

ORDINANCE NO. 84-6

AN ORDINANCE AMENDING HERNANDO COUNTY ORDINANCE NO. 72-3 KNOWN AS THE HERNANDO COUNTY LAND USE REGULATIONS BY AMENDING THE FRONT YARD REQUIREMENTS IN ALL ZONING DISTRICTS; PROVIDING FOR AN EFFECTIVE DATE.

BE IT HEREBY ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA AS FOLLOWS:

SECTION 1. Hernando County Ordinance No. 72-3, Article IV,

Section 2, Subsection D, Number 3 is hereby amended to read as follows:

3. Minimum front yard requirements
In all residential districts, the minimum front yard requirement is 25 feet. The Board may, however, grant a variance where existing development on adjoining lots does not meet this front yard requirement.

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, SR 50, U.S. 41, U.S. 98, U.S. 301 and CR 50 front yard requirement shall be 125 feet.

SECTION 2. Hernando County Ordinance No. 72-3, Article IV, Section 3, Subsection D, Number 1, is hereby amended to read as follows:

1. Minimum front yard requirement
The minimum front yard requirement for districts C-1 and C-2 is 75 feet. The minimum front yard requirement for district C-3 is 50 feet.

Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301 and CR 50 front yard requirement shall be 125 feet.

SECTION 3. Hernando County Ordinance No. 72-3, Article IV, Section 4, Subsection D, Number 1, Item a. is hereby amended to read as follows:

- a. Minimum front yard requirement: The minimum front yard requirement for industrial districts is 75 feet. Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301 and CR 50 front yard requirement shall be 125 feet.

SECTION 4. Hernando County Ordinance No. 72-3, Article IV, Section 6, Subsection E, Number 1, Item c. is hereby amended to read as follows:

- c. The minimum front yard requirement in agricultural districts shall be 75 feet. Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301 and CR 50 front yard requirement shall be 125 feet.

SECTION 5. Hernando County Ordinance No. 72-3, Article IV, Section 6, Subsection E, Number 2, Item b. is hereby amended to read as follows:

- b. The minimum front yard requirement shall be 75 feet. All other yards shall be a minimum of 35 feet. Along U. S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301 and CR 50 front yard requirement shall be 125 feet.

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SECTION 6. Hernando County Ordinance No. 72-3, Article IV, Section 6, Subsection E, Number 3, Item b. is hereby amended to read as follows:

- b. The minimum front yard requirement shall be 75 feet. All other yards shall be a minimum of 35 feet. Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301 and CR 50 front yard requirement shall be 125 feet.

SECTION 7. Hernando County Ordinance No. 72-3, Article IV, Section 7, Subsection B, Number 3 is hereby amended to read as follows:

3. Minimum front yard requirement in the Agricultural/Residential District shall be 50 feet. Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301 and CR 50 front yard requirement shall be 125 feet.

SECTION 8. Hernando County Ordinance No. 72-3, Article IV, Section 8, Subsection D, Item 1 is hereby amended to read as follows:

1. The minimum yard requirement for all yards in the Mining District shall be 75 feet. The Board, however, may reduce this requirement for side or rear yards where such yards would be adjacent to railroad sidings if such reduction would not be detrimental to surrounding areas.

Along U. S. 19, SR 50, U.S. 41, U.S. 98, U. S. 301 and CR 50 front yard requirement shall be 125 feet.

SECTION 9. Hernando County Ordinance No. 72-3, Article VIII, Section 5, Subsection D, Number 2 is hereby amended to read as follows:

2. The Minimum Required Building Setbacks from all street right-of-way lines shall be as follows:
 - a. In residential projects the setback shall be 25 feet.
 - b. In Mobile Home Park projects, the setback shall be 50 feet.
 - c. In Neighborhood Commercial projects, the setback shall be 50 feet.
 - d. General Highway Commercial projects shall have a setback of 75 feet.
 - e. In Industrial projects, the setback shall be 75 feet.
 - f. Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301 and CR 50 the setback shall be 125 feet.
 - g. The county may reduce the building setback along street right-of-ways when the development plan purposes a more efficient and safe design. This reduction would be accomplished as part of the development plan approval.

SECTION 10. This ordinance shall become effective as provided by law.

ADOPTED in Regular Session this 27th day of March, 1984, A.D.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

BY Henry P. Ledbetter
HENRY LEDBETTER, CHAIRMAN

ATTEST Harold William Brown
HAROLD WILLIAM BROWN, CLERK