

**ORDINANCE NO. 07-21 N.S.**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RICHMOND  
AMENDING CHAPTER 9.40.015 OF THE RICHMOND MUNICIPAL CODE  
ENTITLED “TINY HOUSES ON WHEELS PILOT PROJECT” TO EXTEND THE  
TERMINATION DATE AN ADDITIONAL 36 MONTHS**

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**SECTION I**

Chapter 9.40.015 “Tiny Houses on Wheels Pilot Project” of the Richmond Municipal Code is hereby amended as follows (~~strikeout text indicates deletion~~; underline text indicates insertion):

**Sections:**

**9.40.015 Tiny Houses on Wheels Pilot Project.**

A. Purpose. The purpose of this section is to evaluate the feasibility of allowing Tiny Houses on Wheels to be used as Accessory Dwelling Units as part of a pilot project under certain conditions.

B. Definition: *Tiny House on Wheels.* - 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 American National Standards Institute (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.
- 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.

B. For the purposes of this Section, the pilot project will allow not more than 24 Tiny Houses on Wheels to be occupied and issued a zoning compliance certificate. The time period for the pilot project shall begin following adoption of this Section and shall terminate 36 months thereafter.

C. Tiny Houses on Wheels that are part of the pilot project may be located in any zoning district where residential uses are allowed, with or without a conditional use permit, including non-residential districts where residential uses are allowed as an accessory use.

D. Tiny Houses on Wheels shall comply with standards of the Zoning code RMC 15.04.610.020 Accessory Dwelling Units.

E. Occupants of Tiny Houses on Wheels regulated by this section shall be limited to individuals who are housing insecure recognized as such through a verification process outlined by the city.

F. At the conclusion of the pilot project, the Community Development Director shall prepare and submit an evaluation of the project to the City Council.

**SECTION 2**

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection,

sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

**SECTION 3**

This Ordinance shall be effective 30 days after passage and adoption.

First introduced at a regular meeting of the City Council of the City of Richmond held April 20, 2021, and finally passed and adopted at a regular meeting held May 4, 2021, by the following vote:

AYES: Councilmembers Bates, Jimenez, Martinez, McLaughlin, Willis, Vice Mayor Johnson III, and Mayor Butt.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

**PAMELA CHRISTIAN**  
CLERK OF THE CITY OF RICHMOND  
(SEAL)

Approved:  
**TOM BUTT**  
Mayor

Approved as to form:  
**TERESA STRICKER**  
City Attorney

State of California        }  
County of Contra Costa    }       : ss.  
City of Richmond           }

I certify that the foregoing is a true copy of **Ordinance No. 07-21 N.S.**, passed and adopted by the City Council of the City of Richmond at a regular meeting held on May 4, 2021.

  
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Pamela Christian, City Clerk of the City of Richmond