

MOVABLE TINY HOMES are units that are less than 400 square feet intended for separate, independent living quarters, designed as a permanent, year-round residence for one household which includes basic functional areas that support normal daily routines including cooking, sleeping, and sanitation and that meets the following conditions:

1. Is licensed and registered with the Department of Motor Vehicles and meets ANSI 119.5 requirements or the National Fire Protection Association (NFPA) 1192 standards as inspected and certified for compliance with the requirements in this subdivision by a licensed professional engineer or qualified third-party inspector for ANSI compliance accredited pursuant to either the American Society for Testing and Materials Appendix E541, or ISO/IEC 17020.

2. Is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection, and is not designed to move under its own power; and is no larger than allowed by State Law for movement on public highways and in no case may exceed 14 feet in width;

3. Has at least 150 square feet of first floor interior living space;

4. The unit shall be designed to look like a conventional residential structure rather than a recreational vehicle. This shall be done by incorporating design features and materials typically used for houses, such as typical siding or roofing materials, pitched roofs, eaves, residential windows, including the following:

(i) Materials used as exterior wall covering shall be natural or man-made materials of a non-reflective nature; except for those used as accent panels as part of a design.

(ii) windows shall be at least double pane glass and labelled for building use, and shall include exterior trim;

(iii) includes insulation with values of at least R13 for the walls and R19 for floor and ceiling

(iv) Wall framing studs are 16"-24" on center, with a minimum of 2X4 wood or metal studs or equivalent SIP panels;

(v) Is connected to water, sewer and electricity. Electricity may be provided by off-grid solar system.

(vi) When sited, the unit is to be anchored to the ground and is to have skirting that covers wheels, axles, anchors and hitch.