

City of Fresno

Fresno's zoning code now allows any homeowner to park this kind of tiny home on wheels as a permanent second dwelling, either for use by the homeowner or as a rental unit.

➤ Conditions

- Is licensed and registered with the California Department of Motor Vehicles and meets ANSI 119.2 or 119.5 requirements;
- Is towable by a bumper hitch, frame-towing hitch, or fifth-wheel connection. Cannot (and is designed not to) move under its own power. When sited on a parcel per requirements of this Code, the wheels and undercarriage shall be skirted;
- Is no larger than allowed by California State Law for movement on public highways;
- Has at least 100 square feet of first floor interior living space; (440 sq. ft. max)
- Is a detached self-contained unit which includes basic functional areas that support normal daily routines such as cooking, sleeping, and toiletry; and
- Is designed and built to look like a conventional building structure.
- On 6000 sq. foot property