

CITY OF DELAND



TINY HOME COMMUNITY DESIGN GUIDE



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The Design Team would like to extend its profound appreciation and sincere gratitude to the City Commission, Planning Board and the City Manager's Office for their leadership in initiating this project. Their continuous engagement, support, and feedback has been instrumental in shaping its success. We further acknowledge and thank the public for their enthusiastic and dedicated participation, which has truly made this a collaborative, community-led endeavor.

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INTRODUCTION

Over the years, the housing inventory in DeLand has been focused on large single-family lots or large multi-family buildings, leaving few housing options.

By allowing townhomes, cottage clusters, multiplexes, and other housing types, also referred to as “missing middle housing” the city can unlock housing choices and promote neighborhood infill opportunities.



This guide has been developed to encourage and provide an overview of the considerations, requirements, and processes involved in building a Tiny Home Community.

WHO IS THIS GUIDE FOR?

Residents/Property Owners	Architects & Designers
Developers & Builders	Homeowners/Buyers
Neighborhood Groups	Non-profits/Housing Advocates

HOW TO USE THIS DESIGN GUIDE

This Tiny Home Community Design Guide outlines the essential steps and minimum requirements for planning and building a successful Tiny Home Community. From confirming zoning and identifying buildable areas to selecting unit types and scheduling a Pre-Application Meeting, this guide walks you through each critical phase.

A complete checklist is included at the end for easy reference.

ASPIRATIONAL PRINCIPLES

<p><u>Promote Walkability</u> Tiny Home Communities are best suited for walkable areas near existing employment, shopping, and public transit.</p>	<p><u>Small-footprint buildings</u> Tiny Homes use space efficiently, minimizing their footprint while maximizing function. Thoughtful design allows these homes to fit comfortably into existing neighborhoods by utilizing similar materials and design features.</p>	<p><u>Sense of Community</u> Integrate private open spaces with shared spaces, such as community gardens, to promote a sense of community.</p>
<p><u>Provide Local Benefits</u> Tiny Home Communities add housing gradually without altering the character of existing neighborhoods and can offer opportunities for homeownership.</p>	<p><u>Marketable to Many</u> Tiny Home Communities look and feel like a house with features such as entrances off a shared open space, common walkways and community amenities.</p>	<p><u>Well-Designed Units</u> To ensure comfort, usability, and a high quality of life, Tiny Homes should use durable, weather-resistant materials, including energy and water-efficient features.</p>

ZONING

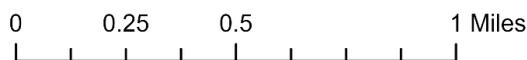
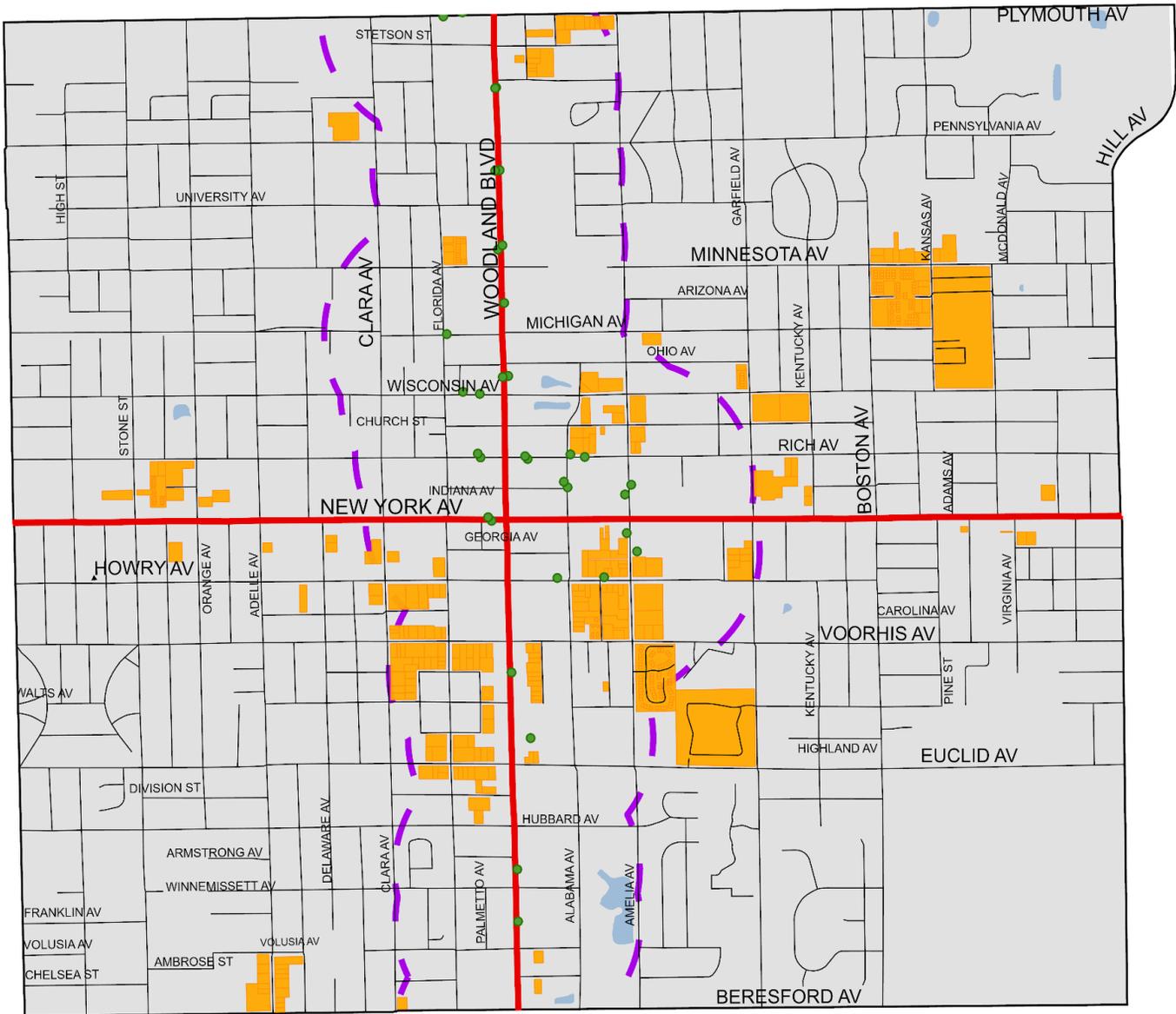
Eligible Residential Districts: R-12, R-16

Eligible Commercial Districts: C-1, C-2

Properties cannot be located directly on Woodland Boulevard or New York Avenue

MAP LEGEND

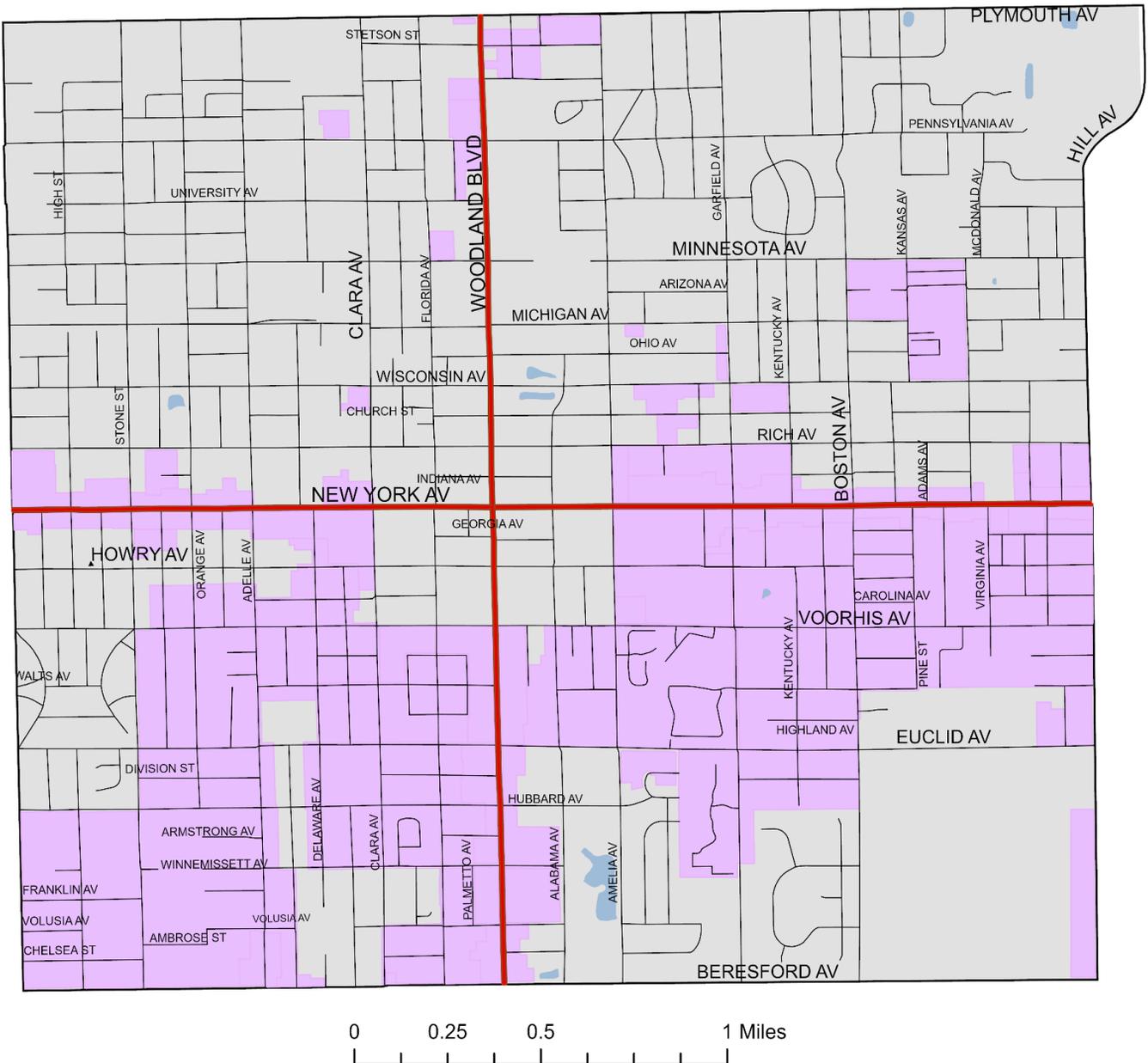
-  Parcels zoned for Tiny Home Communities
-  Transit Stop
-  0.25 mile bus stop buffer



LAND USE

If your property is not currently zoned for a Tiny Home Community but is located in any of the highlighted areas below, you may meet the criteria for a Land Use Change.

Please contact the Planning Division for additional information.



SITE PLANNING & LAYOUT



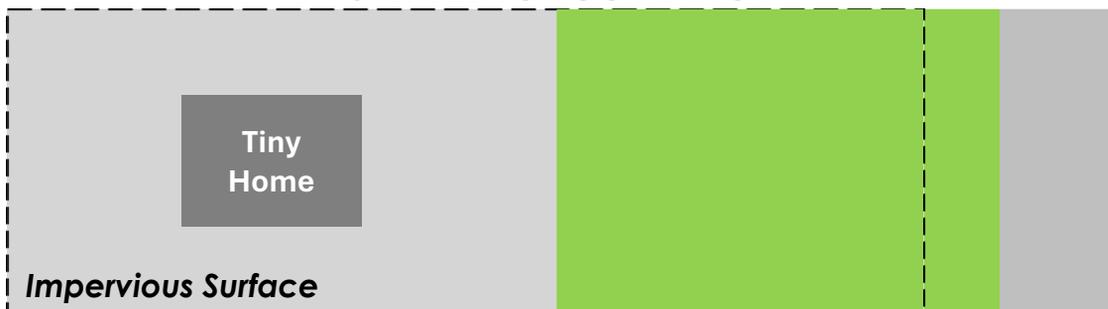
A **Tiny Home Community** requires 3 or more Tiny Homes on a single property.



SITE PLAN EXAMPLE:
COTTAGES ON GROVE
EUSTIS, FLORIDA

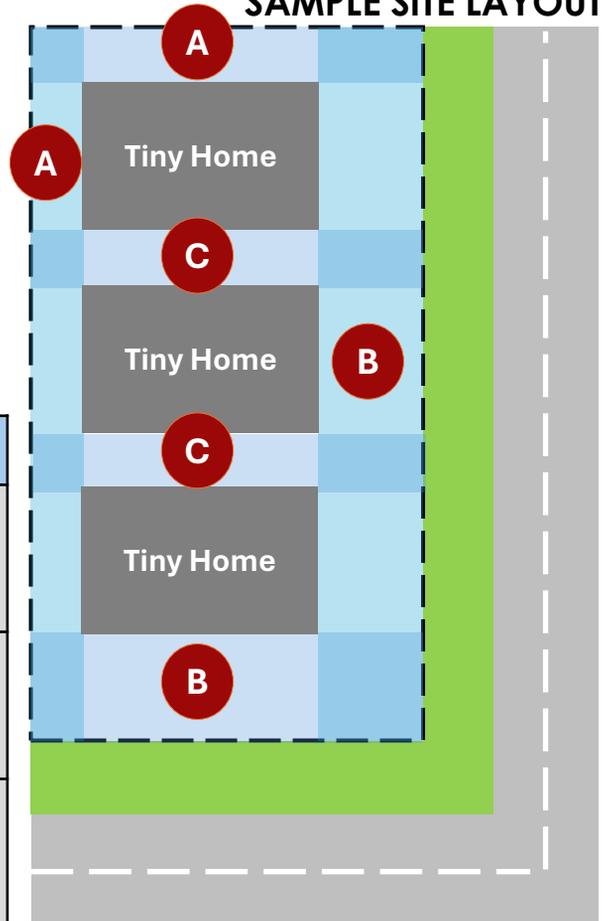
Maximum Density	20 tiny home units per acre; calculated as 0.50 dwelling units
Maximum Lot Size	2 acres
Maximum Impervious Surface Area	60 %

SAMPLE LOT COVERAGE





SAMPLE SITE LAYOUT



SETBACKS

SETBACKS	
A	Perimeter: 10 feet
B	Street: 20 feet
C	Separation between Structures: 10 feet

PARKING

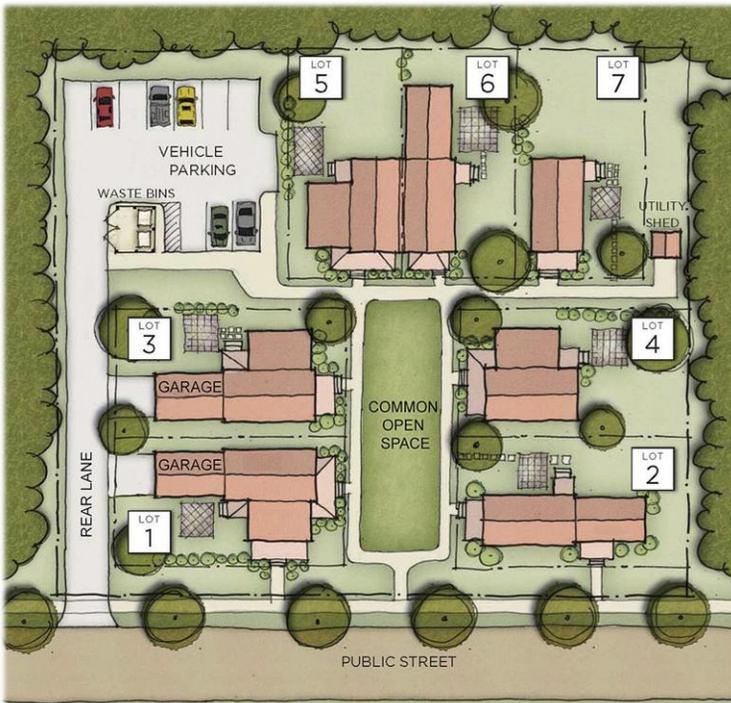
DeLand’s residential parking requirements differ between single-family and multi-family, and do not consider whether the development is in a walkable neighborhood.

Since Tiny Home Communities are within walking distance of amenities and services, parking requirements have been “right-sized” to encourage small-scale development.

TINY HOME COMMUNITY REQUIRED PARKING

Off-Street Parking	1 space per unit & 0.25 guest spaces per unit
Bicycle Parking	0.5 spaces per Tiny Home

Parking should be clustered/grouped to maximize open space and common areas, rather than located adjacent to each tiny home.



COMMON AREA & SITE AMENITIES

A well-designed Tiny Home Community places each Tiny Home around a common area with an internal sidewalk system. Usable amenities are essential to the community and may include a variety of options.

AMENITY CONSIDERATIONS	
Community Building	Small Playgrounds
Bicycle Storage	Outdoor Kitchen or Grill Area
Recreational and Play Areas	Community Garden
Dog Park	Solar Panels



GREEN SPACES & LANDSCAPING

With a Tiny's Home's compact size, details matter. Green spaces and thoughtful landscaping extend the living space, provide privacy, aesthetic appeal, enhance shading and cooling in summer, reduce water consumption and support drainage patterns and other natural ecological functions.

Perimeter Buffer	10-feet with a minimum of 1 tree and 5 shrubs for every 50 linear feet
Right of Way Buffer	Class B, 3.6 trees, 1.2 understory trees, and 12 shrubs for every 100 linear feet
Tree Protection Area	15 % of total project area

Landscape buffers have been designed to provide adequate screening between the development and adjacent properties and right of ways, with enough flexibility to include a centralized courtyard.



The following principles provide strategies that are affordable, low maintenance, and reduce the need for excessive irrigation while providing wildlife & pollinator habitats.



Design around existing trees and the natural topography

Trees located to the south and east will provide energy savings.



Incorporate Rain Gardens and other Stormwater Management Strategies

Help reduce flooding, filter pollutants from runoff, recharge groundwater, and create healthy habitats for local wildlife—all while protecting our waterways and improving community resilience.



Plant Native – FL Friendly

Naturally adapted to the local climate and soil, require less water and maintenance, support local wildlife like pollinators and birds, and help preserve Florida’s unique ecosystems.



Limit Impervious surfaces such as concrete

Consider permeable pavements

DESIGN & CHARACTER

LIVE BIG IN A SMALL FOOTPRINT

- 200 – 600 sq. ft.
- Set on a permanent foundation
- Contains plumbing, heating, air conditioning, and electrical
- Florida Building Code Compliant
- Site Built or Modular Construction



A maximum height of 35 feet, measured to the roof peak, provides ample opportunity for varying aesthetics & design, additional square footage for living, storage or outdoor features, and a feeling of spaciousness.

Per the Tiny Home definition provided in this Design Guide, the examples below are NOT considered a Tiny Home



Due to the smaller footprint, key design details are crucial.

Number of Tiny Home Units	0-16	17-30	> 30
Number of Architectural Styles & Rooflines required	2 Styles	3 Styles	4 Styles

KEY DESIGN FEATURES

Front Façade oriented towards common area	Pitched Roof
Covered porch, deck, or patio	Varying architectural features & rooflines



CASE STUDY

The following examples depict house designs that prioritize simplicity, utilizing architectural styles and details that are functional, cost effective, and stand the test of time. While the intent is to provide inspiration, applicants should provide different materials, colors, windows and trim, and other features to provide interest and variety.



The following examples depict **Classical Revival** architecture which is based on architecture of ancient Greece and Rome, which was one of the most widespread styles during the late 1800's and early 1900's. This style would blend in seamlessly as multiple building through the City incorporate this style such as the iconic Volusia County courthouse.

Common Elements Include:

Large Columns

Dome

Portico

Pediments

Pilasters

Dentils

Classical Frieze



The following examples depict **Mediterranean Revival architecture** which mirrors architectural influences of the Mediterranean coast including Italian, Byzantine, and themes from southern Spain. This was a popular style from the 1920's through the 1930's. This style would blend in seamlessly as multiple building through the City incorporate this style such as Flagler Hall at Stetson University.

Common Elements Include:
Stucco Walls
Red Tile Roof
Arched Windows
Iron Balconies



The following examples depict **Craftsman Bungalow** architecture which mirrors Arts & Crafts architecture from the 1920's through the 1930's. This style would blend in seamlessly as multiple building through the City incorporate this style such as 511 & 528 West New York Ave, or 220 & 228 West Wisconsin Avenue.

- Common Elements Include:**
- Emphasis on horizontal lines**
- Gable Roofs**
- Dormer Windows**
- Deep overhang and exposed rafter rails**
- Porch Columns**



The remaining examples depict a more modern design approach that could co-exist well with homes throughout the City.





TRANSITIONAL HOUSING

To support the development of affordable housing, non-profit, religious, institutional, or other quasi-government entities may construct Tiny Home Communities with modified standards.

Please contact the Planning Division for additional information.



DEFINITIONS

Tiny Home: an attached or detached residential dwelling with a minimum 200 square feet to a maximum of 600 square feet under heat and air, that is set on an approved permanent foundation. The structure contains plumbing, heating, air conditioning, and an electrical system, meets all applicable Florida Building Code standards. The structures must be site built or of modular construction.

Tiny Home Community: a single development of 3 or more Tiny Homes on a single lot or parcel.

Tiny Home Community Building: a structure designed to serve a Tiny Home Community which may contain, but are not limited to, a club house, common dining area, kitchen, bathroom, laundry facilities, and/or storage.

Manufactured Modular Home: a structure or building module as defined by statute and under the jurisdiction and control of the Florida Department of Community Affairs, installed and used as a residence, that is set on an approved permanent foundation. The structure contains plumbing, heating, air conditioning, and an electrical system. The term does not include a mobile home. Modular homes must comply with the standards of the Florida Building Commission, be constructed off-site, and possess a Department of Business and Professional Regulation (DBPR) Insignia label. The term may include a Tiny Home (see Tiny Home).

Transitional Housing: a Tiny Home Community linked to support services that are offered, for a period less than 24 months, to transition into independent living and permanent housing for persons with low incomes, experiencing homelessness or at imminent risk of homelessness. Support services may include meals, child care, counseling, vocational rehabilitation and other similar services. Transitional Housing shall be managed by a non-profit, religious, institutional, or other quasi-government entity.

Transit Stop: a designated location or facility where City-recognized public transportation operators pick up and drop off passengers.

CHECKLIST

Requirement	✓
Location	
Located in an approved zoning district: R-12, R-16, C-1, or C-2	<input type="checkbox"/>
Not abutting or having direct access on New York Avenue or Woodland Boulevard	<input type="checkbox"/>
Property less than 2 acres	<input type="checkbox"/>
Site Planning & Layout	
Development contains 3 or more Tiny Homes	<input type="checkbox"/>
20 Tiny Home Units or less per acre (<i>Density calculation: 1 Tiny Home = 0.5 Dwelling Units</i>)	<input type="checkbox"/>
Structures setback 10 feet from perimeter and 20 feet from street(s)	<input type="checkbox"/>
10 feet between structures	<input type="checkbox"/>
Parking	
1 parking space & 0.25 guest spaces provided per unit	<input type="checkbox"/>
Vehicular use area 5 feet from perimeter (<i>Encroachment up to 5' into perimeter buffer is allowed</i>)	<input type="checkbox"/>
Parking is clustered or grouped	<input type="checkbox"/>
Bicycle Parking is secure, covered, and centrally located (<i>0.5 bicycle spaces per Tiny Home</i>)	<input type="checkbox"/>
Common Area & Site Amenities	
Functional Common Space provided (<i>e.g., green space, gardens, recreation</i>)	<input type="checkbox"/>
Sidewalk connects all homes to common open space, parking, and amenities	<input type="checkbox"/>
All Tiny Homes face the common area or common walkway	<input type="checkbox"/>
No more than 2 community buildings (<i>Cumulative area up to 1,200 sq. ft.</i>)	<input type="checkbox"/>
Maintenance Plan for all common areas, utilities, buffers, parking, etc.	<input type="checkbox"/>
Green Spaces & Landscaping	
Impervious Surfaces do not exceed 60 % of project area	<input type="checkbox"/>
Class B Landscape Buffer provided along street frontage	<input type="checkbox"/>
10-foot landscape buffer along perimeter (<i>1 tree and 5 shrubs for every 50 linear feet</i>)	<input type="checkbox"/>
15% of total project area is Tree Protection Area (TPA)	<input type="checkbox"/>
Design & Character	
All tiny homes between 200 and 600 square feet (<i>Under heat & air</i>)	<input type="checkbox"/>
All Tiny Homes no greater than 35 feet tall (<i>Measured to the Peak</i>)	<input type="checkbox"/>
All Tiny Homes set on an approved building foundation and meeting all applicable building regulations	<input type="checkbox"/>
All Tiny Homes are site built or modular construction	<input type="checkbox"/>
Required minimum architectural styles met based on unit count	<input type="checkbox"/>
Front façades include a covered porch, deck, or patio	<input type="checkbox"/>
Public-facing facades include covered stoop or other wall articulation	<input type="checkbox"/>