

Community Development



Tiny House Initiatives & Current Regulations

Teresa Maio



Tiny House Initiatives

How small is tiny?

- Simple living in small spaces
 - ✓ 500 square feet or less
 - ❖ traditional building techniques
 - ❖ houses on wheels



Tiny House Initiatives



Tiny House Initiatives



Tiny House Initiatives

Current Land Development Code Standards

- Minimum Living Area (gross)
 - ✓ Single-Family (Attached and Detached) and Two-Family
 - ❖ 660 sq. ft.
 - ✓ Multiple-Family
 - ❖ 300 sq. ft.
 - ✓ Accessory dwelling unit
 - ❖ 300 sq. ft.



Tiny House Initiatives

Florida Building Code Requirements

ROOM	MINIMUM SIZE (SQ. FT.)
Habitable Room*	120
All other Habitable Rooms	70
WC/lavatory/tub/shower*	18
Kitchen with sink*	50
Total	188
*Required room	



Tiny House Initiatives

Basis for Minimum Living Area:

- Provide Minimum Standard Applied Uniformly
- Ensure Compatibility and Minimize Neighborhood Conflicts
- Provide Needed Real Estate Valuation for Tax Generation
- Maintain Existing Home Values



Tiny House Initiatives

Table 3.4-10 Special Building Type Standards

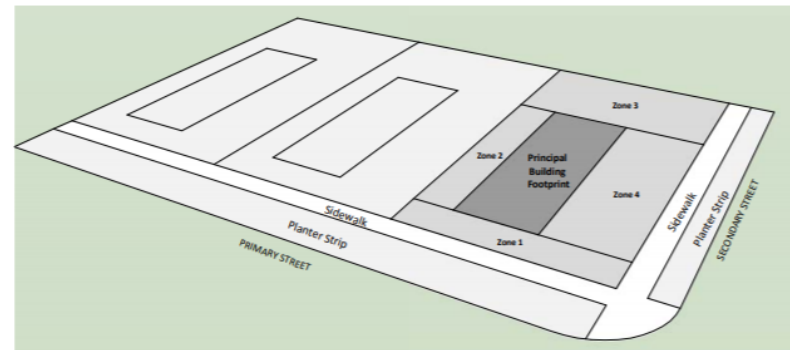
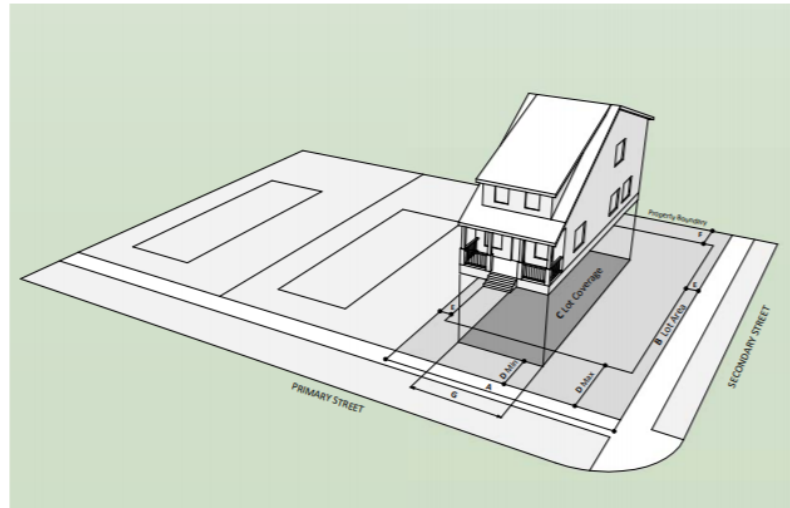
Cottage (CT)

Description: A detached single family dwelling unit on a relatively small lot. The Cottage building type requires three or more contiguous Cottage lots. Within single-family zoning sub-districts, the Cottage (CT) special Building type may only be established subject to the procedures in [Sub-Section 3.4.3.2](#) and in accordance with the lot and principal building requirements specified below.

	Minimum	Maximum
Lot Requirements		
A) Lot Width	30'	60'
B) Lot Area	1,800 sf	7,200 sf
C) Lot Coverage		55%
Principal Building Requirements		
D) Street Setback		
Arterial	10'	30'
Collector	0'	20'
Main Street	0'	10'
Local Street	5'	15'
E) Interior Side Setback	5'	
F) Rear Setback	15'	
G) Frontage Buildout	70%*	
H) Building Height		35'
Parking Location	Zone 2, 3	

*For sites 100' in width or less, frontage buildout may be reduced to accommodate a single access drive no more than 20' wide.

(Ord. No. 5455, 07-21-14, Ord. No. 5582, 05-16-16)



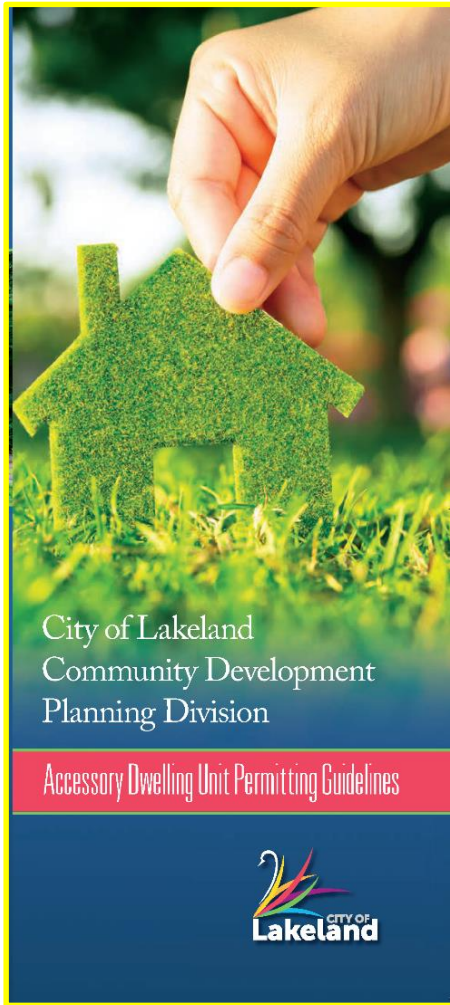
Tiny House Initiatives



COMMUNITY DEVELOPMENT/Planning



Tiny House Initiatives



Tiny House Initiatives

