

HILLSBOROUGH COUNTY

Disaster Relief Dwellings

- A.** Subject to Hillsborough County building permit requirements, manufactured homes, emergency cottages and recreational vehicles may be utilized for temporary dwellings following a Disaster Declaration, as defined in this Code, in any zoning district which permits residential use for a maximum of one year from the date of the Disaster Declaration or issuance of Certificates of Occupancy for permanent dwellings on the parcel, whichever occurs first.
- B.** Subject to Hillsborough County building permit requirements, manufactured homes and recreational vehicles may be utilized for temporary dwellings following an emergency declaration by the Board of County Commissioners that recognized an occurrence that physically impacts the ability of persons to occupy their dwelling units. The temporary dwelling may be utilized by any person whose dwelling unit is covered by the emergency declaration on any parcel that is subject to the same site development or subdivision development permit as the parcel on which the dwelling unit covered by the emergency declaration is located, provided that the zoning district applicable to the property on which the temporary dwelling is to be located permits residential use. Each temporary dwelling may be utilized for a maximum of one year from the emergency declaration or issuance of a Certificate of Occupancy or certificate of completion for the dwelling unit covered by the emergency declaration, whichever occurs first.
- C.** The number of temporary dwellings permitted on a parcel shall conform with the regulations of this Code for permanent dwellings.
- D.** The temporary dwelling(s) shall meet required setbacks of the district unless such placement precludes construction/repair of the permanent dwelling(s) on the parcel, in which case reduced setbacks may be approved by the Building Official. In such cases, the temporary dwelling(s) shall be placed in such a manner to minimize impacts on neighboring residential uses.
- E.** Temporary dwelling permits may be renewed for an additional year, subject to approval of the Building Official

Disaster Relief Communities

- A.** Upon request of the Hillsborough County Administrator, any parcel within the Urban Service Area may be utilized for temporary residential use as a Disaster Relief Community, irrespective of the property's zoning and/or Comprehensive Plan designation, following a Disaster Declaration as defined in this Code.
- B.**

Subject to Hillsborough County building permit requirements, manufactured homes, emergency cottages and recreational vehicles may be utilized within the Disaster Relief Community. A maximum density of 20 dwelling units per acre shall be allowed, irrespective of the host parcel's zoning and/or Comprehensive Plan designation, but in no case shall a Disaster Relief Community have more than 200 units.

C.

Public water and wastewater services shall be utilized if feasible. However, if connection to public services is not feasible, other water and wastewater services, including community wells and septic tanks, may be utilized subject to Health Department approval.

D.

Minimum setbacks shall be provided in accordance with the host parcel's zoning for all above-ground elements of the Disaster Relief Community, including but not limited to dwelling units, parking areas, interior drives, storage structures and recreation areas, except that a minimum setback of 50 feet shall be provided from all boundaries of the parcel which abut residentially zoned or developed properties. Additionally, driveway connections to public roadways shall be located a minimum of 50 feet from adjacent properties that are residentially zoned or developed.

E.

Screening comprised of a six-foot-high solid wood or PVC fence or masonry wall shall be provided along all boundaries of the host parcel which abut residentially developed properties. No other screening shall be required.

F.

All vehicular drives and parking areas shall be surfaced with shell, gravel or similar material to control dust emissions. Notwithstanding, any portion of a driveway within the public right-of-way shall be paved.

G.

The Disaster Relief Community shall be permitted for a maximum of one year from the date of the Disaster Declaration, unless an extension is approved by the County Administrator.

(Ord. No. 08-15, § 2, 6-12-08, eff. 10-1-08)

Sec. 6.11.116. - Disaster Relief Structures for Non-Residential Uses

A.

Following a Disaster Declaration as defined in this Code, temporary structures may be utilized, subject to Hillsborough County building permit requirements, to assist recovery on any parcel that was lawfully developed for non-residential use and suffered structural damage to existing structures which precludes or limits their use. Building permits for the temporary structures may be expedited at the discretion of the Hillsborough County Building Official.

B.

The temporary structures may be utilized for a maximum of one year from the date of the Disaster Declaration or issuance of Certificates of Occupancy for permanent structures on the parcel, whichever occurs first.

C.

The temporary structures shall meet required setbacks of the parcel's zoning unless such placement precludes construction/repair of the permanent structures on the parcel, in which case reduced setbacks may be approved by the Building

Official. In such cases, the temporary structures shall be placed in a manner to minimize impacts on neighboring residential uses and preserve on-site parking spaces to the greatest extent possible.

D.

The temporary structures shall not be subject to architectural design requirements of any Community Plan, overlay district and/or the parcel's zoning.

E.

The total floor space of the temporary structures and any permanent structures on the parcel which remain in use during the recovery period shall not exceed the floor space which was lawfully developed on the parcel prior to the Disaster Declaration.

F.

The temporary structures shall be removed within 30 days of the issuance of Certificates of Occupancy for permanent structures on the parcel, or no more than one year from the date of the Disaster Declaration, whichever occurs first. Temporary structure permits may be renewed for an additional year, subject to approval of the Board of County Commissioners. Extension requests shall be made through a Personal Appearance (PRS) before the Board by the property owner.