Permit Resource and Management Department (Permit Sonoma) recommends that the Planning Commission adopt the attached resolution to recommend adoption of Zoning Code Text Amendments to:

- Establish standards and allow for the temporary use of transportable housing units as defined and allowed in the California Building Code where temporary residential occupancies in Recreational Vehicles (RVs), Travel Trailers, manufactured homes are currently allowed,
- Establish standards and allow for the temporary use of Transportable Housing Units, Recreational Vehicles (RVs), Travel Trailers, manufactured homes prior to the construction of an Accessory Dwelling Unit,
- And additional text modifications to the existing ordinance as proposed to provide clarity.

# Questions?

