

Tiny Homes Resources

RESOURCES

California Health and Safety Code - HSC DIVISION 13 - HOUSING PART 2.3 - SPECIAL OCCUPANCY PARKS ACT CHAPTER 2 - Definitions

PART 2.3. SPECIAL OCCUPANCY PARKS ACT

18862.19. "Incidental camping area" is any area or tract of land where camping is incidental to the primary use of the land for agriculture, timber management, or water or power development purposes, and where two or more campsites used for camping are rented or leased or held out for rent or lease. The density of usage shall not exceed 25 camping parties within a radius of 265 feet from any campsite within the incidental camping area. ⁽²⁵⁷¹⁵⁾

<https://casetext.com/statute/california-codes/california-health-and-safety-code/division-13-housing/part-23-special-occupancy-parks-act/chapter-2-definitions/section-1886219-incident-camping-area-defined>

18862.43. "Special occupancy park" means a recreational vehicle park, temporary recreational vehicle park, incidental camping area, or tent camp. ⁽²⁵⁷²⁹⁾

[https://casetext.com/statute/california-codes/california-health-and-safety-code/division-13-housing/part-23-special-occupancy-parks-act/chapter-2-definitions/section-1886243-special-occupancy-park-defined#:~:text=Current%20through%20the%202022%20Legislative%20Session.&text=%22Special%20occupancy%20park%22%20means%20a,camping%20area%2C%20or%20tent%20camp.&text=Ame%20ned%20by%20Stats%202002%20ch,\) %2C%20s%206%2C%20eff](https://casetext.com/statute/california-codes/california-health-and-safety-code/division-13-housing/part-23-special-occupancy-parks-act/chapter-2-definitions/section-1886243-special-occupancy-park-defined#:~:text=Current%20through%20the%202022%20Legislative%20Session.&text=%22Special%20occupancy%20park%22%20means%20a,camping%20area%2C%20or%20tent%20camp.&text=Ame%20ned%20by%20Stats%202002%20ch,) %2C%20s%206%2C%20eff)

Section 18865.3 - Regulations for special occupancy parks

The department shall adopt regulations for special occupancy parks which shall take into consideration any special conditions as location, physical environment, density of usage, type of operation, type of vehicles to be accommodated, and duration of occupancy. These regulations shall establish requirements that are determined by the department to be reasonable and necessary for the protection of life and property.

<https://casetext.com/statute/california-codes/california-health-and-safety-code/division-13-housing/part-23-special-occupancy-parks-act/chapter-4-application-and-scope/section-188653-regulations-for-special-occupancy-parks>

Title 25, §2118 – Lot Occupancy

<https://casetext.com/regulation/california-code-of-regulations/title-25-housing-and-community-development/division-1-housing-and-community-development/chapter-22-special-occupancy-parks/article-2-general-park-requirements/section-2118-lot-occupancy>

- (a) Parks shall accommodate only recreational vehicles, tents, and ****camping cabins**.
- (b) A manufactured home or mobile home shall not be located or installed in a park except for use by persons employed in the management or operation of the park.
- (c) A permanent building, garage, cabana, or storage building shall not be constructed or installed on any lot in a park.
- (d) Lot occupancy shall not exceed the number of persons in a camping party as defined in section 18862.7 of the Health and Safety Code. "Camping party" means a person or group of not more than 10 persons occupying a campsite or "camping cabin" for not more than 30 days annually.

(e) When the provisions of this section allow two units or tents on a single lot, the separation requirements contained in subsection 2330(a) do not apply to the units or tents on that lot.

(f) The following shall apply to lots in parks designed to accommodate recreational vehicles.

(1) Except as provided in paragraph (2) of this section, lot shall accommodate no more than:

(A) one (1) recreational vehicle and one (1) tent, or

(B) one (1) camping cabin**, or

(C) two (2) tents, or

(D) one (1) manufactured home or mobile home used in accordance with subsection (b).

(2) When used as a frequent means of transportation, a self-propelled recreational vehicle or truck mounted camper may be parked beside an occupied unit. That vehicle shall not be occupied or connected to the lot's utility facilities or interconnected with the occupied unit.

****NOTE: "camping cabin" is considered a structure and would violate TTT Use Permit**

Section 18862.5.

18862.5. "Camping cabin" means a relocatable hard sided shelter with a floor area less than 400 square feet (37 square meters) without plumbing that is designed to be used within a recreational vehicle park only by a camping party. A camping cabin may contain an electrical system and electrical space conditioning equipment complying with the electrical and mechanical regulations adopted pursuant to this part and supplied by the lot service equipment. A camping cabin may be installed or occupied only in special occupancy parks, as defined by Section 18862.43, or in state parks and other state property pursuant to Chapter 1 (commencing with Section 5001) of Division 5 of the Public Resources Code.

(Added by Stats. 2001, Ch. 434, Sec. 39. Effective January 1, 2002. Operative January 1, 2004, by Sec. 44 of Ch. 434, as amended by Stats. 2002, Ch. 1038.)

<https://casetext.com/statute/california-codes/california-health-and-safety-code/division-13-housing/part-23-special-occupancy-parks-act/chapter-2-definitions/section-188625-camping-cabin-defined#:~:text=Cal.-,Health%20&%20Saf,Code%20%C2%A7%2018862.5&text=Current%20through%20the%202024%20Legislative%20Session.&text=%22Camping%20cabin%22%20means%20a%20relocatable,of%20the%20Public%20Resources%20Code.&text=Amended%20by%20Stats%202002%20ch,1/1/2003.>

California Code, Health and Safety Code - HSC § 18010

"Recreational vehicle" means both of the following:

(a) A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, that meets all of the following criteria:

(1) It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.

(2) It contains 400 square feet or less of gross area measured at maximum horizontal projections.

(3) It is built on a single chassis.

(4) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

<https://casetext.com/statute/california-codes/california-health-and-safety-code/division-13-housing/part-2-manufactured-housing/chapter-1-definitions/section-18010-recreational-vehicle-defined>

Section 4363 - Regulation of tiny homes

1. Definition. For the purposes of this section, "tiny home" has the same meaning as in Title 29-A, section 101, subsection 80-C.

2. Location of tiny homes. A municipality shall permit a tiny home to be placed or erected on an individual house lot where single-family dwellings are allowed or as an accessory structure, subject to all applicable land use requirements as single-family dwellings or as an accessory structure.

<https://casetext.com/statute/maine-statutes/title-30-a-municipalities-and-counties/part-2-municipalities/subpart-6-a-planning-and-land-use-regulation/chapter-187-planning-and-land-use-regulation/subchapter-3-land-use-regulation/section-4363-regulation-of-tiny-homes?>

Tiny Homes in Nevada County

Per Nevada County, Tiny Homes on wheels will be allowed in all zones that allow traditional built housing as a primary dwelling, accessory dwelling unit (ADU or "granny unit") or within a dwelling group consistent with allowed density. Moreover, the ordinance expands opportunities to group tiny homes on wheels by permitting in the Medium Density Residential (R2) Zoning District, which allows up to 6-units per acre with a development permit.

<https://www.nevadacountyca.gov/CivicAlerts.aspx?AID=8019>