ORDINANCE NO. 24-9

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO AMENDING TITLE 17 (ZONING) OF THE MUNICIPAL CODE PERTAINING TO TINY HOMES ON WHEELS

The City Council of the City of West Sacramento does ordain as follows:

Section 1. Purpose. The purpose of this Ordinance is to make various amendments to the Zoning Code pertaining to Tiny Homes on Wheels.

Section 2. Authority. The City Council enacts this Ordinance in accordance with the authority granted to cities by State law.

Section 3. Amendment. The following sections of the West Sacramento Municipal Code are hereby amended to read as follows:

17.08.020 Land Use Regulations-Residential Zones (*excerpt*)

"P" = Permitted use "C" = Conditional Use Permit required "M" = Minor Use Permit required "-" Use not allowed							
Use Classification	**RE**	**RRA**	**R-1**	**R-2**	**R-2.5**	**R-3**	**Additional Regulations**
Residential Uses							
Residential Housing Types	See subclassifications below						
Single-Unit Dwelling, Detached	P	P	P	P	M	C	
Single-Unit Dwelling, Attached	-	-	P	P	P	M	
Two-Unit Dwelling	-	-	-	P	P	C	
Multi-Unit Residential	-	-	-	P	P	P	
Accessory Dwelling Unit	P	P	P	P	P	P	See §**17.30.040**, Accessory Dwelling Units
Tiny Home on Wheels	**P**	**P**	**P**	**P**	**P**	**-**	**See 17.08.040E**

17.08.040 Supplemental Regulations

E. Tiny Homes on Wheels. Tiny Homes on Wheels (THoW) may be deployed as a primary dwelling unit or as an Accessory Dwelling Unit (ADU). THoWs used as primary dwelling units are subject to the site development standards in the underlying zoning district. THoWs used as ADUs are subject to those standards contained within 17.30.040 (Accessory Dwelling Units). All THoWs regardless of primary or accessory status are also subject to:

1. **Public Utilities.** THoWs shall be connected to the City water and sewer systems or on an approved well and/or septic system where City services are not available.

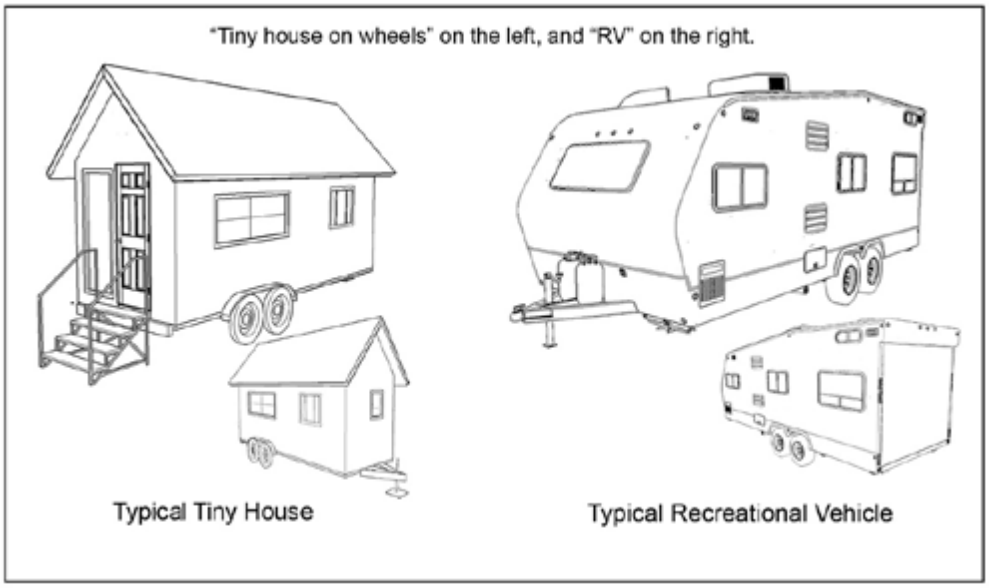
2. **Administrative Approval.** A proposed THoW must receive administrative approval from the Community Development Department prior to being transported to the project site. Fees for said approval shall be per the adopted fee schedule contained within the Book of Fees and applied proportionally.

3. **Maximum Floor Area**. The maximum square footage of habitable floor space for a THoW shall be 399 square feet including loft areas (if any).

4. **Address.** THoWs shall obtain a separate address with issuance of an electrical permit.

5. **Qualifying Features.** THoWs shall include a bathroom, kitchen, and a sleeping area.
6. **Certification.** THoWs shall comply with standards set forth in California Health and Safety Code 18027.3 (i.e., ANSI 119.5 and NFPA 1192). A THoW shall be certified by a recognized national certification body as complying with these standards and a certified label shall be placed on the tiny homes on wheels to demonstrate compliance.
7. **One Story**. THoWs are limited to one story. Lofts up to 48" in height do not constitute a second story.
8. **Screened Undercarriage.** A THoW's undercarriage, including wheels, axles, tongue, and hitch, shall be concealed from view from adjacent grade level streets and adjacent residentially zoned properties.
9. **Egress.** THoWs shall have a minimum of two means of egress, one of which shall be the main entrance and one of which shall be in each sleeping area (may be a window with appropriate dimensions).
10. **Appearance & Design.** THoW shall resemble conventional residential structure rather than a recreational vehicle. This shall be done by incorporating design features and materials typically used for houses (e.g., siding, roofing, pitched roofs, eaves, residential windows, etc.). THoWs shall be mounted on a wheeled trailer chassis and designed and built to look like a conventional residential structure, using conventional building materials, and is thus architecturally distinct from traditional mobile homes and recreational vehicles.

    See example below:



11. **Living Area Extensions.** The roof and all exterior walls shall not be fixed with slide-outs, tip-outs, or other forms of mechanically articulating room area extensions.
12. **Energy.** THoWs shall incorporate an electrical subpanel and connected to the power grid. Building permits will be required.
13. **Mechanical Equipment.** All mechanical equipment shall be incorporated into the structure other than solar energy panels or collectors.
14. **Tie Down.** A THoW shall be tied down with anchors or otherwise stabilized as designed by the manufacturer.
15. **Porches and Decks.** Structures such as porches, decks, sheds, and gazebos shall be designed to detach from the tiny homes on wheels. Uncovered porches or decks less than thirty (30) inches in height and less than two hundred (200) square feet do not require

building permits. Permanent roofed structures and other accessory structures shall meet the requirements of Section 17.22.020.

16. **Wind Loads.** A THoW shall be constructed to withstand minimum wind loads for the proposed parking location.
17. **Parking Pad.** The wheels shall be skirted or removed and shall sit with leveling or support jacks on a paved durable surface designed in accordance with Title 17 (Zoning) of the WSMC.
18. **Parking**. THoWs shall not require additional parking when proposed as an ADU.
19. **Pedestrian Access**. An all-weather surface pedestrian path from the street frontage to the main entrance of the tiny homes on wheels shall be provided.
20. **Emergency and Rescue Openings**. All THoWs shall have emergency escape and rescue openings sufficient to ensure emergency escape, including a means of escape, if not an exterior passage door, from each sleeping space that provides an opening of sufficient size to permit the unobstructed passage, with its major axis parallel to the plane of the opening and horizontal at all times, of an ellipsoid generated by rotating about the minor axis an ellipse having a major axis of 24 in. (610 mm) and a minor axis of 17 in. (432 mm).

17.51.020 Definitions

Tiny Home on Wheels. A vehicle intended for human habitation as a dwelling unit that is built on a chassis and complies with National Highway Traffic Safety Administration regulations (Federal Motor Vehicle Safety Standards - Title 49 of the Code of Federal Regulations). They must also comply with the National Fire Protection Association 1192 RV Standard as may be amended. Tiny Homes on Wheels are typically less than 400 square feet of floor area.

Trailer. A vehicle with or without motor power, which is designed or used for hauling materials or vehicles, or for human habitation, office, or storage including camper, recreational vehicle, travel trailer, and mobile home, but excluding mobile homes on a permanent foundation and **Tiny Homes on Wheels when used as a primary dwelling unit and/or accessory dwelling unit.**

Section 5. Severability Clause. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance for any reason shall be held to be invalid or unconstitutional, the decision shall not affect the remaining portions of the Ordinance. The Council of the City of West Sacramento hereby declares that it would have passed this Ordinance and each article, section, subsection, paragraph, sentence, clause or phrase which is a part thereof, irrespective of the fact that any one or more articles, sections, subsections, paragraphs, sentences, clauses or phrases are declared to be invalid or unconstitutional.

Section 6. Effective Date and Publication. This Ordinance shall take effect 30 days after its adoption, and pursuant to Resolution 99-46, published in summary format prior to adoption and within 15 days after adoption in a newspaper of general circulation published and circulated within the City of West Sacramento.

Section 7. CEQA. Class 5 Categorical Exemption has been prepared for this ordinance in compliance with the provisions of the California Environmental Quality Act.

PASSED, APPROVED AND ADOPTED by the City Council of the City of West Sacramento on this ____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

Martha Guerrero, Mayor

ATTEST:

Jennifer Cusmir, City Clerk

Approved as to form:

Jeffrey Mitchell, City Attorney

CODIFY X__ UNCODIFY ____