WHAT IS A TINY HOME?

A Tiny Home is a small towable residential unit with independent living quarters with space for cooking, sleeping, and sanitation. It can be on a permanent foundation or moveable by towing.

A Tiny Home must be at least 150 square feet in size and no more than 400 square feet in size with a maximum height of 13 feet 6 inches.

The Tiny Home may not be the primary residential unit on a parcel. A maximum of two Tiny Homes may be present on a parcel with an existing primary unit.

WHAT PERMITS ARE REQUIRED?

Tiny Home projects require only a Building Permit. Once submitted, the Building Permit Application will be reviewed by staff for consistency with all applicable City ordinances and California Building Code standards.

NOTICE TO APPLICANTS

All development applications are subject to the regulations set forth in the City of Fort Bragg Land Use and Development Code and Fort Bragg Municipal Code. Please be advised that prior to submittal of a complete application and set of plans, staff comments and interpretations should be considered preliminary and subject to change pending full review of a complete application package by all City, County, and State departments/agencies as necessary.

City of Fort Bragg
Community Development Department

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2026

Tiny Homes



TINY HOME DEVELOPMENT STANDARDS

DESIGN STANDARDS

Location
Tiny Homes are allowed on any residentially zoned parcel where there is an existing primary unit, and shall be located near of the property.

Size and Height Limit
The minimum square footage is 150 square feet.
The maximum square footage is 400 square feet.
The maximum height is 13 feet and 6 inches.

Setbacks
Tiny Homes must comply with the standard front setbacks for the applicable zoning district. Tiny Homes must maintain 4-foot side and rear setbacks.

Number of Units Allowed
A maximum of two (2) Tiny Homes are permitted on a parcel with an existing primary unit. In mobile home parks, the maximum number allowed shall be determined in the use permit process.

Density
Tiny Homes shall be considered a type of accessory dwelling unit for the purposes of density calculations.

Parking
Off-Street parking is not required for Tiny Homes, but is preferred. If provided, the parking space shall comply with the location and design requirements of ILUDS Section 18.36. or CLUDC 17.36

TINY HOME REQUIREMENTS

Tiny Homes shall maintain a residential appearance through the following design standards:

Skirting
The undercarriage (wheels, axles, tongue, and hitch) must be hidden from view with a solid wood, metal, or concrete apron when parked.

Roof Pitch
Roofs shall have a minimum of a 1:12 for greater than 50% of the roof area.

Foundation or Pad
A paved parking pad is required as well as bumper guards, curbs, or other installations adequate to prevent movement of the unit. Alternative paving methods may be permitted at the discretion of the Director.

Mechanical Equipment
Must be incorporated into the structure and not located on the roof (except for solar panels). Generators are not allowed except in emergencies.

Materials
Materials for the exterior wall covering shall include wood, HardiePanel or the equivalent material as determined by the Director of Community Development. Single piece composite laminates or interlocked metal sheathing are prohibited.

Short-Term Rentals
A Tiny Home shall not be rented for periods of less than 31-days.

Utility Connections
Tiny Homes shall be connected to City water and sewer utilities through dedicated pipes.
A Tiny Home may use on- or off-grid electricity. All Tiny Homes shall have a GFI shutoff breaker.

Fire Inspection
Tiny Homes require a yearly inspection by the Fire Marshall.

Refer to ILUDC §18.42.175 or CLUDC 17.42.175 for specific standards regarding Tiny Homes.