



COUNTY OF SAN BENITO
RESOURCE MANAGEMENT AGENCY
PLANNING AND BUILDING INSPECTION SERVICES

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Tiny Home on Wheels Permit Checklist



This checklist will help ensure that your plans for a tiny home on wheels (THOW) comply with applicable regulations. This checklist does not apply to properties within Hollister city limits. Find your property's zoning and other information needed to answer many of the following questions by emailing or calling the listed contact information or using our [Geographic Information System](#).

Questions	YES	NO
SECTION A. WHERE PERMITTED		
<p>1. Zoning: Does your zoning district allow residential dwellings or ADU's per Chapter 25.03 and 25.08 of County Zoning Ordinance?</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is NOT allowed 		
<p>2. Density Standards: Tiny homes shall be allowed as primary residential dwelling unit or an Accessory Dwelling Unit (ADU) subject to Chapter 25.03 and 25.08 of County Zoning Ordinance. Does the proposed THOW comply with these standards?</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is NOT allowed. 		
SECTION B. TINY HOME STANDARDS		
<p>1. Height: A Tiny Home shall have a maximum height of 14 feet when being towed, per California Vehicle Code section 35250. A Tiny Home may exceed 14 feet in height when the Tiny Home is placed on a lot, provided that the height limit is not exceeded when the Tiny Home is moved on public roadways. The overall height of a static Tiny Home shall be per the standards for the zone in which the Tiny Home is located, either as a primary dwelling unit or an Accessory Dwelling Unit. Does the proposed THOW comply with these standards?</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is NOT allowed. 		
<p>2. Setbacks: Tiny Home shall comply with the development standards of the zoning district in which it is located. When used as an ADU,</p>		

<p>setbacks shall comply with the standards for ADUs as shown in Section 25.08.002. Does the proposed THOW comply with these standards?</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is not allowed. 		
<p>3. Minimum and Maximum Size: Minimum size: 150 gross square feet. Maximum size: 400 gross square feet. Does the proposed THOW comply with these standards?</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is not allowed. 		
<p>4. Parking: Tiny Homes shall be subject to the same parking requirements as other residential dwelling units or Accessory Dwelling Units. Does the proposed THOW comply with these standards?</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is not allowed. 		
<p>SECTION C. DESIGN</p>		
<p>1. Skirting: The undercarriage, including wheels and axles, shall be hidden from view with a solid wood, metal, or concrete apron. Does the proposed THOW comply with these standards?</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is not allowed. 		
<p>2. Foundation or Pad: A paved parking pad shall be required, including bumper guards, curbs, or other installations adequate to prevent movement of the unit. Alternative paving methods may be permitted at the discretion of the Planning Director. A Tiny House may rest on the wheels, or on stands anchored to the parking pad. Does the proposed THOW comply with these standards?</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is not allowed. 		
<p>3. Mechanical Equipment: Mechanical equipment shall be incorporated into the structure and not be located on the roof (except for solar panels). Does the proposed THOW comply with these standards?</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is not allowed. 		
<p>4. Materials: Materials for the exterior wall covering shall include wood, HardiePanel or equivalent material as determined by the Planning Director. Single piece composite laminates, interlocked metal sheathing, or similar materials are prohibited. Does the proposed THOW comply with these standards?</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is not allowed. 		

<p>5. Windows: Windows shall be double pane glass or better, labeled for building use, and be trimmed out. Does the proposed THOW comply with these standards?</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is not allowed. 		
<p>6. Utility Connections: A tiny home shall be connected to approved water and sewer utilities through dedicated pipes. A tiny home may use on- or off-grid electricity and may use Propane for heating and cooking. Generators are prohibited except when needed in emergencies. All Tiny Homes shall have a GFI shutoff breaker.</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is not allowed. 		
SECTION D. APPLICABLE CODES		
<p>1. ANSI 119.5 OR NFPA 1192: Tiny Homes shall meet either the provisions of ANSI 119.5 or NFPA 1192.</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is not allowed. 		
<p>2. Registration: Tiny Homes shall be licensed and registered with the California Department of Motor Vehicles.</p> <ul style="list-style-type: none"> • If YES, THOW may be allowed. • If NO, THOW is NOT allowed. 		