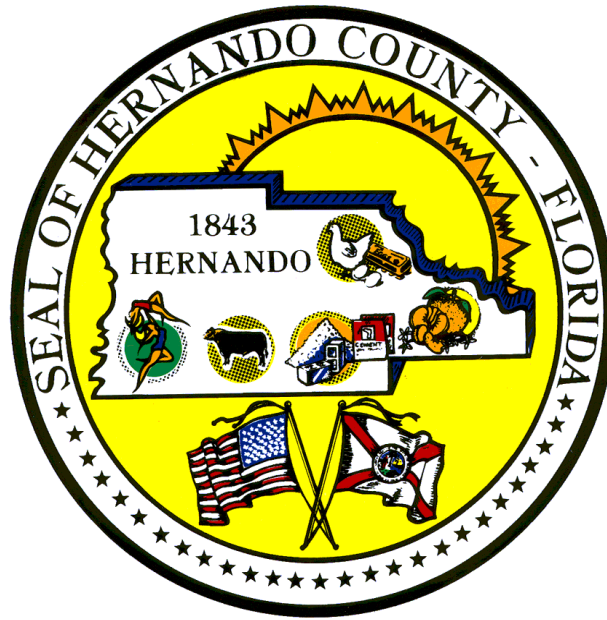


HERNANDO COUNTY RESIDENTIAL ZONING



DEVELOPMENT DEPARTMENT

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Section 2. Residential districts.

The following regulations shall apply in the residential districts as indicated:

A. R-1A Residential District:

- (1) *Permitted uses:*
 - (a) Single-family dwellings.
 - (b) Mobile homes.
 - (c) Community residential homes with six (6) or fewer residents.
- (2) *Permitted accessory structures and uses:*
 - (a) Carport, garage or other buildings not used as a dwelling and customarily incidental to the principal use of the premises.
 - (b) Accessory uses customarily incidental to the principal use of the premises.
- (3) *Special exception uses:*
 - (a) Home occupation.
 - (b) Lodging houses.
 - (c) Bed and breakfast establishments.
- (4) *Dimension and area regulations.* The following dimension and area regulations shall apply in the district:
 - (a) Minimum lot area: The minimum lot area shall be six thousand (6,000) square feet.
 - (b) Minimum lot width at building line: The minimum lot width at building line shall be sixty (60) feet.
 - (c) Minimum front yard requirements: The minimum front yard requirement shall be twenty-five (25) feet.

Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and front on a street with a waterway to the rear, the front yard shall be twenty (20) feet.

Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet, except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.
 - (d) Minimum side yard requirement: The minimum side yard requirement shall be ten (10) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and do not meet the requirement for lot width at the building line, the side setback shall be seven (7) feet.
 - (e) Minimum rear yard requirements: The minimum rear yard requirement shall be twenty (20) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear, the rear yard requirement shall be fifteen (15) feet.
 - (f) Minimum street frontage: The minimum street frontage shall be fifty (50) feet, except those lots which front on the turnarounds of permanent deadend streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.

(g) Minimum living area: The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches or terraces.

(h) Maximum building area: The maximum building area of dwelling shall be thirty-five (35) percent of the lot area.

(i) Maximum building height: The maximum building height of a building shall be thirty-five (35) feet and/or two and one-half (2 1/2) stories.

For buildings located in the V-zone as defined by the Federal Emergency Management Agency, the maximum building height allowed shall be thirty-eight (38) feet. Any exceedance would require a variance from the Board of County Commissioners.

(j) *Accessory structures:*

i. Accessory buildings are permitted only in side and rear yards. Such accessory buildings shall be at least five (5) feet from side and rear lot lines.

ii. Noncommercial piers and boathouses are permitted in the side and rear yard, provided the structure is at least five (5) feet from side property lines. No setback is required from lot lines adjoining waterways.

iii. Swimming pools and screened swimming pool enclosures are permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.

iv. Attached carports shall meet the principal building yard requirements of the district.

v. Detached accessory structures which have impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.

vi. Detached accessory structures which have a fabric or screen roof shall be permitted only in the rear yard and must be at least five (5) feet from the rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this ordinance shall be brought into conformance with County regulations by January 1, 2000 or be removed.

(k) *Special regulations:*

i. No mobile home shall have a length or width dimension of less than twelve (12) feet, not including pop outs and attachments. Also, no mobile home shall be permitted to be attached or detached in a manner that would be inconsistent with the original manufacturer's design standards.

ii. All mobile homes must be skirted within thirty (30) days from the issuance of the certificate of occupancy. The skirting shall constitute a visual screen of new material, or material in acceptable condition, consisting of aluminum, pressure-treated wood, masonry or other acceptable material normally used for mobile home skirting and be placed around the entire perimeter of the mobile home and extending from the base of the mobile home to the ground.

iii. Applicants applying for a building permit to place a used mobile home shall either provide proof of a current and valid inspection by the Department of Motor Vehicles or be inspected by the Hernando County Development Department prior to the issuance of a building permit to set the mobile home. The inspection will be conducted by the building division and is designed to protect the public health, safety and welfare. The inspection will be conducted in areas of fire safety, electrical, plumbing, mechanical and overall construction of the mobile home.

iv. If the inspection of the mobile home determines that the unit is not repairable, no building permit shall be issued.

v. No applicant applying to place a mobile home shall perform any repair work or commence set up of the mobile home until a building permit has been secured.

vi. Any deficiencies noted in the inspection report shall be corrected prior to the issuance of a certificate of occupancy.

vii. Standards for used mobile home inspections will be adopted by resolution of the Hernando County Board of County Commissioners and will be consistent with state standards regulating used mobile homes.

B. R-1B Residential District:

(1) *Permitted uses:*

- (a) Single-family dwellings.
- (b) Community residential homes with six (6) or fewer residents.

(2) *Permitted accessory structures and uses:*

- (a) Carport, garage or other buildings not used as a dwelling and customarily incidental to the principal use of the premises.
- (b) Accessory uses customarily incidental to the principal use of the premises.

(3) *Special exception uses:*

- (a) Home occupation.
- (b) Lodging houses.
- (c) Bed and breakfast establishments.

(4) *Dimension and area regulations.* The following dimension and area regulations shall apply in the district:

- (a) *Minimum lot area:* The minimum lot area shall be seven thousand five hundred (7,500) square feet.
- (b) *Minimum lot width at building line:* The minimum lot width at building line shall be seventy-five (75) feet.
- (c) *Minimum front yard requirements:* The minimum front yard requirement shall be twenty-five (25) feet.

Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and front on a street with a waterway to the rear, the front yard shall be twenty (20) feet.

Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet; except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.

- (d) *Minimum side yard requirement:* The minimum side yard requirement shall be ten (10) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and do not meet the requirement for lot width at the building line, the side setback shall be seven (7) feet.

- (e) *Minimum rear yard requirements:* The minimum rear yard requirement shall be twenty (20) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear, the rear yard requirement shall be fifteen (15) feet.

(f) *Minimum street frontage:* The minimum street frontage shall be fifty (50) feet except those lots which front on the turnarounds of permanent dead-end streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.

(g) *Minimum living area:* The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, or terraces.

(h) *Maximum building area:* The maximum building area shall be thirty-five (35) percent of the lot area.

(i) *Maximum building height:* The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 1/2) stories.

For buildings located in the V-zone as defined by the Federal Emergency Management Agency, the maximum building height allowed shall be thirty-eight (38) feet. Any exceedance would require a variance from the board of county commissioners.

(j) *[Minimum standards for similarity in exterior appearance:]* All proposed single-family dwellings or manufactured buildings shall meet the minimum standards for determination of similarity in exterior appearance for single-family homes and manufactured buildings as provided for in Article II, General Regulations, Section 2, General Regulations for Structures and Uses, (G) Standards for Determination of Similarity in Exterior Appearance for Single-Family Homes and Manufactured Buildings.

(k) *Accessory buildings and structures:*

i. Accessory buildings are permitted only in side and rear yards. Such accessory buildings shall be at least five (5) feet from side and rear lot lines.

ii. Non-commercial piers and boat houses are permitted in the side and rear yard, provided the structure is at least five (5) feet from side property lines. No setback is required from lot lines adjoining waterways.

iii. Swimming pools and screened swimming pool enclosures are permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.

iv. Attached carports shall meet the principal building yard requirements of the district.

v. Detached accessory structures which have pervious or impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.

vi. Detached accessory structures which have a fabric or screen roof shall be permitted only in the rear and side yard and must be at least five (5) feet from rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this ordinance shall be brought into conformance with county regulations by January 1, 2000 or be removed.

vii. Accessory buildings or structures five (5) feet or less in height, and smaller than forty (40) square feet in size shall not be required to obtain a zoning permit. Such buildings or structures are allowed in the side and rear yards only and must meet the minimum yard requirements for accessory buildings in the district.

viii. Except as provided in subparagraph ix. hereof, no more than one detached building shall be allowed on a parcel. Any detached accessory building exceeding two hundred (200) square feet in size must meet the following:

a. The length of the detached accessory building shall be no more than twice the measurement of the width.

b. The detached accessory building shall either be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas; or, the detached accessory building shall be skirted with a visual screening of new material, or material in acceptable condition, consisting of aluminum, pressure-treated wood, masonry or other acceptable material placed around the entire perimeter of the detached accessory building extending from the base to the ground.

c. All other applicable standards relating to accessory building shall be met.

d. The detached accessory building shall be no more than four hundred (400) square feet in size.

ix. One detached garage, in addition to the detached building provided for in item viii. above, is allowed meeting the following criteria:

a. The detached garage is site built; and,

b. Has a minimum dimension of ten (10) feet x twenty (20) feet; and,

c. The length of the detached garage shall be no more than twice the measurement of the width; and,

d. Has a minimum roof pitch of 3 on 12; and,

e. Has roof materials of either shingles or tile; and,

f. Has either lap siding, brick veneer, concrete block or stucco exterior walls; and,

g. The detached garage shall be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas.

x. There are no minimum yard standards for wellhouses as defined in this ordinance.

C. R-1C Residential District:

(1) *Permitted uses:*

- (a) Single-family dwellings.
- (b) Community residential homes with six (6) or fewer residents.

(2) *Permitted accessory structures and uses:*

- (a) Carport, garage or other buildings not used as a dwelling and customarily incidental to the principal use of the premises.
- (b) Accessory uses customarily incidental to the principal use of the premises.

(3) *Special exception uses:*

- (a) Home occupation.
- (b) Lodging houses.
- (c) Bed and breakfast establishments.

(4) *Dimension and area regulations.* The following dimension and area regulations shall apply in the district:

- (a) *Minimum lot area:* The minimum lot area shall be ten thousand (10,000) square feet.
- (b) *Minimum lot width at building line:* The minimum lot width at building line shall be seventy-five (75) feet.
- (c) *Minimum front yard requirements:* The minimum front yard requirement shall be twenty-five (25) feet.

Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and front on a street with a waterway to the rear, the front yard shall be twenty (20) feet.

Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet; except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.

- (d) *Minimum side yard requirement:* The minimum side yard requirement shall be ten (10) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and do not meet the requirement for lot width at the building line, the side setback shall be seven (7) feet.

(e) *Minimum rear yard requirements:* The minimum rear yard requirement shall be twenty (20) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear, the rear yard requirement shall be fifteen (15) feet.

(f) *Minimum street frontage:* The minimum street frontage shall be fifty (50) feet except those lots which front on the turnarounds of permanent dead-end streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.

(g) *Minimum living area:* The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, or terraces.

(h) *Maximum building area:* The maximum building area shall be thirty-five (35) percent of the lot area.

(i) *Maximum building height:* The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 1/2) stories.

For buildings located in the V-zone as defined by the Federal Emergency Management Agency, the maximum building height allowed shall be thirty-eight (38) feet. Any exceedance would require a variance from the board of county commissioners.

(j) *[Minimum standards for similarity in exterior appearance:]* All proposed single-family dwellings or manufactured buildings shall meet the minimum standards for determination of similarity in exterior appearance for single-family homes and manufactured buildings as provided for in Article II, General Regulations, Section 2, General Regulations for Structures and Uses, (G) Standards for Determination of Similarity in Exterior Appearance for Single-Family Homes and Manufactured Buildings.

(k) *Accessory buildings and structures:*

i. Accessory buildings are permitted only in side and rear yards. Such accessory buildings shall be at least five (5) feet from side lot lines.

ii. Non-commercial piers and boat houses are permitted in the side and rear yard, provided the structure is at least five (5) feet from side property lines. No setback is required from lot lines adjoining waterways.

iii. Swimming pools and screened swimming pool enclosures are permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.

iv. Attached carports shall meet the principal building yard requirements of the district.

v. Detached accessory structures which have pervious or impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.

vi. Detached accessory structures which have a fabric or screen roof shall be permitted only in the rear and side yard and must be at least five (5) feet from rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this ordinance shall be brought into conformance with county regulations by January 1, 2000 or be removed.

vii. Accessory buildings or structures five (5) feet or less in height, and smaller than forty (40) square feet in size shall not be required to obtain a zoning permit. Such buildings or structures are allowed in the side and rear yards only and must meet the minimum yard requirements for accessory buildings in the district.

viii. Except as provided in subparagraph ix. hereof, no more than one detached building shall be allowed on a parcel. Any detached accessory building exceeding two hundred (200) square feet in size must meet the following:

a. The length of the detached accessory building shall be no more than twice the measurement of the width.

b. The detached accessory building shall either be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas; or, the detached accessory building shall be skirted with a visual screening of new material, or material in acceptable condition, consisting of aluminum, pressure-treated wood, masonry or other acceptable material placed around the entire perimeter of the detached accessory building extending from the base to the ground.

c. All other applicable standards relating to accessory building shall be met.

d. The detached accessory building shall be no more than four hundred (400) square feet in size.

ix. One detached garage, in addition to the detached building provided for in item viii. above, is allowed meeting the following criteria:

a. The detached garage is site built; and,

b. Has a minimum dimension of ten (10) feet x twenty (20) feet; and,

c. The length of the detached garage shall be no more than twice the measurement of the width; and,

d. Has a minimum roof pitch of 3 on 12; and,

e. Has roof materials of either shingles or tile; and,

f. Has either lap siding, brick veneer, concrete block or stucco exterior walls; and,

g. The detached garage shall be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas.

x. There are no minimum yard standards for wellhouses as defined in this ordinance.

D. R-2.5 Residential District:

(1) Permitted uses:

(a) Single-family dwellings.

(b) Community residential homes with six (6) or fewer residents.

(2) Permitted accessory structures and uses:

(a) Carport, garage or other buildings not used as a dwelling and customarily incidental to the principal use of the premises.

(b) Accessory uses customarily incidental to the principal use of the premises.

(3) Special exception uses:

(a) Home occupation.

(b) Bed and breakfast establishments.

(4) Dimension and area regulations. The following dimension and area regulations shall apply in the district:

(a) *Minimum lot area:* The minimum lot area shall be thirteen thousand (13,000) square feet for any lot created after the effective date of the resolution rezoning the area to the R-2.5 District.

(b) *Minimum lot width at building line:* The minimum lot width at building line shall be seventy-five (75) feet.

(c) *Minimum front yard requirements:* The minimum front yard requirement shall be twenty-five (25) feet.

Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and front on a street with a waterway to the rear, the front yard shall be twenty (20) feet.

Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet; except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.

(d) *Minimum side yard requirement:* The minimum side yard requirement shall be ten (10) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and do not meet the requirement for lot width at the building line, the side setback shall be seven (7) feet.

(e) *Minimum rear yard requirements:* The minimum rear yard requirement shall be twenty (20) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear, the rear yard requirement shall be fifteen (15) feet.

(f) *Minimum street frontage:* The minimum street frontage shall be fifty (50) feet except those lots which front on the turnarounds of permanent dead-end streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.

(g) *Minimum living area:* The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, or terraces.

(h) *Maximum building area:* The maximum building area shall be thirty-five (35) percent of the lot area.

(i) *Maximum building height:* The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 1/2) stories.

For buildings located in the V-zone as defined by the Federal Emergency Management Agency, the maximum building height allowed shall be thirty-eight (38) feet. Any exceedance would require a variance from the board of county commissioners.

(j) *[Minimum standards for similarity in exterior appearance:]* All proposed single family dwellings or manufactured buildings shall meet the minimum standards for determination of similarity in exterior appearance for single family homes and manufactured buildings as provided for in Article II, General Regulations, Section 2, General Regulations for Structures and Uses, (G) Standards for Determination of Similarity in Exterior Appearance for Single Family Homes and Manufactured Buildings.

(k) *Accessory structures and buildings:*

i. Accessory buildings are permitted only in side and rear yards. Such accessory buildings shall be at least five (5) feet from side and rear lot lines.

ii. Swimming pools and screened swimming pool enclosures are permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.

iii. On lots that abut golf courses, detached accessory buildings are not permitted in the rear yard. Screened swimming pool enclosures shall meet the rear yard requirement for principal buildings.

iv. Attached carports shall meet the principal building yard requirements of the district.

v. Detached accessory structures which have pervious or impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.

vi. Detached accessory structures which have a fabric or screen roof shall be permitted in the rear yard and must be at least five (5) feet from rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this ordinance shall be brought into conformance with county regulations by January 1, 2000 or be removed.

vii. Accessory buildings or structures five (5) feet or less in height, and smaller than forty (40) square feet in size shall not be required to obtain a zoning permit. Such buildings or structures are allowed in the side and rear yards only and must meet the minimum yard requirements for accessory buildings in the district.

viii. On lots that abut rivers and lakes, screened swimming pool enclosures and accessory buildings, except boat houses, shall meet the rear yard requirement for principal buildings.

ix. Non-commercial piers and boat houses are permitted in the side and rear yard, provided the structure is at least five (5) feet from side property lines. No setback is required from lot lines adjoining waterways except where required by other regulatory standards.

x. On lots that abut golf courses, rivers, or lakes, the maximum height for fences located in the rear yard, other than chain link fences, shall be four (4) feet. For chain link fences located in the rear yard, the maximum height shall be six (6) feet. All fences located in the rear yard shall be constructed so as not to impair sight lines.

xi. Except as provided in subparagraph xii. hereof, no more than one detached building shall be allowed on a parcel. Any detached accessory building exceeding two hundred (200) square feet in size must meet the following:

a. The length of the detached accessory building shall be no more than twice the measurement of the width.

b. The detached accessory building shall either be placed on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas; or, the detached accessory building shall be skirted with a visual screening of new material, or material in acceptable condition, consisting of aluminum, pressure-treated wood, masonry or other acceptable material placed around the entire perimeter of the detached accessory building extending from the base to the ground.

c. All other applicable standards relating to accessory building shall be met.

d. The detached accessory building shall be no more than four hundred (400) square feet in size.

xii. One detached garage, in addition to the detached building provided for in item xi. above, is allowed meeting the following criteria:

a. The detached garage is site built; and,

- b. Has a minimum dimension of ten (10) feet x twenty (20) feet; and,
- c. The length of the detached garage shall be no more than twice the measurement of the width; and,
- d. Has a minimum roof pitch of 3 on 12; and,
- e. Has roof materials of either shingles or tile; and,
- f. Has either lap siding, brick veneer, concrete block or stucco exterior walls; and,
- g. The detached garage shall be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas.

xiii. There are no minimum yard standards for wellhouses as defined in this ordinance.

(l) *Vehicle parking and storage:*

- i. Vehicles with a gross vehicle weight of ten thousand (10,000) pounds or less which are built for or which have received major modifications to the chassis or body for business purposes shall not be parked on any lot within the district unless the vehicle is stored in an enclosed building or in an area so that the vehicle is not visible from streets or other properties. Examples of regulated vehicles include but are not limited to: box vans, tank trucks, buses, wreckers, or dump bodies.

(m) *Special regulations:*

- i. On lots that abut golf courses, recreational vehicles, boats and similar items shall be stored only in the side yard or in an enclosed building. If stored in the side yard the unit must be at least five (5) feet from the side lot line.
- ii. Visitors may temporarily park a recreational vehicle in an area not meeting the standard contained in item i. for a maximum cumulative time period of three (3) days within any ninety-day period.
- iii. No business activity shall be allowed which involves the pick up and delivery of materials, other than those small businesses traditionally operated from a residence such as cosmetics, home care products, book keeping services, seamstress, or other such businesses conducted solely within the residence without external signage or activities.
- iv. No business activity shall be allowed which involves the manufacturing of any product.
- v. All tools, maintenance equipment, and similar devices associated with any business entity shall be stored in an enclosed building or an area so that the equipment is not visible from streets or other properties.

E. RM Residential District:

(1) Permitted uses:

- (a) Mobile homes.
- (b) Community residential homes with six (6) or fewer residents.

(2) Permitted accessory structures and uses:

- (a) Carport, garage or other buildings not used as a dwelling and customarily incidental to the principal use of the premises.
- (b) Accessory uses customarily incidental to the principal use of the premises.

(3) Special exception uses:

- (a) Home occupation.
- (b) Bed and breakfast establishments.

(4) Dimension and area regulations. The following dimension and area regulations shall apply in the district:

- (a) Minimum lot area: The minimum lot area shall be seven thousand five hundred (7,500) square feet.
- (b) Minimum lot width at building line: The minimum lot width at building line shall be seventy-five (75) feet.
- (c) Minimum front yard requirements: The minimum front yard requirement shall be twenty-five (25) feet.

Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and front on a street with a waterway to the rear, the front yard shall be twenty (20) feet.

Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet, except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.

- (d) Minimum side yard requirement: The minimum side yard requirement shall be ten (10) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and do not meet the requirement for lot width at the building line, the side setback shall be seven (7) feet.

- (e) Minimum rear yard requirements: The minimum rear yard requirement shall be twenty (20) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear, the rear yard requirement shall be fifteen (15) feet.

(f) Minimum street frontage: The minimum street frontage shall be fifty (50) feet, except those lots which front on the turnarounds of permanent deadend streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.

(g) Minimum living area: The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches or terraces.

(h) Maximum building area: The maximum building area of dwelling shall be thirty-five (35) percent of the lot area.

(i) Maximum building height: The maximum building height of a building shall be thirty-five (35) feet and/or two and one-half (2 1/2) stories.

For buildings located in the V-zone as defined by the Federal Emergency Management Agency, the maximum building height allowed shall be thirty-eight (38) feet. Any exceedance would require a variance from the Board of County Commissioners.

(j) Accessory structures:

i. Accessory buildings are permitted only in side and rear yards. Such accessory buildings shall be at least five (5) feet from side and rear lot lines.

ii. Noncommercial piers and boathouses are permitted in the side and rear yard, provided the structure is at least five (5) feet from side property lines. No setback is required from lot lines adjoining waterways.

iii. Swimming pools and screened swimming pool enclosures and permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.

iv. Attached carports shall meet the principal building yard requirements of the district.

v. Detached accessory structures which have impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.

vi. Detached accessory structures which have a fabric or screen roof shall be permitted only in the rear yard and must be at least five (5) feet from the rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this ordinance shall be brought into conformance with county regulations by January 1, 2000 or be removed.

(k) Special regulations:

i. No mobile home shall have a length or width dimension of less than twelve (12) feet, not including popouts and attachments. Also, no mobile home shall be permitted to be attached or detached in a manner that would be inconsistent with the original manufacturer's design standards.

ii. All mobile homes must be skirted within thirty (30) days from the issuance of the certificate of occupancy. The skirting shall constitute a visual screen of new material, or material in acceptable condition, consisting of aluminum, pressure-treated wood, masonry or other acceptable material normally used for mobile home skirting and be placed around the entire perimeter of the mobile home and extending from the base of the mobile home to the ground.

iii. Applicants applying for a building permit to place a used mobile home shall either provide proof of a current and valid inspection by the Department of Motor Vehicles or be inspected by the Hernando County Development Department prior to the issuance of a building permit to set the mobile home. The inspection will be conducted by the building division and is designed to protect the public health, safety and welfare. The inspection will be conducted in areas of fire safety, electrical, plumbing, mechanical and overall construction of the mobile home.

iv. If the inspection of the mobile home determines that the unit is not repairable, no building permit shall be issued.

v. No applicant applying to place a mobile home shall perform any repair work or commence set up of the mobile home until a building permit has been secured.

vi. Any deficiencies noted in the inspection report shall be corrected prior to the issuance of a certificate of occupancy.

vii. Standards for used mobile home inspections will be adopted by resolution of the Hernando County Board of County Commissioners and will be consistent with state standards regulating used mobile homes.

F. R-2 Residential District:

(1) Permitted uses:

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Community residential homes with six (6) or fewer residents.

(2) Permitted accessory structures and uses:

- (a) Carport, garage or other buildings not used as a dwelling and customarily incidental to the principal use of the premises.
- (b) Accessory uses customarily incidental to the principal use of the premises.

(3) Special exception uses:

- (a) Home occupation.
- (b) Lodging houses.

(c) Bed and breakfast establishments.

(4) *Dimension and area regulations.* The following dimension and area regulations shall apply in the district:

(a) Minimum lot area:

i. The minimum lot area shall be seven thousand five hundred (7,500) square feet for single-family dwellings.

ii. The minimum lot area shall be twelve thousand (12,000) square feet for two-family dwellings.

(b) Minimum lot width at building line: The minimum lot width at building line shall be seventy-five (75) feet.

(c) Minimum front yard requirements: The minimum front yard requirement shall be twenty-five (25) feet.

Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and front on a street with a waterway to the rear, the front yard shall be twenty (20) feet.

Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet; except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.

(d) Minimum side yard requirement: The minimum side yard requirement shall be ten (10) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and do not meet the requirement for lot width at the building line, the side setback shall be seven (7) feet.

(e) Minimum rear yard requirements: The minimum rear yard requirement shall be twenty (20) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear, the rear yard requirement shall be fifteen (15) feet.

(f) Minimum street frontage: The minimum street frontage shall be fifty (50) feet except those lots which front on the turnarounds of permanent deadend streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.

(g) Minimum living area: The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, or terraces.

(h) Maximum building area: The maximum building area of dwelling shall be thirty-five (35) percent of the lot area.

(i) Maximum building height: The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 1/2) stories.

For buildings located in the V-zone as defined by the Federal Emergency Management Agency, the maximum building height allowed shall be thirty-eight (38) feet. Any exceedance would require a variance from the Board of County Commissioners.

(j) Accessory structures:

i. Accessory buildings are permitted only in side and rear yards. Such accessory buildings shall be at least five (5) feet from side and rear lot lines.

ii. Noncommercial piers and boathouses are permitted in the side and rear yard, provided the structure is at least five (5) feet from side property lines. No setback is required from lot lines adjoining waterways.

iii. Swimming pools and screened swimming pool enclosures and permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.

iv. Attached carports shall meet the principal building yard requirements of the district.

v. Detached accessory structures which have impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.

vi. Detached accessory structures which have a fabric or screen roof shall be permitted only in the rear yard and must be at least five (5) feet from the rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this ordinance shall be brought into conformance with county regulations by January 1, 2000 or be removed.

G. R-3 Residential District:

(1) *Permitted uses:*

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Multifamily dwellings.
- (d) Community residential homes with six (6) or fewer residents.
- (e) Clubhouses in association with a multifamily development.

(2) *Permitted accessory structures and uses:*

- (a) Carport, garage or other buildings not used as a dwelling and customarily incidental to the principal use of the premises.
- (b) Accessory uses customarily incidental to the principal use of the premises.

(3) *Special exception uses:*

- (a) *Home occupation.*
- (b) Lodging houses.
- (c) Boardinghouses.
- (d) Bed and breakfast establishments.

(4) *Dimension and area regulations.* The following dimension and area regulations shall apply in the district:

(a) Minimum lot area:

- i. The minimum lot area shall be seven thousand five hundred (7,500) square feet for single-family dwellings.
- ii. The minimum lot area shall be twelve thousand (12,000) square feet for two-family dwellings.
- iii. For multifamily dwellings (containing three (3) or more dwelling units), the minimum lot area shall be twelve thousand (12,000) square feet plus three thousand (3,000) square feet for each additional dwelling unit over the first two (2) dwelling units.

(b) Minimum lot width at building line: The minimum lot width at building line shall be seventy-five (75) feet.

(c) Minimum front yard requirements: The minimum front yard requirement shall be twenty-five (25) feet.

Where lots are created prior to the adoption of the original land use regulations, Ordinance No. 72-3, and front on a street with a waterway to the rear, the front yard shall be twenty (20) feet.

Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet, except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.

(d) Minimum side yard requirement: The minimum side yard requirement shall be ten (10) feet. Where lots are created prior to the adoption of the original land use regulations, Ordinance No. 72-3, and do not meet the requirement for lot width at the building line, the side setback shall be seven (7) feet.

(e) Minimum rear yard requirements: The minimum rear yard requirement shall be twenty (20) feet. Where lots are created prior to the adoption of the original land use regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear, the rear yard requirement shall be fifteen (15) feet.

(f) Minimum street frontage: The minimum street frontage shall be fifty (50) feet, except those lots which front on the turnarounds of permanent deadend streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.

(g) Minimum living area: The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches or terraces.

(h) Maximum building area: The maximum building area shall be forty-five (45) percent of the lot area.

(i) Maximum building height: The maximum building height is forty-five (45) feet and/or three (3) stories. No building shall exceed three (3) stories or forty-five (45) feet in the R-3 district unless one foot shall be added to the required front and side yards for each foot of building height over forty-five (45) feet in addition to the general yard requirements for the zoning district.

(j) Accessory structures:

i. Accessory buildings are permitted only in side and rear yards. Such accessory buildings shall be at least five (5) feet from side and rear lot lines.

ii. Noncommercial piers and boathouses are permitted in the side and rear yard, provided the structure is at least five (5) feet from side property lines. No setback is required from lot lines adjoining waterways.

iii. Swimming pools and screened swimming pool enclosures are permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.

iv. Attached carports shall meet the principal building yard requirements of the district.

v. Detached accessory structures which have impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.

vi. Detached accessory structures which have a fabric or screen roof shall be permitted only in the rear yard and must be at least five (5) feet from the rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this ordinance shall be brought into conformance with county regulations by January 1, 2000 or be removed.

(k) Maximum number of multifamily dwelling units per building: Twelve (12).

H. R-4 Residential District.

(1) Permitted uses:

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Multifamily dwellings.
- (d) Community residential homes with six (6) or fewer residents.
- (e) Clubhouses in association with a multifamily development.

(2) Permitted accessory structures and uses:

- (a) Carport, garage or other buildings not used as a dwelling and customarily incidental to the principal use of the premises.
- (b) Accessory uses customarily incidental to the principal use of the premises.

(3) Special exception uses:

- (a) Home occupation.
- (b) Lodging houses.
- (c) Boarding houses.
- (d) Bed and breakfast establishments.

(4) Dimension and area regulations. The following dimension and area regulations shall apply in the district:

(a) Minimum lot area:

- i. The minimum lot area shall be seven thousand five hundred (7,500) square feet for single family dwellings.
- ii. The minimum lot area shall be twelve thousand (12,000) square feet for two-family dwellings.
- iii. For multifamily dwellings (containing three (3) or more dwelling units) the minimum lot area shall be twelve thousand (12,000) square feet plus three thousand (3,000) square feet for each additional dwelling unit over the first two (2) dwelling units.

(b) Minimum lot width at building line: The minimum lot width at building line shall be seventy-five (75) feet.

(c) Minimum front yard requirements: The minimum front yard requirement shall be twenty-five (25) feet.

Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and front on a street with a waterway to the rear, the front yard shall be twenty (20) feet.

Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet; except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.

(d) Minimum side yard requirement: The minimum side yard requirement shall be ten (10) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and do not meet the requirement for lot width at the building line, the side setback shall be seven (7) feet.

(e) Minimum rear yard requirements: The minimum rear yard requirement shall be twenty (20) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear, the rear yard requirement shall be fifteen (15) feet.

(f) Minimum street frontage: The minimum street frontage shall be fifty (50) feet except those lots which front on the turnarounds of permanent dead-end streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.

(g) Minimum living area: The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, or terraces.

(h) Maximum building area: The maximum building area shall be forty-five (45) percent of the lot area.

(i) Maximum building height: The maximum building height is forty-five (45) feet and/or three (3) stories. No building shall exceed three (3) stories, or forty-five (45) feet in the R-3 district unless one foot shall be added to the required front and side yards for each foot of building height over forty-five (45) feet in addition to the general yard requirements for the zoning district.

(j) Accessory structures:

i. Accessory buildings are permitted only in side and rear yards. Such accessory buildings shall be at least five (5) feet from side and rear lot lines.

ii. Non-commercial piers and boat houses are permitted in the side and rear yard, provided the structure is at least five (5) feet from side property lines. No setback is required from lot lines adjoining waterways.

iii. Swimming pools and screened swimming pool enclosures are permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.

iv. Attached carports shall meet the principal building yard requirements of the district.

v. Detached accessory structures which have impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.

(k) Maximum number of multifamily dwelling units per building: Twelve (12).

I. R-R Residential District:

(1) Permitted uses:

- (a) Resort dwellings.
- (b) Single-family dwellings.
- (c) Two-family dwellings.
- (d) Multifamily dwellings containing up to twelve (12) dwelling units.
- (e) Bed and breakfast establishments.
- (f) Community residential homes with six (6) or fewer residents.

(2) *Permitted accessory structures and uses:*

- (a) Carport, garage or other buildings not used as a dwelling and customarily incidental to the principal use of the premises.
- (b) Accessory uses customarily incidental to the principal use of the premises.

(3) *Special exception uses:*

- (a) Home occupation.
- (b) Lodging houses.
- (c) Boardinghouses.
- (d) Community centers.
- (e) Clubhouses.
- (f) Gift shops.
- (g) Recreational facilities.
- (h) Rental stores.
- (i) Restaurants.

(4) *Dimension and area regulations.* The following dimension and area regulations shall apply in the district:

- (a) Minimum lot area:

i. The minimum lot area shall be seven thousand five hundred (7,500) square feet for single-family dwellings.

ii. The minimum lot area shall be twelve thousand (12,000) square feet for two-family dwellings.

iii. For multifamily dwellings (containing three (3) or more dwelling units), the minimum lot area shall be twelve thousand (12,000) square feet plus three thousand (3,000) square feet for each additional dwelling unit over the first two (2) dwelling units.

(b) Minimum lot width at building line: The minimum lot width at building line shall be seventy-five (75) feet.

(c) Minimum front yard requirements: The minimum front yard requirement shall be twenty-five (25) feet.

Where lots are created prior to the adoption of the original land use regulations, Ordinance No. 72-3, and front on a street with a waterway to the rear, the front yard shall be twenty (20) feet.

Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet, except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.

(d) Minimum side yard requirement: The minimum side yard requirement shall be ten (10) feet. Where lots are created prior to the adoption of the original land use regulations, Ordinance No. 72-3, and do not meet the requirement for lot width at the building line, the side setback shall be seven (7) feet.

(e) Minimum rear yard requirements: The minimum rear yard requirement shall be twenty (20) feet. Where lots are created prior to the adoption of the original land use regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear, the rear yard requirement shall be fifteen (15) feet.

(f) Minimum street frontage: The minimum street frontage shall be fifty (50) feet, except those lots which front on the turnarounds of permanent deadend streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.

(g) Minimum living area: The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches or terraces.

(h) Maximum building area: The maximum building area shall be forty-five (45) percent of the lot area.

(i) Maximum building height: The maximum building height is forty-five (45) feet and/or three (3) stories. No building shall exceed three (3) stories or forty-five (45) feet in the R-R district unless one foot shall be added to the required front and side yards for each foot of building height over forty-five (45) feet in addition to the general yard requirements for the zoning district.

(j) Accessory structures:

i. Accessory buildings are permitted only in side and rear yards. Such accessory buildings shall be at least five (5) feet from side and rear lot lines.

iii. Swimming pools and screened swimming pool enclosures are permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.

iv. Attached carports shall meet the principal building yard requirements of the district.

v. Detached accessory structures which have impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.

vi. Detached accessory structures which have a fabric or screen roof shall be permitted only in the rear yard and must be at least five (5) feet from the rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this Ordinance shall be brought into conformance with County regulations by January 1, 2000 or be removed.

(k) Special regulations: To reduce conflicts with existing or future residential districts and resort residential districts, the following regulations shall apply:

i. All structures in R-R districts shall be on a central sewer system.

ii. There shall be no access points from a R-R district to an adjacent residential district.

iii. R-R districts shall provide and maintain a minimum setback for all structures of thirty-five (35) feet for side and rear yards that are adjacent to a residential district. The outermost portion of the required thirty-five-foot setback bordering the parcel and adjacent to the residential district shall consist of a five-foot landscaped separation strip. The resort usage of such a lot shall be permanently screened from the adjacent residential properties by a wall, fence, evergreen hedge and/or other approved enclosures. Such screening shall be located within the required separation strip and shall have a minimum height of five (5) feet and a maximum height of eight (8) feet.

iv. The operation of a resort dwelling in addition to being located in an R-R district is further defined as a commercial operation wherein the owner, or any agent or manager acting on behalf of the owner, is required to obtain an occupational license within Hernando County. Any use of property prior to the effective date of this ordinance [Ordinance No. 91-31] as a resort dwelling constitutes a commercial use of property and any such use within a noncommercial zoning district constitutes a zoning violation.