

ORDINANCE #2001-24

2001 DEC 25 1:24  
MILLER, S. E.  
CLERK

AN ORDINANCE AMENDING THE HERNANDO COUNTY CODE OF ORDINANCES, APPENDIX A, ZONING ORDINANCE; BY AMENDING APPENDIX A, ZONING, ARTICLE I. [SHORT TITLE; DEFINITIONS] SECTION 3. DEFINITIONS. THROUGH MODIFICATION AND ADDITION; BY AMENDING APPENDIX A, ZONING, ARTICLE II. GENERAL REGULATIONS, SECTION 1. APPLICATION OF REGULATIONS AND CLASSIFICATION OF STRUCTURES AND USES. LAND USE CLASSIFICATIONS THROUGH MODIFICATION; BY AMENDING ARTICLE II, GENERAL REGULATIONS, SECTION 2. GENERAL REGULATIONS FOR STRUCTURES AND USES (E) REGULATION OF SIGNS, (4) FLAGS, BANNERS, TEMPORARY SIGNS AND DISPLAYS, BY AMENDING SPECIFICALLY SUBPARAGRAPH (b) TO PERMIT ADDITIONAL FLAGS FOR PARCELS WITH EXTENDED ROAD FRONTAGE AND BY ADDING A LIMITED EXCEPTION; BY AMENDING ARTICLE II, GENERAL REGULATIONS, SECTION 2. GENERAL REGULATIONS FOR STRUCTURES AND USES BY ADDING (I) ADDITIONAL STANDARDS FOR PLACES OF PUBLIC ASSEMBLY; BY AMENDING APPENDIX A, ZONING, ARTICLE II. GENERAL REGULATIONS, SECTION 4. GENERAL REGULATIONS FOR VEHICLES THROUGH MODIFICATION OF OFFSTREET PARKING SPACE AND ACCESS STANDARDS; BY AMENDING APPENDIX A, ZONING, ARTICLE IV. SECTION 3. COMMERCIAL DISTRICTS, THROUGH MODIFICATION AND ADDITION TO PERMITTED USES IN C-1 AND C-3; BY AMENDING APPENDIX A, ZONING, ARTICLE IV. SECTION 3. PERMITTED USES IN THE OP (OFFICE-PROFESSIONAL) DISTRICT THROUGH MODIFICATION AND ADDITION OF PERMITTED USES; BY AMENDING APPENDIX A, ZONING, ARTICLE IV. SECTION 3. COMMERCIAL DISTRICTS, D. DIMENSION AND AREA REGULATIONS. THROUGH MODIFICATION; BY AMENDING APPENDIX A, ZONING, ARTICLE IV, ZONING DISTRICT REGULATIONS, SECTION 4. INDUSTRIAL DISTRICTS (5) DIMENSION AND AREA REGULATIONS THROUGH MODIFICATION; BY AMENDING APPENDIX A, ZONING, ARTICLE IV, ZONING DISTRICT REGULATIONS, SECTION 5. PLANNED-DEVELOPMENT DISTRICT THROUGH MODIFICATION; BY AMENDING APPENDIX A ZONING, ARTICLE IV, ZONING DISTRICT REGULATIONS, SECTION 14, THROUGH CREATION OF A SINGLE FAMILY ATTACHED ZONING CATEGORY; BY AMENDING APPENDIX A, ZONING, ARTICLE V. ADMINISTRATION, SECTION 8. SPECIAL EXCEPTION USE REGULATIONS AND C. SPECIAL EXCEPTION USES BY MODIFICATION AND ADDITION; BY AMENDING ARTICLE IV, ZONING DISTRICT REGULATIONS, BY AMENDING APPENDIX A, ZONING ORDINANCE, ARTICLE VIII. PLANNED-DEVELOPMENT PROJECT THROUGH MODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
HERNANDO COUNTY, FLORIDA:**

**SECTION 1. BY AMENDING APPENDIX A, ZONING, ARTICLE I. [SHORT TITLE; DEFINITIONS] SECTION 3. DEFINITIONS. THROUGH MODIFICATION OF NUMBER 61, INSERTING NEW NUMBERS 78 AND 79 AND SUBSEQUENTLY RENUMBERING THE EXISTING DEFINITIONS, AS FOLLOWS:**

**Section 3. Definitions.**

The words defined below are words which have special or limited meanings as used in this ordinance and might not otherwise be clear. Words whose meaning is self-evident as used in this ordinance are not defined here. Words used in the present tense shall include the future; the singular includes the plural, and vice versa; the word "shall" is mandatory; the word "may" is permissive.

61. Religious establishments: A building used by a religious organization operated for worship and related activities to which the general public is invited.
78. Charitable organizations: non profit service organization involved with charitable services including distribution of goods, foods and services. Administrative offices are included in conjunction with the operation of the charitable organization.
79. Places of Public Assembly: A building used as a meeting place for social clubs, fraternal organizations, civic clubs, service clubs, religious organizations and other related assembly. Characteristics of places of public assembly may include meetings which are open to members of the general public, scheduled activities and routine meetings.

**SECTION 2. BY AMENDING APPENDIX A, ZONING, ARTICLE II. GENERAL REGULATIONS, SECTION 1. APPLICATION OF REGULATIONS AND CLASSIFICATION OF STRUCTURES AND USES. LAND USE CLASSIFICATIONS THROUGH MODIFICATION OF NUMBER 49 AND DELETION OF NUMBER 56, (RENUMBERING SUBSEQUENT ITEMS), AND CREATION OF A NEW NUMBER 89 CHARITABLE ORGANIZATIONS, AS FOLLOWS:**

**ARTICLE II. GENERAL REGULATIONS**

**Section 1. Application of regulations and classification of structures and uses.**

- A. All existing and future structures and uses of premises within the unincorporated area of Hernando County, Florida shall conform with all applicable provisions of this ordinance. Each zoning district is established to permit only those uses specifically listed as permitted except as hereinafter provided, and is intended for the protection of those uses.
- B. The Administrative Official shall classify all existing and future structures and uses of premises based on the definitions as set forth in Article I and on the following schedule:

Land Use Classifications

49. Places of Public Assembly

- a. Social Clubs
- b. Religious Establishments
- c. Public Meeting Halls
- d. Community Centers
- e. Civic Centers
- f. Fraternal Organizations
- g. Cultural Facilities

89. Charitable Organizations

**SECTION 3. BY AMENDING APPENDIX A, ZONING, ARTICLE II. GENERAL REGULATIONS, SECTION 1. APPLICATION OF REGULATIONS AND CLASSIFICATION OF STRUCTURES AND USES. LAND USE CLASSIFICATIONS THROUGH MODIFICATION; BY AMENDING ARTICLE II, GENERAL REGULATIONS, SECTION 2. GENERAL REGULATIONS FOR STRUCTURES AND USES (E) REGULATION OF SIGNS, (4) FLAGS, BANNERS, TEMPORARY SIGNS AND DISPLAYS, BY AMENDING SPECIFICALLY SUBPARAGRAPH (b) TO PERMIT ADDITIONAL FLAGS FOR PARCELS WITH EXTENDED ROAD FRONTAGE AND BY ADDING A LIMITED EXCEPTION**

E. Regulation of Signs - Purpose:

4. Flags, Banners, Temporary Signs and Displays

- a. No more than one (1) banner with a maximum size of 3' x 8' shall be allowed on property zoned for commercial or industrial use, except pursuant to paragraph c

below. Such banner shall be securely mounted and kept in good maintenance. No zoning permit or certificate of use will be required for this permanent banner.

- b. No more than three (3) flags shall be allowed on property zoned for commercial or industrial use, except pursuant to paragraph c below. Notwithstanding the foregoing, any commercial or industrial parcel with more than 300 feet of frontage on a roadway classified as arterial or major collector may display one permanent flag for each 100 feet of such frontage, or portion thereof. This section shall not apply to displays of the Official Flag of the United States as defined in Title 4, Chapter 1, U.S. Code, during the time that the Declaration of National Emergency by Reason Of Certain Terrorist Attacks by the President of the United States of America, dated September 14, 2001, remains in effect. No zoning permit or certificate of use will be required for these permanent flags.
- c. Except as provided in paragraphs a and b above or as otherwise expressly permitted by this ordinance, flags, pennants and banners, portable signs, streamers, balloons, sandwich board signs and other similar devices are hereby prohibited, except that such devices may be utilized on property zoned for commercial or industrial use not more than six times during a calendar year for a total period not to exceed 30 days. The applicant for such temporary use is required to obtain a temporary sign permit from the county with the dates of display stated on the permit. No other zoning permit or certificate of use will be required for these types of devices. The county will commence the issuance of permits for such devices on July 1, 1999. By this requirement it is the specific intent of the Board of County Commissioners that no such devices shall be allowed except pursuant to the provisions of this paragraph and that any provision of the Hernando County Code of Ordinances relating to non-conforming uses shall not apply to such devices.
- d. The provisions of this subsection 4 shall not apply to portable signs and sandwich board signs which are
  - 1. Displayed for informational purposes to persons or customers who are already physically on the property or other premises owned or leased by a business or nonprofit entity, and
  - 2. Not intended for display or legibly visible to members of the general public not already on the specific business or entity property or leasehold.

For purposes of this limited exception, "leasehold" shall no include any common area shared with and by other lessees.

**SECTION 4. BY AMENDING APPENDIX A, ZONING, ARTICLE II. GENERAL REGULATIONS, SECTION 4. GENERAL REGULATIONS FOR VEHICLES, A. OFF-STREET PARKING SPACE AND ACCESS (2)(a) THROUGH MODIFICATION AS FOLLOWS:**

**Section 4. General Regulations For Vehicles**

**A. OFF-STREET PARKING SPACE AND ACCESS:**

- (1) Shall be provided For all buildings and uses on the premises or, if approved by the Administrative Official, may be located within four hundred (400) feet of the premises it serves and/or may be consolidated into a large parking area serving other buildings and uses; provided, however, that such off-street parking space shall be maintained, regulated, and enforced as if it were actually located on the premises it is designed to serve.
- (2) Shall be constructed to county parking lot standards as approved by the Governing Body and shall have vehicular access to a street or alley; provided, that:
  - (a) Places of public assembly, public and private schools offering academic courses, and non-commercial amusement facilities may have up to fifty (50) percent of the parking spaces (including aisles) surfaced with grass, lawn or other materials as designated in the county parking lot standards For permanent, reserve parking; however, if parking demand is such that said grass, lawn or other material is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, or the other material otherwise causes a nuisance to the neighborhood, then paving of such an area in accordance with this section may be required by the Administrative Official;

**SECTION 5. BY AMENDING APPENDIX A, ZONING, ARTICLE II. GENERAL REGULATIONS, SECTION 4. GENERAL REGULATIONS FOR VEHICLES, A. OFF-STREET PARKING SPACE AND ACCESS (6) MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS FOR AUTOMOBILES THROUGH MODIFICATION OF LETTER (U) AS FOLLOWS:**

- (u) Places of public assembly: 0.3 spaces per seat on basis of maximum capacity of auditorium or principal place of assembly.

**SECTION 6. BY AMENDING APPENDIX A, ZONING, ARTICLE IV. SECTION 3. COMMERCIAL DISTRICTS, THROUGH MODIFICATION TO PERMITTED USES IN C-1, AS FOLLOWS:**

**Section 3. Commercial Districts.**

The following regulations shall apply to Commercial Districts as indicated:

**A. Permitted uses:**

- (1) Permitted uses in the C-1 Commercial District shall be as follows:
  - (a) Comparison goods stores
  - (b) Convenience goods stores
  - (c) Personal service establishments
  - (d) Domestic and business service establishments
  - (e) Domestic and business repair establishments
  - (f) Business, professional and nonprofit organization offices
  - (g) Public offices
  - (h) Business training schools
  - (I) Restaurants with or without alcohol dispensation
  - (j) Indoor commercial amusement establishments
  - (k) Indoor motion picture theaters
  - (l) Motels
  - (m) Hotels
  - (n) Automobile parking establishments
  - (o) Gasoline service stations
  - (p) Light farm equipment and supply establishments
  - (q) Light building material establishments
  - (r) Light landscaping service establishments
  - (s) Mortuaries, funeral homes
  - (t) Antique stores
  - (u) Alcoholic beverage dispensation package and restaurants only
  - (v) Retail food stores
  - (w) Veterinary clinics with air conditioned, sound-attenuated runs
  - (x) Light marine establishments
  - (y) Fire stations and state, county and municipal police stations
  - (z) Light domestic rental establishments
  - (aa) Auto parts establishments
  - (bb) Dry cleaning establishments
  - (cc) One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of business on the premises; such single-family dwelling unit shall be an

integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public

- (dd) Day care centers and preschools
- (ee) Automobile service establishments
- (ff) Places of Public Assembly
- (gg) Secondhand stores
- (hh) Retail plant nurseries with outside storage limited to plants and packaged products
- (ii) Auto glass establishments
- (jj) Aircraft parts establishments
- (kk) Nursing care homes
- (ll) Charitable Organization
- (mm) Hospitals

**SECTION 7. BY AMENDING APPENDIX A, ZONING, ARTICLE IV. SECTION 3. COMMERCIAL DISTRICTS, THROUGH MODIFICATION TO PERMITTED USES IN C-3, AS FOLLOWS:**

(3) Permitted uses in a C-3 Neighborhood Commercial District shall be as follows:

- (a) Convenience goods stores; provided that there are not more than two (2) checkout lanes and two vehicle fueling stations
- (b) Personal service establishments
- (c) Business, professional and non-profit organization offices
- (d) Public offices and utility facilities
- (e) Alcoholic beverage dispensation (package and restaurants only)
- (f) Delicatessens and restaurants with a forty (40) or less seating capacity
- (g) One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public
- (h) Day care centers
- (i) Nursing care homes

**SECTION 8. BY AMENDING APPENDIX A, ZONING, ARTICLE IV. SECTION 3. PERMITTED USES IN THE OP (OFFICE-PROFESSIONAL) DISTRICT THROUGH MODIFICATION AS FOLLOWS:**

(7) Permitted uses in OP (Office-Professional) District shall be as follows:

- (a) Day care centers and preschools
- (b) Places of Public Assembly
- (c) Business, professional and nonprofit organization office use, but not including the sale or storage of merchandise except where the sale or storage of merchandise relates directly to the rendering of professional services
- (d) Publicly owned or operated building.
- (e) One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public.
- (f) Charitable Organizations
- (g) Hospital

**SECTION 9. BY AMENDING APPENDIX A, ZONING, ARTICLE IV. SECTION 3. COMMERCIAL DISTRICTS, D. DIMENSION AND AREA REGULATIONS. THROUGH MODIFICATION OF D.(1) AS FOLLOWS:**

D. *Dimension and area regulations:* The following dimension and area regulations shall apply in the respective commercial districts.

(1) *Minimum front yard requirements for all commercial zoning districts:*

- (a) The front yard requirement along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 shall be one hundred twenty-five (125) feet.
- (b) Along all other functionally classified roads not included in (a) above identified on the Existing Functional Classification Map developed by Hernando County, the front setback shall be 75'; provided, however, any yard variances existing on October 1, 1987, shall remain in full force and effect on property rezoned to CM-1 or CM-2.
- (c) Along all roadways not identified on the Existing Functional Classification Map, the minimum front yard requirement is thirty-five feet (35').



The Existing Functional Classification Map developed by Hernando County is hereby adopted by reference and made part of this Section. The official Existing Functional Classification Map shall be placed on file at the Hernando County Planning Department. The Existing Functional Classification Map may be modified by board resolution at any time upon notice of an advertised public hearing.

**SECTION 10. BY AMENDING APPENDIX A, ZONING, ARTICLE IV, ZONING DISTRICT REGULATIONS, SECTION 4. INDUSTRIAL DISTRICTS (5) DIMENSION AND AREA REGULATIONS THROUGH MODIFICATION AS FOLLOWS:**

- (5) *Dimensions and area regulations:* The following dimension and area regulations shall apply in all Industrial districts:
- (a) The front yard requirement along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, and C.R. 485 shall be one hundred twenty-five (125) feet.
  - (b) Along all other functionally classified roads not included in (a) above as identified on the Existing Functional Classification Map developed by Hernando County, the front setback shall be 75'; provided, however, any yard variances existing on October 1, 1987, shall remain in full force and effect on property rezoned to CM-1 or CM-2.
  - (c) Along all roadways not identified on the Existing Functional Classification Map, the minimum front yard requirement is thirty-five feet (35').

The Existing Functional Classification Map developed by Hernando County is hereby adopted by reference and made part of this Section. The official Existing Functional Classification Map shall be placed on file at the Hernando County Planning Department. The Existing Functional Classification Map may be modified by board resolution at any time upon notice of an advertised public hearing.

**SECTION 11. BY AMENDING APPENDIX A, ZONING, ARTICLE IV, ZONING DISTRICT REGULATIONS, SECTION 5. PLANNED-DEVELOPMENT DISTRICT THROUGH MODIFICATION AS FOLLOWS:**

**Section 5. Planned-Development District.**

The following regulations shall apply to all planned development districts:

A. Planned Development Districts are as follows:

1. PDP (Single Family)
2. PDP (Multifamily)
3. PDP (Mobile Home)
4. PDP (Rural)
5. PDP (Resort Residential)
6. PDP (General Commercial)
7. PDP (General Highway Commercial)
8. PDP (Highway Commercial)
9. PDP (Neighborhood Commercial)
10. PDP (Heavy Highway Commercial)
11. PDP (Industrial)
12. PDP(Light Industrial)
13. PDP (Heavy Industrial)
14. PDP (Office/Professional)
15. PDP (Recreation)
16. PDP (Public Service Facility Overlay District)
17. PDP (Special Use)
18. C/PDP (Combined)
19. PDP (Corporate Park)
20. PDP (Aviation Facilities)

B. *Dimensions and area regulations:* Dimensions and area regulations shall be as provided For in Section 1 of Article VIII of the Land Development Regulations. Dimension and area regulations shall be shown on the submitted PDP Plan, pursuant to the requirements of Article VIII.

C. Mapping Designations: The following district designations will be used for mapping purposes:

Zoning Designation	Mapping Designation
1. PDP (Single Family)	PDP(SF)
2. PDP (Multifamily)	PDP(MF)
3. PDP (Mobile Home)	PDP(MH)
4. PDP (Rural)	PDP(RUR)
5. PDP (Resort Residential)	PDP(RR)
6. PDP (General Highway Commercial)	PDP(GHC)
7. PDP (General Commercial)	PDP(GC)
8. PDP (Highway Commercial)	PDP(HC)
9. PDP (Neighborhood Commercial)	PDP(NC)
10. PDP (Heavy Highway Commercial)	PDP(HHC)

11.	PDP (Industrial)	PDP(IND)
12.	PDP (Light Industrial)	PDP(LI)
13.	PDP (Heavy Industrial)	PDP(HID)
14.	PDP (Office/Professional)	PDP(OP)
15.	PDP (Recreation)	PDP(REC)
16.	PDP (Public Service Facility Overlay District)	PDP(PSF)
17.	PDP (Special Use)	PDP(SU)
18.	PDP (Combined)	CPDP
19.	PDP (Corporate Park)	PDP(CP)
20.	PDP (Aviation Facilities)	PDP(AF)

**SECTION 12. BY AMENDING APPENDIX A, ZONING, ARTICLE V. ADMINISTRATION, SECTION 8. SPECIAL EXCEPTION USE REGULATIONS, B. SPECIAL EXCEPTION GENERAL STANDARDS BY ADDING B.(3)(g), AS FOLLOWS:**

Section 8. Special Exception Use Regulations

**B. *Special exception general standards:*** All special exception uses shall be subject to the following regulations:

- (1) *Uses:* The premises of a special exception use shall be used for only those buildings, uses, and accessory buildings specifically indicated by the Commission in its approval of the special exception use.
- (2) *Compatibility:* The tract of land must be suitable for the type of special exception use proposed by virtue of its location, shape, topography and the nature of surrounding development.
- (3) *Standards:* Required standards and regulations for special exception uses and buildings are as follows:
  - (a) All special exception uses shall be subject to the general regulations for structures and uses, lots and yards and vehicles contained in this ordinance for principal building and single lot development as well as the specific dimension and area regulations for lots and structures in the specific zoning district in which the special exception use is proposed.
  - (b) Minimum lot frontage on a street shall be sufficient to permit properly spaced and located access points designed to serve the type of special exception use proposed. The proposed use shall not attract inappropriate traffic volumes, noise or congestion. Wider spacing between access points and intersecting street right-of-way lines should be required when

the lot has more than the minimum required frontage on a street. All access points shall be specifically approved by the Administrative Official.

- (c) All buildings should be located an adequate distance from all property lines and street right-of-way lines. Greater building setback lines should be required when the lot has more than the minimum lot area required or when deemed necessary to protect surrounding properties.
- (d) Landscaped separation shall be provided along all property lines and along all streets serving the premises in conformance with the Hernando County Community Appearance Ordinance and as required by the Planning and Zoning Commission. The premises shall be permanently screened from adjoining and contiguous properties by a wall, fence, evergreen hedge and/or other approved enclosure when deemed necessary to buffer the special exception use from surrounding areas.
- (e) The use shall be of a similar architectural scale to existing neighborhood development or take advantage of an existing building for its purposes.
- (f) Visual and functional conflict between the proposed use and nearby neighborhood uses, if existent, shall be minimal.
- (g) For special exception uses on local streets, traffic generation rates and traffic distribution rates associated with the proposed use will be reviewed to determine whether they exceed those typically associated with local street traffic.

(4) *Signs permitted:*

Sign location and size shall be indicated on the site plan submitted with the special exception use permit. The Planning & Zoning Commission may approve signage up to the maximum allowed in the land development regulations regarding signs.

- (5) *Special exception runs with the land:* A special exception applies to the property for which it is granted, and not to the individual who applies for it. A special exception is transferable to any future owner of the land, but it cannot be transferred by the applicant to a different site. Further, the special exception shall become null and void if the parcel of land granted the special exception is reduced in size from the original approval size.

**SECTION 13. BY AMENDING APPENDIX A, ZONING, ARTICLE V. ADMINISTRATION, SECTION 8. SPECIAL EXCEPTION USE REGULATIONS, C. SPECIAL EXCEPTION USES, AS FOLLOWS:**

**Section 8. Special Exception Use Regulations**

*C. Special Exception Uses:*

- (1) The following special exception uses only may be approved in all zoning districts:
  - (a) Educational facilities
  - (b) Noncommercial amusement facilities
  - (c) Cemeteries
  - (d) Hospitals
  - (e) Nursing care homes
  - (f) Places of Public Assembly
  - (g) Child care facilities (more than five children unrelated to the operator)
  - (h) Substance-abuse rehabilitation facilities
  - (i) Congregate care homes and facilities
  - (j) Community residential homes
  - (k) Charitable Organizations

**SECTION 14. BY AMENDING APPENDIX A, ZONING, ARTICLE VIII, PLANNED-DEVELOPMENT PROJECT, SECTION 1. PLANNED DEVELOPMENT PROJECTS, B. PERIMETER SETBACKS THROUGH MODIFICATION AS FOLLOWS:**

**B. Perimeter Setback** The following shall be the minimum building front, rear, and side setbacks for the portion of the project which is adjacent to the project perimeter.

PDP (Residential Uses)	Front	25
	Side	10
	Rear	20

PDP (Neighborhood Commercial)	Side	20
	Rear	35

PDP (Commercial/Office-Professional)	Side	20
--------------------------------------	------	----

Uses)	Rear	35
PDP (Industrial Uses)		
	Side	20
	Rear	35
PDP (Agricultural, Country 2.5)		
	Front	75
	Side	25
	Rear	35
PDP (Agricultural/ Residential)		
	Front	50
	Side	10
	Rear	35
PDP (Recreational)		
	Front	75
	Side	25
	Rear	25
PDP (Residential SF Manufactured Home)		
	Front	25
	Side	10
	Rear	15
PDP (Corporate Park)		
	Side	20
	Rear	35
PDP (Aviation Facilities District)		
	Side	20
	Rear	35

Along US 19, SR 50, US 41, US 98, US 301, CR 578, and CR 485 front yard requirements shall be 125 feet. Residential uses located on CR 578 between US 19 and Oak Lake Drive shall meet the standard setback of the district.

For (neighborhood commercial) (commercial/office professional uses), (industrial), (corporate park), and (aviation facilities) PDPs, front perimeter setbacks are as follows:

Along all roads not included above and identified on the Existing Functional Classification Map developed by Hernando County, the front setback shall be 75'. Along all roadways not identified on the Existing Functional Classification Map, the minimum front yard requirement is thirty-five feet (35').

The Existing Functional Classification Map developed by Hernando County is hereby adopted by reference and made part of this Section. The official Existing Functional Classification Map shall be placed on file at the Hernando County Planning Department. The Existing Functional Classification Map may be modified by board resolution at any time upon notice of an advertised public hearing.

**SECTION 15. BY AMENDING APPENDIX A, ZONING, ARTICLE VIII, PLANNED-DEVELOPMENT PROJECT, SECTION 1. PLANNED DEVELOPMENT PROJECTS, C. BUFFERING, THROUGH MODIFICATION AS FOLLOWS:**

C. Buffering A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.

The buffer shall consist of a five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five and a maximum height of eight feet, or an evergreen hedge with a minimum height of five feet at the time of planting.

**SECTION 16. BY AMENDING APPENDIX A, ZONING, ARTICLE VIII, PLANNED-DEVELOPMENT PROJECT, SECTION 1. PLANNED DEVELOPMENT PROJECTS, THROUGH ADDITION OF M. FIRE PROTECTION PLAN AS FOLLOWS:**

M. Fire Protection Plan For all residential PDPs with lots which have lot widths of less than 60' at the building line, a fire protection plan must be submitted upon the filing of a conditional plat. The fire protection plan must include:

- 1) Prohibition of walls which preclude access to side yards; or,
- 2) If walls are proposed, gates or doors must be provided to allow access to side yards; or,
- 3) The provision of a 15' separation strip free of any impediments (no walls, structures, pools, buildings, etc.) every 8 units and unimpeded rear yards; or,
- 4) Residential sprinkler system; or,
- 5) Other plan acceptable to the County

**SECTION 17. BY AMENDING APPENDIX A, ZONING, ARTICLE VIII, PLANNED-DEVELOPMENT PROJECT, SECTION 1. PLANNED DEVELOPMENT PROJECTS, SECTION 5, PERMITTED USES, THROUGH MODIFICATION AS FOLLOWS:**

**Section 5: Permitted Uses**

1. PDP (Single Family): All permitted uses and special exception uses allowed in the R-1A, R-1B, R-1C, R-2.5, R-2 and R-1MH zoning districts which have been specifically designated or specified in the narrative or on the plan.
2. PDP (Multifamily): All permitted uses in the R-3 zoning district. Any special exception uses allowed in the R-3 zoning district which have been specifically designated or specified in the narrative or on the plan.
3. PDP (Mobile Home): All permitted and special exception uses allowed in the RM zoning district which have been specifically designated or specified in the narrative or on the plan.
4. PDP (Rural): All permitted and special exception uses allowed in the AG, AR, A/R-1, A/R-2, Country 2.5 and A-C zoning districts which have been specifically designated or specified in the narrative or on the plan.
5. PDP (Resort Residential): All permitted uses and special exception uses allowed in the RR zoning district which have been specifically designated or specified in the narrative or on the plan.
6. PDP (General Highway Commercial): All permitted uses in the C-1 zoning district. Any special exception uses allowed in the C-1 zoning district which have been specifically designated or specified in the narrative or on the plan. Any permitted and special exception uses from the C-2 zoning district specifically designated in the narrative or on the plan.
7. PDP (General Commercial): All permitted uses in the C-1 zoning district. Any special exception uses allowed in the C-1 zoning district which have been specifically designated or specified in the narrative or on the plan. Any permitted and special exception uses from the C-2 or O/P zoning districts specifically designated in the narrative or on the plan.
8. PDP (Highway Commercial): All permitted uses in the C-2 zoning district. Any special exception uses allowed in the C-2 zoning district which have been specifically designated or specified in the narrative or on the plan. Any permitted and special exception uses from the O/P and C-4 zoning districts specifically designated in the narrative or on the plan.
9. PDP (Neighborhood Commercial): All permitted uses in the C-3 zoning district. Any special exception uses allowed in the C-3 zoning district which have been specifically designated or specified in the narrative or on the plan. Any permitted and special exception uses from the C-1 zoning district specifically designated in the narrative or on the plan.



10. PDP (Heavy Highway Commercial): All permitted uses in the C-4 zoning district. Any special exception uses allowed in the C-4 zoning district which have been specifically designated or specified in the narrative or on the plan. Any permitted and special exception uses from the C-2, O/P, I-1 and I-2 zoning districts designated in the narrative or on the plan.
11. PDP (Light Industrial): All permitted uses in the I-1 and C-4 zoning districts. Any special exception uses allowed in the I-1 and C-4 zoning districts which have been specifically designated or specified in the narrative or on the plan. Any permitted and special exception uses from the I-2 zoning districts designated in the narrative or on the plan.
12. PDP (Industrial): All permitted uses in the I-1 zoning district and any permitted and special exception uses from the I-2 zoning districts designated in the narrative or on the plan.
13. PDP (Heavy Industrial): All permitted uses in the I-2 zoning district. Any special exception uses allowed in the I-2 zoning district which have been specifically designated or specified in the narrative or on the plan.
14. PDP (Office/Professional): All permitted uses in the O/P district. Any special exception uses allowed in the O/P zoning district which have been specifically designated or specified in the narrative or on the plan. Any permitted and special exception uses from the C-1 zoning district, which have been specifically designated in the narrative or on the plan.
15. PDP (Recreation): All permitted uses and those special exception uses in the narrative or in the R-C district, plus any of the following which have been designated on the approved master plan:
  - (a) Golf Courses
  - (b) Miniature Golf Course
  - (c) Go-cart Tracks
  - (d) Tennis Complexes
  - (e) Baseball or golf driving ranges
  - (f) Bathing Beaches
  - (g) Swimming Facilities
  - (h) Picnic Grounds
  - (i) Amusements piers, mechanical riding devices, carnivals, circuses, animal displays, aquariums, menageries or exhibit museums
  - (j) Outdoor rifle, shotgun, pistol or archery ranges
  - (k) Natural Buffer areas
  - (l) All park districts, including private, mini-park/tot lots, neighborhood, community and regional parks
  - (m) Recreational Airports
  - (n) Other outdoor uses of a recreational nature specifically approved by the Board of County Commissioners
  - (o) Private airstrips
  - (p) Clubhouses and restaurants as accessory uses to a permitted use

- (q) Pro Shops as accessory uses to a permitted use
  - (r) Concession stands accessory uses to a permitted use
16. PDP (Public Service Facility Overlay District): All government and public service uses and structures consistent with the master plan approval.
  17. PDP (Special Use): This category will include open space, conservation and all other uses not specifically enumerated in the Planned Development Project section but shown on the approved PDP Plan.
  18. PDP (Combined): This category is For mapping purposes For PDPs that contain more than two approved uses.
  19. PDP (Corporate Park): The following uses shall be allowed within the Corporate Park designation:
    - (a) Day care centers
    - (b) Business, professional and nonprofit organization office use, but not including the sale or storage of merchandise except where the sale or storage of merchandise relates directly to the rendering of professional services
    - (c) Publicly owned or operated building.
    - (d) One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public
    - (e) Personal Service Establishments
    - (f) Domestic and business service establishments
    - (g) Domestic and business repair establishments
    - (h) Business training schools
    - (I) Restaurants with or without alcohol dispensation
    - (j) Hotels
    - (k) Motels
    - (l) Aircraft parts establishments
    - (m) Light manufacturing
    - (n) Light wholesale and storage establishments
    - (o) Light outdoor advertising service establishments
    - (p) Light research, development and testing laboratories
    - (q) Publishing and printing service establishments
    - (r) Aquaculture, with or without above ground tanks, with proper screening
  20. PDP (Aviation Facilities):

- (a) Aircraft parts establishment
- (b) Aircraft establishments
- (c) Aircraft fuel sales and dispensing, including the storage of fuel For such purposes
- (d) Aircraft repair and maintenance facilities
- (e) T-hangers
- (f) Tie down areas
- (g) Air Cargo establishments

**SECTION 17. SEVERABILITY**

If any section, subsection, sentence, clause, or phrase of this ordinance, For any reason, is held to be unconstitutional, void or invalid, the validity of the remaining portions of said ordinance shall not be affected thereby.

**SECTION 18. INCLUSION INTO THE CODE**


The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of Hernando County, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

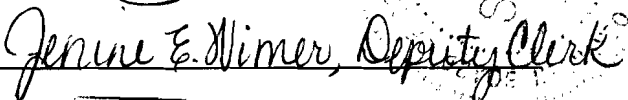
**SECTION 19. EFFECTIVE DATE**

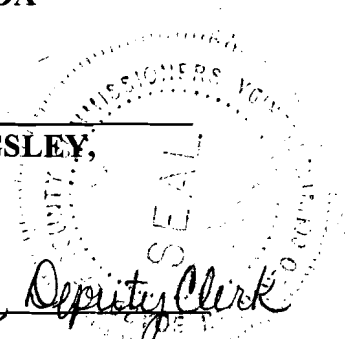
This Ordinance shall become effective upon receipt of the official acknowledgment from the office of the Secretary of State of the State of Florida that this Ordinance has been filed with said office.

**ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS IN REGULAR SESSION THIS 18th DAY OF DECEMBER, 2001.**

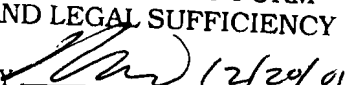
**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

BY   
**CHRISTOPHER A. KINGSLEY,  
CHAIRMAN**

ATTEST   
**Jennie E. Wimer, Deputy Clerk**

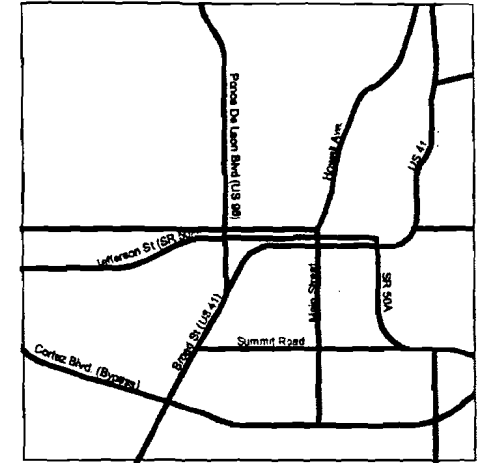


**SEAL**

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY  
BY  12/24/01  
County Attorney's Office

# Hernando County MPO

## Existing Functional Classification



Brooksville Inset

