



# **GUIDELINES FOR USE AND PERMITTING OF ACCESSORY DWELLING UNIT - MOVABLE TINY HOUSE**

## **I. BACKGROUND**

The City's Accessory Dwelling Unit (ADU) Ordinance (Ord. No. 186,481) was adopted on December 11, 2019 and became effective on December 19, 2019. It added Los Angeles Municipal Code (LAMC) Section 12.22 A.33. This new section of the LAMC includes local development standards and incorporates certain state law development standards and requirements for ADUs in Government Code (GC) Sections 65852.2.

The purpose of this Information Bulletin is to provide guidelines about the City's regulations regarding the use of a Movable Tiny House as an Accessory Dwelling Unit and to provide information regarding permit requirements.

## **II. DEFINITION**

A Movable Tiny House (MTH) is defined in LAMC Section 12.03 as:

An enclosed space intended for separate, independent living quarters of one family and meets the following requirements:

- a. Is licensed and registered with the California Department of Motor Vehicles;
- b. Meets the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards, and is certified for ANSI or NFPA compliance. A 3<sup>rd</sup> party inspection agency (Design Approval Agency/Quality Assurance Agency) shall certify the MTH meets this requirement ([List of approved 3<sup>rd</sup> party Design Approval Agencies \(DAA\) and Quality Assurance Agencies \(QAA\)](#));
- c. Cannot move under its own power;
- d. Is no larger than allowed by California State Law for movement on public highways;
- e. Is no smaller than 150 and no larger than 430 square feet as measured within the exterior faces of the exterior walls.

### III. APPLICABLE DEVELOPMENT STANDARDS

MTHs are permitted through a ministerial process in all zones which allow for any type of residential use and where there is a proposed or existing dwelling unit (or units) on the lot subject to the additional restrictions and limits in 12.22 A33(c)(4) for Very High Fire Hazard Severity Zones and Hillside Areas.

MTHs shall comply with LAMC 12.22 A.33(c), except for those provisions that apply solely to buildings and structures and all provisions in LAMC 12.22 A.33(f). MTHs are not considered “structures” under the Zoning Code or Building Code. Therefore, Building Code regulations (LAMC Section 12.22 A.33(c)(9)) and fire sprinkler requirements (LAMC Section 12.22 A33(c)(10)) do not apply to MTHs.

#### A. Zoning Requirements

1. Height Limit. The MTH is limited to 2 stories.
2. Automobile Parking Requirements. One standard parking space is required for a MTH unless:
  - a. Located within ½ mile walking distance from a bus or rail stop,
  - b. Located within one block of a designated car share pickup or drop off location,
  - c. Located within an applicable historic district or any Historic Preservation Overlay Zone
3. Automobile Parking Location. The automobile parking space that is required for the MTH is allowed to be located in any yard area or passageway. When MTH parking is located in a required front yard, the parking must be located on an existing driveway. Driveway access areas located in the required front yard shall not be expanded to provide required parking. Parking may be provided through tandem parking.

Other objective parking and driveway standards in the LAMC apply, including those found in Sections 12.21 A.5 and 12.21A.6.

4. Passageway. No passageway, nor space between buildings, as per LAMC 12.21.C.2 and LAMC 12.21 C.5(d), is required.
5. Yard Setbacks. The MTH placement location may not be within the required front yard setback for the zone and must be at least 4 feet away from the rear and side lot lines.
6. The MTH shall not be located between the primary dwelling unit and the street adjoining the front yard, except where the MTH is on a Through Lot and complies with LAMC 12.21 C.5(k).

## B. Required Provisions

- a. Only 1 MTH is allowed on a lot. Only 1 MTH may be approved on a lot in any 12 month period.
- b. The undercarriage (wheels, axles, tongue and hitch) shall be hidden from view.
- c. The wheels and leveling or support jacks must sit on a paved surface compliant with LAMC 12.21 A.6(c).
- d. Mechanical equipment shall be incorporated into the structure and not located on the roof.
- e. MTHs shall be connected to water, sewer and electric utilities.
- f. MTHs are not required to have separate street addresses from the primary dwelling unit.
- g. MTHs are not required to have sprinklers, but shall follow the ANSI A119.5 or NFPA 1192 standards relating to health, fire and life-safety.

## C. Required Design Elements

- a. Cladding and Trim. Materials used on the exterior of a movable tiny house shall exclude single piece composite, laminates, or interlocked metal sheathing.
- b. Windows and Doors. Windows shall be at least double pane glass and labelled for building use, and shall include exterior trim. Windows and doors shall not have radius corners.
- c. Roofing. Roofs shall have a minimum of a 12:2 pitch for greater than 50% of the roof area, and shall not be composed of wooden shingles.
- d. Extensions. All exterior walls and roof of a movable tiny houses used as ADUs shall be fixed with no slide-outs, tip-outs, nor other forms of mechanically articulating room area extensions.

## D. General Provisions

- a. When a MTH is proposed in conjunction with a new primary dwelling, the MTH may not be occupied, or a Certificate of Occupancy issued for the use of land for the MTH, prior to the issuance of a Certificate of Occupancy for the primary dwelling on the lot.

#### IV. PERMIT REQUIREMENTS

1. A Use of Land permit combined with Electrical and Plumbing is required from LADBS for the MTH. No Building permit will be issued. The following are submittal requirements for the Use of Land permit:
  - a. Plans shall be prepared with ink or indelible pencil or by a reproduction process, drawn to scale, fully dimensioned, and a minimum size of 24" x 36". Plans shall be of sufficient clarity to show in detail that the project will conform to the provisions of all applicable codes and of relevant laws, ordinances, rules, regulations, and orders.
  - b. Plot/Site Plan, to show the following:
    - i. Vicinity map and north arrow
    - ii. Project address, legal description, as well as the project owner's name, address, and telephone number
    - iii. Lot dimensions, property lines, streets, alleys, existing buildings and use.
    - iii. Parking layout, driveway location and sidewalks.
    - iv. MTH footprint showing the dimensions, square footage, stories and roof slope.
    - v. All projections and dimensions to property lines and adjacent structures from the MTH.
    - vi. Location of required MTH utility hookups (post), existing visible utilities on site and easements.
  - c. Permit History Records.
    - i. Copies of all existing building permits and plot plans are required for all structures on the lot. Copies of the existing records can be obtained from the Records Section of LADBS.
2. Requirements From Other Agencies
  - a. Sewer Availability clearance from Public Works – Bureau of Engineering is required.
  - b. Review and approval from other departments and agencies, such as Housing Department and the Department of Water and Power, may be required.
3. Permit Fees
  - a. Per LABC Section 107.2.7, a fee of \$150.00 shall be charged for the issuance of each Certificate of Occupancy for use of land.
  - b. Per LABC Section 107.2.2, a fee based on Table 1-A.1 shall be charged for combined Electrical and Plumbing inspections.
4. Owner's Acknowledgement and Declaration
  - a. The attached Owner's Acknowledgement and Declaration shall be completed, signed and notarized by the property owner and will become part of the MTH permit.

## Owner's Acknowledgement & Declaration Movable Tiny House

Application Number: \_\_\_\_\_

Project Address: \_\_\_\_\_

DIRECTIONS: The owner shall read each General and Required Provision and Required Design Element listed below. This form shall be signed by the property owner, notarized and will become part of your Movable Tiny House (MTH) permit signifying you understand and will comply with each provision and design element as it relates to your (MTH).

### **General Provisions**

1. The MTH is licensed and registered with the California Department of Motor Vehicles.
2. The MTH meets the American National Standards Institute (ANSI) 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards, and is certified for ANSI or NFPA compliance.
3. The MTH cannot move under its own power.
4. The MTH is no larger than allowed by California State Law for movement on public highways.
5. The MTH shall not be greater than two stories.

### **Required Provisions**

6. Only one MTH is allowed to be located on a lot and no lot may be approved for more than one MTH in a twelve month period.
7. The undercarriage (wheels, axles, tongue and hitch) shall be hidden from view.
8. The wheels and leveling or support jacks must sit on a paved surface compliant with LAMC 12.21 A.6(c).
9. Mechanical equipment shall be incorporated into the structure and not located on the roof.
10. The MTH shall be connected to water, sewer and electric utilities. A 30 amp minimum circuit shall be installed, but not less than required by the MTH manufacturer.
11. The MTH is not required to have a separate street address from the primary dwelling unit.
12. The MTH is not required to have sprinklers, but shall follow the ANSI A119.5 or NFPA 1192 standards relating to health, fire and life-safety.

### **Required Design Elements**

13. Cladding and Trim. Materials used on the exterior of a MTH shall exclude single piece composite, laminates, or interlocked metal sheathing.
14. Windows and Doors. Windows shall be at least double pane glass and labelled for building use, and shall include exterior trim. Windows and doors shall not have radius corners.
15. Roofing. Roofs shall have a minimum of a 12:2 pitch for greater than 50 percent of the roof area, and shall not be composed of wooden shingles.
16. Extensions. All exterior walls and roof of a MTH shall be fixed with no slide-outs, tip-outs, nor other forms of mechanically articulating room area extensions.

I acknowledge I have the responsibility to comply with all of the above provisions and design elements.

Owner's Name: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**SIGNATURES MUST BE NOTARIZED**  
**(Notary acknowledgement must be attached)**