

Can I have a Tiny Home on my Property?

Property must be located in a residential district and meet minimum lot standards ([Click here](#) to determine the zoning of your property)

A Tiny Home is a structure intended for separate, independent living quarters for one household that meets these six conditions:

1. Is licensed and registered with the California Department of Motor Vehicles and meets ANSI 119.2 or 119.5 requirements;
2. Is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection. Cannot (and is designed not to) move under its own power. When sited on a parcel per requirements of this Code, the wheels and undercarriage shall be skirted;
3. Is no larger than allowed by California State Law for movement on public highways;
4. Has at least 100 square feet of first floor interior living space;
5. Is a detached self-contained unit which includes basic functional areas that support normal daily routines such as cooking, sleeping, and toiletry; and
6. Is designed and built to look like a conventional building structure

A “Tiny Home” is considered as an Accessory Dwelling Unit and falls under the “Backyard Cottage” category

Backyard Cottage

[FMC Section 15-2754](#)

- Minimum lot size of 6,000 square feet (interior lot)
- Minimum lot size of 5,000 square feet (corner lot)
- Maximum floor area: 440 square feet
- Kitchens, including cooking devices are permitted
- No additional parking required
- Separate utility meters and/or addresses are not permitted
- Must be located behind the primary dwelling unit, unless attached and integral to the primary dwelling unit
- Unit entrance must not be visible from the street (unless unit is being constructed on a corner lot and the entrance is oriented to the opposite street as the primary residence)
- Only one accessory dwelling unit may be permitted per lot
- Not allowed as the primary dwelling unit

For More Information, navigate to the section [15-2754](#) of the Fresno Municipal Code (FMC).

The following specifications also apply to Tiny Homes and Backyard Cottages

- Units shall conform to the height, setbacks, lot coverage and other zoning requirements of the zoning district in which the site is located. Most of these requirements are found in [FMC 15-903](#) (click hyperlink to navigate to section).
- If unit is detached, there must be a minimum of six feet from the primary residence, or 10 feet if there is an entry from either one of the units into the space between.
- Maximum building height of thirty feet
- For two story buildings, there shall be no openings, such as windows and doors, within 10 feet from an interior side or a common rear property line with another single-family home. (Privacy reasons)
- Clerestory windows (a high section of wall that contains windows above eye level to admit light and fresh air), six feet from the floor of the interior of the unit are excepted
- A driveway must be provided (as per the underlying district)
- An all-weather surface path (pedestrian access) to the unit must be provided from the street frontage
- Mechanical equipment shall be located on the ground or, in the case of a tiny house on wheels, incorporated into the structure, but shall in no case be located on the roof
- Home occupants are permitted in the unit pursuant to Section 15-2735 (Home unit must be owner occupied, accessory unit may be rented)

Other Requirements

- A concrete pad is required in the location where the tiny home will be parked. A grading permit is required.
- The Tiny Home shall be connected to sewer and water. Utility permits are required for these connections.
- An indemnity agreement as well as a covenant verifying owner occupancy of at least one of the two units is required.
- Official documentation from Pacific West Associates or National Organization of Alternative Housing or similar agency or certified entity, verifying that ANSI standards have been met.

Architectural Compatibility

Will your accessory dwelling unit be visible from a public street or park?

If visible from a public street or park, the architectural design, roofing material, exterior materials and colors, roof pitch and style, type of windows, and trim details of the unit shall be substantially the same as and visually compatible with the primary dwelling.

Planning Review Fees

\$328 (zone clearance)

+

\$275 (traffic level 2 review fee)

+

\$1,094 (Covenant Fee)

=

\$1,697 (Total costs)

Submittal Requirements and Processing

- Application will be processed as an Accessory Dwelling Unit Zone Clearance. Information regarding this process can be found [here](#).
- Submittal Requirements for Planning Approval ([building permits](#) will be processed separately):
 - [Application](#)
 - \$1,697 fee
 - Scaled and dimensioned site plan/plot plans (3 total)
 - Elevation drawings or pictures of proposed structure (3)
 - [Operational Statement](#)
 - Recent Title report
 - [Owner Authorization](#) or owner signature on application
 - ANSI certification