

ORDINANCE 89 - 10

AN ORDINANCE AMENDING THE HERNANDO COUNTY CODE OF ORDINANCES, APPENDIX A, ZONING, BY CREATING ARTICLE IV, SECTION 5(A)8, OFFICE PROFESSIONAL PLANNED DEVELOPMENT PROJECTS IN THE PLANNED-DEVELOPMENT DISTRICT; BY AMENDING ARTICLE VIII, SECTION 4(G)1 TO PROVIDE FOR AN OFFICE -PROFESSIONAL COMBINED PLANNED-DEVELOPMENT PROJECT; CREATING ARTICLE VIII, SECTION 4 (I), OFFICE-PROFESSIONAL PLANNED-DEVELOPMENT DISTRICT, WHICH INCLUDES DEFINITIONS, PERMITTED USES, SPECIAL EXCEPTION USES, STANDARDS AND DIVIDED PROJECT AREA; AMENDING ARTICLE VIII, SECTION 5 (B), PROVIDING FOR OFFICE-PROFESSIONAL PLANNED-DEVELOPMENT PROJECT ACCESS POINTS; AMENDING ARTICLE VIII, SECTION 5 (D), PROVIDING FOR OFFICE-PROFESSIONAL PLANNED-DEVELOPMENT PROJECT MINIMUM REQUIRED BUILDING SETBACKS; AMENDING ARTICLE VIII, SECTION 5 (E), PROVIDING FOR OFFICE-PROFESSIONAL PLANNED-DEVELOPMENT PROJECT MAXIMUM BUILDING HEIGHT PERMITTED; AMENDING ARTICLE VIII, SECTION 5 (F), PROVIDING FOR OFFICE-PROFESSIONAL PLANNED-DEVELOPMENT PROJECT REQUIRED WIDTH OF LANDSCAPE SEPARATION STRIP; PROVIDING FOR A SEVERANCE CLAUSE; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING AN EFFECTIVE DATE.

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

89 JUN 26 PM 3:17

FILED

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 REGULATIONS, ARTICLE IV, SECTION 5(A)8 IS CREATED TO READ:

(8) Office-Professional planned-development projects

SECTION 2. HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ZONING REGULATIONS, ARTICLE VIII, SECTION 4(G)1 IS AMENDED TO READ:

1. Permitted uses and special exception uses: A combined planned-development project may include any two or more of the planned-development projects listed below. The premises of a combined planned-development project shall be used for only those uses designated as permitted uses and special exception uses in respective sections of this ordinance regarding specific planned-development project requirements.

- a. Residential planned-development project;
- b. Mobile home park planned-development project;
- c. Neighborhood commercial planned-development project;
- d. General highway commercial planned-development project;
- e. Industrial planned-development project.
- f. Recreational planned-development projects
- g. Office-Professional planned-development project.

SECTION 3. HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ZONING REGULATIONS, ARTICLE VIII, SECTION 4(I), IS

CREATED TO READ:

- I. Office-Professional planned-development project: All Office-professional planned-development projects shall be subject to the following regulations:
 1. Permitted uses shall be as:
 - a. Those permitted uses under the O-P Office Professional District.
 2. Special exception uses shall be as allowed per Article III, Section 2, subsection C of these regulations.
 3. Standards:
 - a. At least two and one-half (2 1/2) square feet of automobile parking and circulation area shall be provided for each square foot of building floor area. Additional automobile off-street parking space shall be provided as required by the commission based on the minimum automobile offstreet parking space requirement as provided for and contained in Article II, Section 4A(5) of this ordinance for uses that may be permitted under the special exception category for this district.
 - 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 office-professional 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.
 4. Divided project area:
 - a. For the purpose of calculating the minimum required land area, dimensions, standards and regulations for office-professional planned-development projects and buildings, a single office-professional planned-development project cannot lie on two (2) sides of a street, excluding alleys. Any area proposed as a office-professional planned-development project and lying on both sides of a street, excluding alleys, shall be required to meet the minimum requirements for a office-professional planned-development project on each side.

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

- B. Project access points:
 1. Minimum distance required from intersection of any street or road right-of-way:
 - a. Residential projects access points shall be a minimum of one hundred fifty (150) feet from any intersection of any street or road right-of-way lines.
 - b. Mobile home park projects access points shall be a minimum of one hundred fifty (150) feet from any intersection of any

- street or road right-of-way lines.
 - c. Neighborhood commercial projects access points shall be a minimum of two hundred (200) feet from any intersection of any street or road right-of-way lines.
 - d. General highway commercial projects access points shall be a minimum of three hundred fifty (350) feet from any intersection of any street or road right-of-way lines.
 - e. Industrial projects access points shall be a minimum of five hundred (500) feet from any intersection of any street or road right-of-way lines.
 - f. Recreational projects access points shall be a minimum of two hundred fifty (250) feet from any intersection of any street or road right-of-way lines.
 - g. Office-Professional projects access points shall be a minimum of three hundred fifty (350) feet from any intersection of any street or road right-of-way lines.
2. Minimum distance required between project access points:
- a. In residential projects, the minimum distance between project access points shall be one hundred fifty (150) feet.
 - b. In mobile home park projects, the minimum distance between project access points shall be one hundred fifty (150) feet.
 - c. In neighborhood commercial projects, the minimum distance between project access points shall be two hundred (200) feet.
 - d. In general highway commercial projects, the minimum distance between project access points shall be four hundred (400) feet.
 - e. In industrial projects, the minimum distance between project access points shall be six hundred (600) feet.
 - f. In recreational projects, the minimum distance between project access points shall be two hundred fifty (250) feet.
 - g. In Office-Professional projects, the minimum distance between project access points shall be four hundred (400) feet.
3. All access points shall be specifically approved by the governing body. The governing body shall require wider spacing between access points and intersecting street right-of-way lines when the project has extensive frontage on a street or road.

SECTION 5. HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ZONING REGULATIONS, ARTICLE VIII, SECTION 5(D) IS AMENDED TO READ:

- D. Minimum required building setbacks:
- 1. The minimum required building setbacks from all project lines shall be as follows:
 - a. In residential projects, the setback shall be thirty-five (35) feet.
 - b. In mobile home park projects, the setback shall be thirty-five (35) feet.
 - c. In neighborhood commercial projects, the

- d. setback shall be thirty-five (35) feet.
 - d. In general highway commercial projects, the setback shall be fifty (50) feet.
 - e. In industrial projects, the setback shall be seventy-five (75) feet. The governing body may, after review and approval by the commission, reduce the required building setbacks for industrial projects where such buildings would be adjacent to railroad sidings if such reductions would not be detrimental to surrounding areas.
 - f. In recreational projects, the setback shall be fifty (50) feet.
 - g. In office-professional projects, the setback shall be fifty (50) feet.
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 twenty-five (25) feet.
 - b. In mobile home park projects, the setback shall be fifty (50) feet.
 - c. In neighborhood commercial projects, the setback shall be fifty (50) feet.
 - d. General highway commercial projects shall have a setback of seventy-five (75) feet.
 - e. Office-Professional projects shall have a setback of seventy-five (75) feet.
 - f. In industrial projects, the setback shall be seventy-five (75) feet.
 - g. In recreation projects, the setback shall be seventy-five (75) feet.
 - h. Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet, except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.
 - i. The county may reduce the building setback along street right-of-ways when the development plan proposes a more efficient and safe design. This reduction would be accomplished as part of the development plan approval.
3. The governing body may, after review and approval by the commission, require greater building setbacks and widths of landscaped separation strips for planned-development projects proposed to be located within the Agricultural Zoning District.

SECTION 6.

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

- E. Maximum building height permitted: The maximum building height permitted in the various projects shall be as follows:
- 1. In residential projects, the maximum building height permitted shall be as provided for in Article IV, Section 2(D)9 of the ordinance. The governing body may, after review and approval by the

commission, increase the maximum building height permitted, provided the increased building height will be compatible with the overall design and arrangement of the planned-development project and will not be detrimental to surrounding areas.

2. In mobile home park projects, the maximum building height permitted shall be one (1) story.
3. In neighborhood commercial projects, the maximum building height permitted shall be two (2) stories.
4. In general highway commercial projects, the maximum building height permitted shall be three (3) stories. The governing body may, after review and approval by the commission, increase the maximum building height permitted, provided the increased building height will be compatible with the overall design and arrangement of the planned-development project and will not be detrimental to surrounding areas.
5. In industrial projects, the maximum building height permitted shall be three (3) stories. The governing body may, after review and approval by the commission, increase the maximum building height permitted, provided the increased building height will be compatible with the overall design and arrangement of the planned-development project and will not be detrimental to surrounding areas.
6. In recreational projects, the maximum building height permitted shall be three (3) stories. The governing body may, after review and approval by the commission, increase the maximum building height permitted, provided the increased building height will be compatible with the overall design and arrangement of the planned-development project and will not be detrimental to surrounding areas.
7. In office-professional projects, the maximum building height permitted shall be up to three (3) stories. The governing body may, after review and approval by the commission, increase the maximum building height permitted, provided the increased building height will be compatible with the overall design and arrangement of the planned-development project and will not be detrimental to surrounding areas.

SECTION 7. HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A, ZONING REGULATIONS, ARTICLE VIII, SECTION 5(F) IS AMENDED TO READ:

- F. Required width of landscaped separation strip. A landscaped separation strip, of the required width, shall be provided along all property lines and streets serving the project. The governing body may also require that the project be permanently screened from adjoining

and contiguous properties by a wall, fence, evergreen hedge and/or other approved enclosures. Such screening, if required, shall be located within the required separation strip and shall have a minimum height of five (5) feet and a maximum of eight (8) feet. The required width of landscaped separation strip shall be as follows:

1. In residential projects, the width shall be ten (10) feet.
2. In mobile home park projects, the width shall be twenty-five (25) feet.
3. In neighborhood commercial projects, the width shall be fifteen (15) feet.
4. In general highway commercial projects, the width shall be twenty-five (25) feet.
5. In industrial projects, the width shall be twenty-five (25) feet. The governing body may, after review and approval by the commission, reduce the required separation strip for industrial planned-development projects where such separation strip would prevent buildings from locating adjacent to railroad sidings provided such reduction would not be detrimental to surrounding areas.
6. In recreational projects, the width shall be fifteen (15) feet.
7. In office-professional projects, the width shall be twenty-five (25) feet.

SECTION 8. 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 9. 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 10. 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 20TH DAY OF JUNE, 1989.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

BY *Richard C. Killingsworth*
RICHARD C. KILLINGSWORTH, CHAIRMAN

ATTEST *Karen Nicolai*
KAREN NICOLAI, CLERK

SEAL

