

ORDINANCE NO. 85-19

AN ORDINANCE AMENDING HERNANDO COUNTY ORDINANCE NO. 72-3 KNOWN AS THE HERNANDO COUNTY LAND USE REGULATIONS BY AMENDING THE MINIMUM LIVING AREA REQUIREMENT FOR MOBILE HOMES TO BE PLACED IN MOBILE HOME PARKS; PROVIDING A MINIMUM DIMENSIONAL REQUIREMENT; PROVIDING A MINIMUM LIVING REQUIREMENT FOR MOBILE HOMES RELOCATED FROM MOBILE HOME PARKS; PROVIDING CONDITIONS FOR RELOCATION OF UNDERSIZED MOBILE HOMES AND A TIMEFRAME FOR RELOCATION; PROVIDING FOR MOBILE HOME SKIRTING IN ALL ZONING DISTRICTS; PROVIDING A SEVERANCE CLAUSE; PROVIDING AN EFFECTIVE DATE.

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FILED  
SECRETARY OF STATE

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

**SECTION 1. Hernando County Ordinance 72-3, Article VIII, Section 4, Subsection C, Number 4(b) is hereby amended to read as follows:**

- b. Each mobile home shall have a lot area of at least five thousand (5,000) square feet and shall meet the following standards:
  - 1. Each mobile home shall have a minimum length or width requirement of twelve (12) feet.
  - 2. The minimum living or floor area of a mobile home to be located in a mobile home park shall be 600 square feet exclusive of all attachments provided however that a mobile home of at least 450 square feet exclusive of all attachments which may or may not meet the minimum length or width requirement of twelve feet existing in an approved mobile home park in Hernando County as of February 28, 1985, may be relocated to any other approved mobile home park within one year of the closing of the park in which the mobile home is currently located and notice of eviction. The County will require an inspection of the mobile home prior to its removal from the mobile home park to ensure that the ordinance terms have been satisfied.
  - 3. All mobile homes must be skirted as part of the placement construction and the skirting must be completed prior to the issuance of the certificate of occupancy. The skirting shall constitute a visual screen of plastic, wood, metal, fiberglass, masonry, or other opaque material placed around the entire perimeter of the mobile home and extending from the base of the mobile home to the ground.

**SECTION 2. Hernando County Ordinance 72-3, Article IV, Section 2, Subsection D, Number 7 is hereby amended to read as follows:**

**7. Minimum Living Area:**

In all residential districts the minimum living area of a dwelling shall be 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. Notwithstanding the provisions of this subsection, the minimum living or floor area of a mobile home will be 600 square feet exclusive of all attachments. No mobile home shall have a length or width dimension less than twelve (12) feet. All mobile homes must be skirted as part of the placement construction and the skirting must be completed prior to

the issuance of the certificate of occupancy. The skirting shall constitute a visual screen of plastic, wood, metal, fiberglass, masonry, or other opaque material placed around the entire perimeter of the mobile home and extending from the base of the mobile home to the ground.

**SECTION 3. Hernando County Ordinance 72-3, Article IV, Section 6, Subsection E, Number 1, Item h, is hereby amended to read as follows:**

The minimum living area of a dwelling shall be 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. Notwithstanding the provisions of this subsection, the minimum living or floor area of a mobile home will be 600 square feet exclusive of all attachments. No mobile home shall have a length or width dimension less than twelve (12) feet. All mobile homes must be skirted as part of the placement construction and the skirting must be completed prior to the issuance of the certificate of occupancy. The skirting shall constitute a visual screen of plastic, wood, metal, fiberglass, masonry, or other opaque material placed around the entire perimeter of the mobile home and extending from the base of the mobile home to the ground.

**SECTION 4. Hernando County Ordinance 72-3, Article IV, Section 7, Subsection B, Number 7 is hereby amended to read:**

The minimum living area of a dwelling shall be 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. Notwithstanding the provisions of this subsection, the minimum living or floor area of a mobile home will be 600 square feet exclusive of all attachments. No mobile home shall have a length or width dimension less than twelve (12) feet. All mobile homes must be skirted as part of the placement construction and the skirting must be completed prior to the issuance of the certificate of occupancy. The skirting shall constitute a visual screen of plastic, wood, metal, fiberglass, masonry, or other opaque material placed around the entire perimeter of the mobile home and extending from the base of the mobile home to the ground.

**SECTION 5. 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 6. 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 20<sup>th</sup> DAY OF August, 1985.

BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

BY: Leonard F. Tria  
LEONARD F. TRIA, CHAIRMAN

Attest: Harold W. Brown  
HAROLD W. BROWN, CLERK

(SEAL)