

ORDINANCE 89 - 1

AN ORDINANCE AMENDING THE HERNANDO COUNTY CODE OF ORDINANCES, APPENDIX A, ZONING, ARTICLE II, SECTION 4, GENERAL REGULATIONS FOR VEHICLES, BY AMENDING THE OFF-STREET PARKING SPACE AND OFF-STREET PARKING SPACE ACCESS REQUIREMENTS; AMENDING ARTICLE VIII, SECTION 2(C) BY AMENDING THE OFF-STREET PARKING AND ACCESS STANDARDS; AMENDING ARTICLE VIII, SECTION 4(B)(3), BY AMENDING THE STANDARDS FOR RESIDENTIAL PLANNED-DEVELOPMENT PROJECTS; AMENDING ARTICLE VIII, SECTION 4(D)(3) BY AMENDING THE STANDARDS FOR NEIGHBORHOOD COMMERCIAL PLANNED-DEVELOPMENT PROJECTS; AMENDING ARTICLE VIII, SECTION 4(E)(3) BY AMENDING THE STANDARDS FOR GENERAL HIGHWAY COMMERCIAL PLANNED-DEVELOPMENT PROJECTS; AMENDING ARTICLE VIII, SECTION (4)(F)(3) BY AMENDING THE STANDARDS FOR INDUSTRIAL PLANNED-DEVELOPMENT PROJECTS; PROVIDING A SEVERANCE CLAUSE; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ZONING, ARTICLE II, SECTION 4 IS HEREBY AMENDED TO READ:

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 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. Houses of worship, public and private schools offering academic courses, non-commercial amusement facilities, community centers, civic centers, and public meeting halls 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;

3. Furniture, major appliance: 2 spaces per 1000 square feet of building area.
- f. Domestic and business service establishments, publishing and printing service establishments, domestic and business repair establishments, and domestic rental establishments: 5 spaces per 1000 square feet of building area.
- g. Business, professional and nonprofit organizations offices, public offices, and research development and testing laboratories: 4 spaces per 1000 square feet of building area PLUS 3 spaces per doctor/dentist.
- h. Business training schools: 2 spaces per 1000 square feet of building area PLUS .8 spaces per student enrolled on the premises.
- i. Restaurant: .4 spaces per seat based on maximum customer capacity PLUS 1 space per drive-through customer service window.
- j. Drive-in restaurant: 1 space per drive-through customer service window PLUS 1 space per employee of the largest shift.
- k. Commercial amusement establishments, non-commercial amusement facilities, and motion picture theaters:
 1. General: .3 spaces per seat based on maximum capacity of auditorium, stadium, arena, theater or similar place of assembly; or .3 spaces per person based on maximum capacity; or 15 spaces per 1000 square feet of building and/or land area devoted to assembly or recreation use on the premises.
 2. Bowling: 3 spaces per lane
 3. Golf: 2 spaces per green PLUS 1 space per driving range position
 4. Gun/Archery range: 3 spaces per target position + 1 space per employee
 5. Miniature golf: 2 spaces per green + 1 space per employee
 6. Racquet court: 2 spaces per court
 7. Skating: 5 spaces per 1000 square feet of building area
- l. Motel and hotel: 1.1 spaces per sleeping unit PLUS 1 space per resident manager PLUS .2 spaces per restaurant seat based on maximum customer capacity.
- m. Automotive dealer establishments, tire and automotive accessory establishments, automotive specialty establishments, automotive equipment rental

- establishments, gasoline service stations, automobile and truck repair establishments, public transportation terminals, motor freight transportation establishments, and aircraft establishments: 1.5 spaces per person regularly employed on the premises PLUS 5 spaces per 1000 square feet of building area devoted to retail selling of merchandise, goods and products.
- n. Farm equipment and supply establishments, and building material establishments: 1.5 spaces per person regularly employed on the premises PLUS 5 spaces per 1000 square feet of building area devoted to retail selling of merchandise, goods and products.
- o. Heating fuel and ice establishments, construction service establishments, and landscaping service establishments: 1.5 spaces per person regularly employed on the premises.
- p. Veterinarian and animal hospital service establishments: 1.8 spaces per person regularly employed on the premises PLUS 3 spaces per veterinarian.
- q. Mortuaries, funeral homes and crematories: 20 spaces per 1000 square feet of building area devoted to slumber rooms, parlors or individual mortuary rooms PLUS .3 spaces per seat based on maximum capacity of funeral service chambers or chapel.
- r. Manufacturing, wholesale and storage establishments, outdoor advertising service establishments, and laundry and dry cleaning plants: .7 spaces per person regularly employed on the premises based on the largest single employment shift.
- s. Primary & Secondary Educational facilities: the greater of:
1. one (1) space per staff member PLUS 3 spaces for visitor parking.
 2. .2 spaces per student above the 9th grade level
 3. .3 spaces per seat in public assembly areas
- t. Cultural facilities: .3 spaces per seat ; or 10 spaces per 1000 square feet of building and/or land area devoted to assembly or visitor use on the premises.
- u. Religious facilities: .3 spaces per seat on basis of maximum capacity of auditorium or principal place of assembly.
- v. Hospitals: 1.6 spaces per bed based on maximum patient capacity.
- w. Nursing care homes: .3 spaces per bed based on maximum capacity.

- x. **Adult congregate living facilities (ACLF):**
 - 1. .5 spaces per bed based on maximum capacity
 - 2. A Single-family residential structure which has been modified to operate as an adult congregate living facility (ACLF) and is operating under a special exception to the zoning code of ordinances shall provide both the required off-street single family and ACLF parking. The ACLF parking may be surfaced with grass or lawn; however, if parking demand is such that said grass or lawn is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, then paving of such an area in accordance with this section may be required by the administrative official
- y. **Marine establishments:** 1 space per person regularly employed on the premises PLUS 5 spaces per 1000 square feet of building area devoted to retail selling of merchandise, goods and products PLUS 2 spaces per 5 wet or dry boat slips.

- 7. Where a facility is combined for multiple use, the total amount of required parking shall be calculated on a combined basis.
- 8. The amount of off-street parking space required shall be interpreted by the Administrative Official.
- 9. Off-street parking space designed to serve nonresidential buildings and uses located in nonresidential zoning districts shall not be permitted to be located in residential zoning districts.
- 10. Existing off-street parking space for any premises shall not be reduced unless it exceeds the requirements of this ordinance.
- 11. Any existing use without conforming off-street parking space shall not be required to conform with the requirements of this ordinance at the time of any alteration, change of use or expansion of the use unless there is a resulting increase in parking space demand. If an increase results, then the total required parking must conform to county parking lot standards.

B. OFF-STREET PARKING SPACE ACCESS:

- 1. Access points located on a street:
 - a. Shall be only one vehicular access, not to exceed 40 feet in width for a two lane driveway.
 - b. Or, one vehicular access point, not to exceed 60 feet in width for a four lane driveway.
 - c. Or, two vehicular access points, not to exceed 24 feet in width each.

- d. All vehicular access points shall be located at least 150 feet, or $\frac{2}{3}$ the distance of the lot frontage, whichever is less, from the intersection of any right-of-way lines of streets or a street and a railroad and at least 15 feet from all side or rear property lines.
2. There shall be a minimum distance of 30 feet between any two access points serving the property.
3. Private roads designed to provide vehicular access to nonresidential buildings and uses located in nonresidential zoning districts shall not be permitted to be located in residential zoning districts.
4. The Governing Body may permit additional access points when such points are justified and necessary due to the length of street frontage serving the premises and provided that the additional access points will substantially reduce traffic hazards or congestion on adjacent streets serving the property.
5. Off-street parking facilities and other vehicular facilities both required and provided, shall:
 - a. Be identified as to purpose and location when not clearly evident;
 - b. Provide that access to parking, including access and aisles providing access to parking spaces, be constructed to county parking lot standards approved by the Governing Body;
 - c. Be drained to county drainage standards approved by the Governing Body.

C. OFF-STREET LOADING AND UNLOADING SPACE:

1. Shall be provided on the premises so that no loading or unloading activity will be generated on any street, or impede the flow of traffic through parking or access areas.
2. Shall be provided with vehicular access to a street or alley as well as with appropriate maneuvering areas.
3. Loading and unloading bays shall be at least 40 feet in depth, 12 feet in width, with an overhead clearance of not less than 14 feet.
4. Shall be constructed to parking lot standards approved by the Governing Body.
5. Space for the servicing of building by refuse collection, fuel, and other service vehicles shall also be provided on the premises.
6. The Administrative Official shall interpret the amount of loading and unloading space required for any building or use.

SECTION 2. HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ZONING, ARTICLE VIII, SECTION 2(C) IS HEREBY AMENDED TO READ:

SECTION 2 SPECIFIC PROJECT REQUIREMENTS

- C. **OFF-STREET PARKING AND ACCESS STANDARDS:** The Off Street parking and access standards for all planned development projects shall be as follows:
1. Off-street parking area including required parking spaces, moving aisles, access lanes and related off-street parking appurtenances shall be provided on the site.
 2. Areas shall be provided for the parking, loading and unloading of delivery trucks and other vehicles and for the servicing of buildings by refuse collection, fuel and other service vehicles in addition to the required automobile parking spaces. Such areas shall be adequate in size and so arranged that they may be used without blockage or interference with the use of access ways or automobile parking facilities.
 3. All access roads serving a planned-development project shall have a minimum pavement width as set forth and contained in the "Hernando County Facility Design Guidelines".
 4. All off-street parking, loading and unloading areas and access roads shall be constructed to county parking lot standards approved by the Governing Body.
 5. A landscaped separation strip conforming to the standards set forth and contained in the Community Appearance Ordinance, shall be provided along all access roads on which off-street parking space is located.
 6. Off-street parking space access points on access roads should be located at least 200 feet apart and no access point should exceed 30 feet in width.
 7. Access points on all collector or arterial streets serving a planned-development project shall be properly located and spaced. The Governing Body may approve the use of temporary access points provided that such temporary access points shall be eliminated by the developer when access roads or other streets are extended to the permanent access points.
 8. No planned-development project shall be permitted vehicular access to a minor residential street unless specifically approved by the Governing Body.
 9. Lighting facilities shall be arranged in such a manner so as to prevent direct glare or hazardous interference of any kind to adjoining streets or premises.

SECTION 3. HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ZONING, ARTICLE VIII, SECTION 4(B)(3) IS HEREBY AMENDED TO READ:

3. **STANDARDS:**

- a. Required land area and land use intensity standards shall be as follows:
- (i) For the purpose of this section, the following definitions shall apply:
 1. Maximum Gross Floor Area Ratio: The ratio of floor area that can be built for each square foot of land area. Maximum Gross Floor Area Ratio times Land Area = Floor Area Permissible.
 2. Minimum Open Space Ratio: The ratio of open space that must be provided for each square foot of floor area. Minimum open spaces that must be provided.
 3. Minimum Livability Space Ratio: The ratio of open space per square foot of floor area that must be provided other than that provided in roads and parking area. Minimum Livability Space Ratio times Floor Area = Square Feet of Open Space that must be available other than that provided in roads and parking areas.
 4. Minimum Recreation Space Ratio: The ratio of square feet of land per square foot of floor area that must be devoted to recreation. Minimum Recreation Space Ratio times Floor Area = Square Feet of Recreation Space that must be provided. Required recreation space may be provided on land devoted to and included as required open space.
 - (ii) In developments of 2 acres or more (referred to as Land Use Intensity MI), the following land use intensity standards shall apply:

The Maximum Gross Floor Area Ratio shall be .20 .
 The Minimum Open Space Ratio shall be 3.80.
 The Minimum Livability Space Ratio shall be 2.60.
 The Minimum Recreation Space Ratio shall be .18.
 The Minimum amount of parking shall be as provided for and contained in Article II, Section 4, A(6) of this ordinance.
 - (iii) In developments of 4 acres or more (referred to as Land Use Intensity MII), the following land use intensity standards shall apply:

The Maximum Gross Floor Area Ratio shall be .25.
 The Minimum Open Space Ratio shall be 3.00.
 The Minimum Livability Space Ratio shall be 2.00.
 The Minimum Recreation Space Ratio shall be .17.
 The Minimum amount of parking shall be as provided for and contained in Article II, Section 4, A(6) of this ordinance.
 - (iv) In developments of 25 acres or more (referred to as Land Use Intensity MIII), the following land use intensity standards shall apply:

The Maximum Gross Floor Area Ratio shall be .30.
 The Minimum Open Space Ratio shall be 3.00.
 The Minimum Livability Space Ratio shall be 2.00.
 The Minimum Recreation Space Ratio shall be .17.
 The Minimum amount of parking shall be as provided for and contained in Article II, Section 4, A(6) of this ordinance.
 - (v) In developments of 50 acres or more (referred to as Land Use Intensity MIV), the following land use intensity standards shall apply:

The Maximum Gross Floor Area Ratio shall be .40.
The Minimum Open Space Ratio shall be 1.80.
The Minimum Livability Space Ratio shall be 1.10.
The Recreation Space Ratio shall be .13.
The Minimum amount of parking shall be as provided for and contained in Article II, Section 4, A(6) of this ordinance.

(vi) The minimum amount of open space required shall be determined by the larger of (A) the square feet of open space that must be provided based on the Minimum Open Space Ratio or (B) the sum of the square feet of open space that must be available other than that provided in roads and parking areas based on the Minimum Livability Space Ratio plus the square feet of land that is devoted to roads and ground level parking areas.

(vii) Land Use Intensities MI and MII shall apply only within the R-3 Residential Zoning Districts.

- b. The maximum number of dwelling units permitted on the premises shall not exceed the total floor area permitted divided by 650 square feet.
- c. Off-street parking space for buildings and uses specifically permitted as special exception uses shall be provided as in Article II, Section 4, A, (6).
- d. One attached unlighted sign not over two square feet in area identifying each building plus one unlighted freestanding sign not over six square feet in area identifying the residential planned-development project on the premises shall be permitted. The Governing Body may, however, permit additional lighted or unlighted freestanding signs not over six square feet in area identifying the residential planned development project on the premises when such signs are deemed necessary due to the size, location or nature of the planned-development project.

SECTION 4. HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ZONING, ARTICLE VIII, SECTION 4(D)(3) IS HEREBY AMENDED TO READ:

3. STANDARDS:

- a. The minimum amount of automobile off-street parking shall be as provided for and contained in Article II, Section 4, A (6) of this ordinance.
- b. No sign shall extend or project more than three (3) feet above or beyond the building walls. All signs must relate only to the name and use of the store and premises or to the products sold therein. One (1) freestanding sign to identify the neighborhood commercial planned-development project shall be permitted after its design and location has been approved as shown on the preliminary and final plat.

SECTION 5. HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ZONING, ARTICLE VIII, SECTION 4(E)(3) IS HEREBY AMENDED TO READ:

3. STANDARDS:

- a. A minimum of five (5) automobile parking spaces shall be provided for each one thousand (1000) square feet of building area. Additional automobile off-street parking space shall be provided as

required by the Governing Body based on the Minimum Automobile Off-Street Parking Space Requirements as provided for and contained in Article II, Section 4, A (6) of this ordinance, for business, professional and nonprofit organization offices, public offices and restaurants where such offices and restaurants constitute more than twenty (20) percent of the total building area of the project and for indoor motion picture theaters and uses permitted as specific special exceptions within the project.

- b. No sign shall extend or project more than six (6) feet above or beyond the building or the building walls. All signs must relate only to the name and use of the establishment and premises or to the products sold therein. Two (2) freestanding signs to identify the General highway commercial planned-development project shall be permitted after their design and location have been approved as shown on the planned development project preliminary and final plat.

SECTION 6. HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ZONING, ARTICLE VIII, SECTION 4(F)(3) IS HEREBY AMENDED TO READ:

3. STANDARDS:

- a. At least two (2) parking spaces shall be provided for every three (3) persons regularly employed on the premises based on the largest single employment shift.
- b. No sign shall extend or project more than six (6) feet above or beyond the building or the building walls. All signs must relate only to the name and use of the establishment and premises or to the products manufactured therein. Two (2) freestanding signs to identify the industrial planned-development projects shall be permitted after their design and location has been approved as shown on the planned-development project preliminary and final plat.

SECTION 7. 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 8. INCLUSION INTO THE CODE

It is the intention of the Board of County Commissioners of Hernando County, Florida, and it hereby provided, that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this ordinance may be re-numbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article", or other appropriate designation.


SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective upon receipt of the official acknowledgement 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 24TH DAY OF JANUARY, 1989.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

BY 
RICHARD C. KILLINGSWORTH, CHAIRMAN

ATTEST 
KAREN NICOLAI, CLERK

SEAL

