

Hernando County Land Development Regulations
Zoning Districts and Dimensional Requirements

Commercial Districts

Zoning District	Dimension	Requirements
All Commercial Districts	Minimum front yard requirements (Collector/Arterial Roads)**	75 feet/125 feet
	Minimum front yard requirements	35 feet
	Minimum side yard requirement	20 feet
	Minimum rear yard requirements	35 feet
	Setbacks when adjacent to residential districts	35 feet in the side or rear adjacent to residential with 5-foot landscaped separation strip
	Required Land Area	No more than 3 acres (C-3 Commercial Districts); No more than 5 acres (A/C Districts)
	Commercial water body setbacks	May be reduced to 25 feet (CM-1/CM-2 Districts)
	Communication Tower Setbacks	No 100-foot tower to be located within 125% of its height to any residentially zoned property (C-4 District)
	Maximum Building Height	45 feet and/or 3 stories (C1/C2/C4/OP/AC Districts) 35 feet and/or 2 stories (C3 District)

**Collector/Arterial Roads are defined by the Land Development Regulations as 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, except the area between U.S. 19 and Oak Lake Drive on C.R.578