



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 4978, Version: 2

Subject:

*Review and Recommendation for Proposed Amendments to Sec. 62-1844, Brevard County Code of Ordinances
RE: Criteria for Tiny Homes and Tiny Homes on Wheels.*

Fiscal Impact:

Cost of advertisement of associated ordinance amendments.

Dept/Office:

Planning and Development

Requested Action:

Pursuant to Sec. 62-181(2), Brevard County Code of Ordinances, staff is requesting the Local Planning Agency's review and recommendations for the attached ordinance amendment.

Summary Explanation and Background:

At its August 4, 2022, Zoning Meeting, the Brevard County Board of County Commissioners voted to approve legislative intent and permission to advertise regarding the following amendments to Sec. 61-1844, Brevard County Code of Ordinances (underlines indicate additions; strikethrough indicates deletions):

(2) Contain a minimum living area of 120 square feet up to a maximum floor area of 750 square feet:

- a. ~~Five hundred square feet for the TR-3 zoned lots;~~
- b. ~~Six hundred square feet for the PA, RRMH-1, RRMH-2.5, and RRMH-5 zoned lots;~~
- c. ~~Seven hundred fifty square feet for the GU, AGR, AU and AU(L) zoned lots~~

(3) Except in TR-3 zoned lots, ~~When~~ placed upon a lot as the primary residential structure, the tiny house or THOW shall be the only primary residential structure allowed upon that lot.

(4) When a tiny house or THOW is permitted as the primary residential structure, accessory structures shall be allowed to utilize a floor area up to 600 square feet and to be exempt from the size limitation noted in subsections 62-2100.5(1)(b) and (1)(d).

(5) Except with regards to TR-3 zoned lots, ~~b~~Before zoning approval is granted for a tiny house or THOW building permit, the applicant/owner shall submit notarized approval forms from each abutting developed property owner to the planning and development department.

The attached ordinance amendment attempts to implement this direction. Pursuant to Sec. 62-181(2), Brevard County Code of Ordinances, the Local Planning Agency's review is requested regarding this

amendment.

Clerk to the Board Instructions:

None