TINY HOUSES

AFFORDABLE – BY – DESIGN HOUSING
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Tiny Houses – What are they?

Generally under 400 sq feet.

Built to resemble a typical cottage or bungalow
This guide is intended to serve as a starting reference for those interested in constructing housing with alternative typologies, including modular and micro units, container construction, and tiny homes.
Two main types of Tiny Housing

Tiny House on Foundation

Movable Tiny House
Foundation

*Under most zoning codes, the cottages below may well be considered legal ADUs...*
But these cottages would NOT be permitted!
Movable Tiny Homes are different than conventional travel trailers or motor homes.
Built like a conventional house, 

But on wheels!
Most often are independent dwelling units

Bathroom
Kitchens
Sleeping Loft
Connected to city utilities OR off-grid design
Building Codes and Standards

Movable Tiny Houses do not fit neatly within one category… but municipal zoning can specify what codes/standards a tiny house follows.
What is a Tiny House?
Your community decides!

Variables to consider in defining a Tiny House

- Foundation
- Connection to utilities
- Minimum / maximum size
- Room size
- Other size requirements (with, length, height)
- Independent unit vs. shared facilities
- Codes & standards
- Inspection & certification
- Aesthetics
Different location possibilities

- Backyards
- RV Parks
- Oddly shaped lots
- Tiny House district
- Multi-family residential
- Single Family Residential
- City owned land for bridge housing
Where?

Variables to consider in placement

- Short term or long term dwelling
- Permanency
- Rental or owner occupied
- Stand-alone or accessory
- Clustered or spread apart
- Lifestyle or necessity
Backyards: Tiny Houses as ADUs

ADU = Accessory Dwelling Unit, Backyard Homes, Granny Flat, Etc.

- Fresno, California as a model
- Los Angeles’ legal office writing possible language
- State mandated changes to all municipal ADU laws
Fresno’s story captured in *Living Tiny Legally* by Tiny House Expedition.
RV parks as Tiny House communities
Flat Rock, NC:
The Village of Wildflowers
A mobile home and THOW community
Easing restrictions in single family residential neighborhoods

Walsenburg, CO
Allows tiny homes on foundation to be placed in R1 and R2 residential zoned lots.
Multi-Family Residential

Pasadena, CA
Allowing tiny house clusters in higher density areas
Oddly shaped lots

Buena Vista, CO
Variance for historically small lots
Planned unit development for larger tiny home communities

Salida, CO
Sprout Tiny Homes developing a tiny house community of 200 units.

- 200 tiny homes
- 96 storage units
- Community parks
- Walking trails
- Restaurant site
- Clubhouse / fitness center
Habitat Tiny Homes - A “master planned community”

From their website: “Until tiny homes on wheels are approved and considered legal, full-time dwellings you will be assuming the risk if you choose to have one built and live in it full-time.”
Tailored Zoning

Rockledge, Florida

SECTION 70.90. TINY HOUSES IN POCKET NEIGHBORHOODS

A. A tiny house shall be defined as a principal resident dwelling that has a square footage of between 170 and 1,100. Tiny Houses are only permitted within the Redevelopment Mixed Use district (RMU) or a Planned Unit Development (PUD) in a Pocket Neighborhood setting.

1. Each dwelling unit shall have a minimum gross floor area of not less than 170 square feet for the first occupant and not less than 100 square feet for each additional occupant.

2. Required space in sleeping rooms. In every dwelling unit of two or more rooms, every room occupied for
Consider the use

Austin Livework is a lifestyle choice
Quixote Village in Olympia, Washington provides permanent, supportive housing for homeless.

Community First Village for chronically homeless in Texas
Bill 2176

San Jose will use this new law to build tiny houses as “bridge housing” for the homeless

Eugene, OR – Opportunity Village
Tiny houses on wheels are allowed as caregiver dwellings in the backyard of a person who needs assistance in several counties.

- Alameda
- Contra Costa
- Lake
- Mendocino
- Napa
- Sacramento
- Sonoma
Why Tiny?
Benefits of Movable Tiny Houses

- Affordable / Achievable
- Flexible
- Less dependent on loans
- Eco-conscious
- Efficient
- Custom
Local Concerns?

- Parking
- Quality of life
- Rent staying affordable
- Transience
- Safety
- Aesthetics
Come by for a visit with your questions and comments!

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