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ORDINANCE 98-17

ALLANISSEE, FLORIDA

AN ORDINANCE AMENDING THE HERNANDO COUNTY CODE OF ORDINANCES, APPENDIX A, ZONING ORDINANCE; BY AMENDING APPENDIX A, ARTICLE IV. ZONING DISTRICT REGULATIONS, SECTION 2. RESIDENTIAL DISTRICTS THROUGH MODIFICATION OF MAXIMUM HEIGHT REQUIREMENTS; BY AMENDING APPENDIX A, ARTICLE IV. ZONING DISTRICT REGULATIONS, SECTION 3. COMMERCIAL DISTRICTS BY PROVIDING FOR A LIMITED WELDING SHOP AS AN ACCESSORY OR PERMITTED USE IN THE C-2 DISTRICT; AND BY AMENDING APPENDIX A, ARTICLE IV. ZONING DISTRICT REGULATIONS, SECTION 3. COMMERCIAL DISTRICTS C. SPECIAL EXCEPTION USES (2) SPECIAL EXCEPTION USES IN A C-2 HIGHWAY COMMERCIAL DISTRICT BY PROVIDING FOR A WELDING SHOP; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. BY AMENDING APPENDIX A, ARTICLE IV. ZONING DISTRICT REGULATIONS, A. R-1A RESIDENTIAL DISTRICT (4) DIMENSION AND AREA REGULATIONS (i) MAXIMUM BUILDING HEIGHT, AS FOLLOWS:

A. *R-1A Residential District*

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

- (i) Maximum building height: The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 ½) 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.

SECTION 2. BY AMENDING APPENDIX A, ARTICLE IV. ZONING DISTRICT REGULATIONS, B. R-1B RESIDENTIAL DISTRICT (4) DIMENSION AND AREA REGULATIONS (i) MAXIMUM BUILDING HEIGHT, AS FOLLOWS:

B. *R-1B Residential District*

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

- (i) **Maximum building height:** The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 ½) 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.

SECTION 3. BY AMENDING APPENDIX A, ARTICLE IV. ZONING DISTRICT REGULATIONS, C. R-1C RESIDENTIAL DISTRICT (4) DIMENSION AND AREA REGULATIONS (i) MAXIMUM BUILDING HEIGHT, AS FOLLOWS:

C. R-1C Residential District

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

- (i) **Maximum building height:** The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 ½) 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.

SECTION 4. BY AMENDING APPENDIX A, ARTICLE IV. ZONING DISTRICT REGULATIONS, D. R-2.5 RESIDENTIAL DISTRICT (4) DIMENSION AND AREA REGULATIONS (i) MAXIMUM BUILDING HEIGHT, AS FOLLOWS:

D. R-2.5 Residential District

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

- (i) **Maximum building height:** The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 ½) 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.

SECTION 5. BY AMENDING APPENDIX A, ARTICLE IV. ZONING DISTRICT REGULATIONS, E. RM RESIDENTIAL DISTRICT (4) DIMENSION AND AREA REGULATIONS (i) MAXIMUM BUILDING HEIGHT, AS FOLLOWS:

E. RM Residential District

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

- (i) Maximum building height: The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 ½) 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.

SECTION 6. BY AMENDING APPENDIX A, ARTICLE IV. ZONING DISTRICT REGULATIONS, F. R-2 RESIDENTIAL DISTRICT (4) DIMENSION AND AREA REGULATIONS (i) MAXIMUM BUILDING HEIGHT, AS FOLLOWS:

F. R-2 Residential District

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

- (i) Maximum building height: The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 ½) 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.

SECTION 7. BY AMENDING APPENDIX A, ARTICLE IV. ZONING DISTRICT REGULATIONS, SECTION 3. COMMERCIAL DISTRICTS B. PERMITTED ACCESSORY USES AND STRUCTURES IN ALL COMMERCIAL DISTRICTS BY PROVIDING FOR A LIMITED WELDING SHOP AS AN ACCESSORY USE IN THE C-2 DISTRICT, AS FOLLOWS:

Section 3. Commercial Districts.

B. Permitted accessory uses and structures in all commercial districts:

- (1) Permitted accessory uses and structures in all commercial districts are: Signs identifying the name and type of activity conducted on the same premises; and, garages or other buildings not used as dwellings and accessories to the principal uses.
- (2) In the C-4 and A/C Commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.
- (3) In the C-2 district, welding shops customarily incidental to the principal use of the property shall be permitted as an accessory use provided the welding shop does not exceed 25% of the principal use area

SECTION 8. BY AMENDING APPENDIX A, ARTICLE IV. ZONING DISTRICT REGULATIONS, SECTION 3. COMMERCIAL DISTRICTS C. SPECIAL EXCEPTION USES (2) SPECIAL EXCEPTION USES IN A C-2 HIGHWAY COMMERCIAL DISTRICT BY PROVIDING FOR A WELDING SHOP AS FOLLOWS:

C. Special exception uses:

- (2) Special exception uses in a C-2 Highway Commercial District shall be as follows:
 - (a) Automobile and truck repair establishments

- (b) Light wholesale and storage establishments
- (c) Heavy building material establishments
- (d) Welding shops

SECTION 9. 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 10. INCLUSION INTO THE CODE

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

SECTION 11. EFFECTIVE DATE

This Ordinance shall be 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 23rd DAY OF JUNE, 1998.**


(SEAL)

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

Attest:


KAREN NICOLAI, Clerk

By:


HANNAH ROBINSON, Chairwoman

