



Tiny Homes Communities

Hernando County Planning Department



The Tiny Home Trend

The buzz around the tiny house trend – an architectural and social movement that advocates for downsizing living spaces.

First – that having less space and stuff can create room in our lives for more important things.

Second - Tiny Homes offer a housing alternatives in an ever growing and challenging economic climate.



Identifying the Need



Affordability

Tiny Homes in most cases offer an affordable option to traditional housing, making it easier for first time home ownership.



Housing Options

Tiny Homes and Tiny Home Communities provide an alternative to conventional single family and mobile homes subdivisions.



Infill Development

In an ever-expanding landscape, Tiny Home Communities allow for higher densities on smaller parcels, making them ideal for infill development/pocket neighborhoods.



Analysis



Need

Hernando County has identified a need for housing alternatives and determined that Tiny Homes offer a viable solution to the County's current needs



Evaluation

Review Hernando County Code of Ordinances and determine whether the current Code of Ordinance provides flexibility to accommodate Tiny Home Communities



Modifications

Can the County make minor and appropriate changes to the existing Code of Ordinances or would a new Tiny Home Community Ordinance be required to accommodate the trending concept



Determination

After an extensive review of the County's existing Code of Ordinances and researching other municipalities, it was determined that a new zoning district would be better suited for the Tiny Home Community concept

What a New PDP Zoning District Looks Like

PDP(THC)/Planned Development Project (Tiny Home Community)

Planned Development Project (PDP) districts are intended to encourage creative and innovative development, and to insure and promote land use compatibility and harmony within the project and with the surrounding area. The PDP designation is a specialized zoning district which provides a level of density and/or intensity, and a list of permitted uses. Furthermore, it is utilized for a customized purpose where standard district regulations are inadequate to protect surrounding property or where design flexibility is sought.





Code Changes to Consider

- Maximum Square Footage of a Tiny Home
- Accessory Structures
- Common Greens/Open Space
- Tiny Home Setbacks
- Density
- Buffers



Maximum Square Footage

Tiny Home

A dwelling that is 400 square feet or less in gross living floor area, excluding loft.

Tiny Home on Wheels

THOW shall meet Federal Manufactured Home Construction and Safety Standards and hold a United States Department of Housing and Urban Development label.

- Temporary structures remaining on wheels are permitted under Department of Motor Vehicles.
- Structures on wheels placed on foundation are governed under Department of Housing and Urban Development.





Community and Accessory Buildings

1

One enclosed community building per neighborhood is allowed. Community buildings may contain a club house, a common dining area, kitchen, bathroom, laundry facility, one sleeping quarters for guests, storage, or similar uses. Additional accessory structures, such as arbors, gazebos, pergolas, fire pits, BBQ grills, pools, greenhouses, gardens boxes, and other similar accessory structures, are permitted in addition to community buildings.

2

Individual lot accessory structures such as garages, sheds, carports, lean-to's shall be prohibited.

3

A traditional attached porch shall be permitted and shall not exceed 25% of the Tiny Home's square footage. Porches shall not count against living area of a tiny home.



Common Greens/Open Space

Each Tiny Home community shall have one or more common greens. These common greens will be designed to meet the following:

- Common greens shall include at least 400 square feet per Tiny Home.
- A minimum of four and a maximum of 12 Tiny homes shall be clustered around a common green.
- Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per Tiny Home remains usable for active or passive recreation during rain events.
- A minimum of 80% of the Tiny Homes within a Tiny Home Community shall be clustered around and shall directly front a common green.
- Amenities as identified by this ordinance are permitted in common greens.







Density and Setbacks

Density

A minimum of 12 Tiny Homes are required within a Tiny Home Community.

The proposed minimum density is to ensure the viable development of the Tiny Home Community

Setbacks

Perimeter

Twenty-Five (25) feet

Building Separation

Fifteen (15) feet

Setbacks are designed much like multifamily setbacks in order to provide the most flexibility in design and aesthetics.



Buffers

A landscaped buffer of fifteen (15) feet shall be provided along the entire community perimeter.

Perimeter buffers are required to provide mitigation when Tiny Home Communities are proposed as infill and to also provide a natural setting for the Tiny Home Community itself.



Additional Design Criteria

Driveways, Parking and Pedestrian Access

- Tiny home developments shall exclude per lot driveways and shall provide common parking throughout the development at multifamily off-street parking ratios.
- A system of interior walkways, sidewalk, multi-use paths shall be provided to interconnect the Tiny Homes, parking areas, common greens, and any sidewalks along the public street(s) bordering the Tiny Home Community. Interior walkways shall meet applicable ADA accessibility requirements.





Thank you

Q&A

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