

**DRAFT**

# **Hernando County Tiny Homes**

## **For Board of County Commissioner Discussion**

*Tiny Homes and Tiny Homes on Wheels (THOWs) within Hernando County.*

### **Section 1. Definitions**

#### **Tiny Home:**

A self-contained dwelling unit that includes permanent provisions for living, sleeping, cooking, and sanitation, with a minimum of 170 square feet and a maximum of 600 square feet of habitable floor area.

#### **Tiny Home on Wheels (THOW):**

A residential structure constructed on a trailer chassis and designed to be transported, but when placed on a site, is secured to a permanent foundation, skirted, and connected to utilities, and complies with the County's requirements for Tiny Homes.

A THOW that is not anchored or connected to utilities shall be considered a Recreational Vehicle (RV) and may not be used as a permanent dwelling outside of an approved RV park.

#### **Tiny Home on Foundation:**

A structure meeting the definition of a Tiny Home that is built on a permanent foundation, connected to public sewer or septic and water or well, and designed to resemble a conventional residential dwelling

### **Section 2. Applicability and Location**

#### **1. General Applicability**

This section applies to all Tiny Homes and THOWs placed within unincorporated Hernando County.

#### **2. Permitted Locations**

Tiny Homes and THOWs shall be permitted:

- By right within any Euclidean residential zoning district where mobile home dwellings are permitted use (R-1A, RM, AG, AR-1, and AR-2).
- Subject to the current setbacks, height, and lot coverage requirements applicable to other dwelling types within the same zoning district.

#### **3. Density and Impact Equivalency**

For the purposes of density, impact fees, concurrency, and public facility capacity, Tiny Homes and THOWs shall be treated as a standard dwelling units.

## **Section 3. General Standards**

### **1. Dwelling Unit Requirements**

Each Tiny Home shall include:

- A kitchen with cooking and food storage facilities.
- A sleeping area.
- A bathroom containing toilet, sink, and shower or bathtub.
- Mechanical, plumbing, and electrical systems compliant with the Florida Building Code.

### **2. Size Standards**

- Minimum floor area: 170 square feet
- Maximum floor area: 600 square feet

### **3. Utility Connections**

- All Tiny Homes and THOWs shall be connected to approved sewer/septic and water/well systems.
- The use of generators for primary power is prohibited.

### **4. Construction Standards**

- All Tiny Homes and THOWs shall be constructed to Florida-engineered plans and approved by a Florida-licensed structural engineer.
- Plans shall demonstrate compliance with hurricane tie requirements, tension ties, proper framing, and moisture protection.
- Construction plans must include:
  - Detailed framing and foundation drawings.
  - Electrical diagram.
  - Photos of the unit during construction showing insulation, plumbing, framing, and structural components.

### **5. Design Standards**

Tiny Homes and THOWs must be designed to resemble a conventional residential building structure, including:

- Minimum 8.5-foot width.
- Pitched roof with traditional roofing materials.
- Exterior materials consistent with residential dwellings (e.g., siding, stucco, wood, or masonry).
- No shiny metal RV-style finishes or visible hitches.
- THOWs shall be skirted on all sides when parked, with wheels and hitches not visible.

### **6. Site Standards**

- A maximum of one (1) Tiny Home or THOW is permitted per platted lot.
- Subdivision of lots to increase density beyond current zoning standards is prohibited.
- Tiny Homes shall meet the same setback, height, and lot coverage requirements as other dwellings in the zoning district.

### **7. Foundation and Anchoring Requirements**

- THOWs shall have wheels removed and be tied down to a permanent foundation in accordance with Florida Building Code and Hernando County anchoring standards.

- Foundation designs must be certified by a Florida-licensed engineer.
- 8. **Occupancy and Ownership**
  - An affidavit shall be recorded with the building permit identifying the unit as owner-occupied and agreeing that it will remain owner-occupied for a minimum of five (5) years from the date of permit issuance.
  - Rental of individual THOWs as transient lodging is prohibited outside of designated RV or short-term rental districts.

## **Section 4. Permitting Requirements**

A permit application for Tiny Home or THOW shall include:

- Florida-engineered construction plans.
- Electrical and plumbing diagrams.
- Photographic documentation of construction stages (framing, insulation, plumbing).
- Proof of permanent utility connection (water/septic or well/sewer).
- Foundation/anchoring design.
- Owner-occupancy affidavit.
- Site plan demonstrating compliance with setbacks and other applicable zoning requirements.