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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:

- o 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:

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

2. Size Standards

- o Minimum floor area: 170 square feet
- o 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.
- o 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.
- o 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:

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

6. Site Standards

- o 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. o Foundation designs must be certified by a Florida-licensed engineer.

8. Occupancy and Ownership

- o 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.