

ORDINANCE NO. 74-8

AN ORDINANCE AMENDING HERNANDO COUNTY ORDINANCE NO. 72-3, KNOWN AS THE HERNANDO COUNTY, FLORIDA, LAND USE REGULATIONS, BY AMENDING ARTICLE IV, SECTION 1, PARAGRAPH A THEREOF BY ADDING SUBPARAGRAPHS (12), (13) AND (14); AMENDING ARTICLE IV, SECTION 3, PARAGRAPH A (2) BY ADDING ITEM (o); AMENDING ARTICLE IV, SECTION 3, PARAGRAPH C(1)(n), (o), (p) AND DELETING (q) IN ITS ENTIRETY; AMENDING ARTICLE IV, SECTION 3, PARAGRAPH C(2) IN ITS ENTIRETY; AMENDING ARTICLE IV, SECTION 6, PARAGRAPH A(12); AMENDING ARTICLE IV, SECTION 6, PARAGRAPH E(1)(f); AMENDING ARTICLE IV BY ADDING SECTION 7; AMENDING ARTICLE V, SECTION 3, PARAGRAPHS E AND F IN THEIR ENTIRETY; AND AMENDING ARTICLE VI, SECTION 8 IN ITS ENTIRETY

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

SECTION 1. Article IV, Section 1, Paragraph A of the Land Use Regulations, Hernando County, Florida, is hereby amended by adding subparagraphs (12), (13) and (14), as follows:

"(12) A/R Agricultural/Residential District: This district is designed to allow the utilization of tracts of land for single-family dwellings while preserving the open character of the land. This zoning district is designed for use in areas which by virtue of their location, physical characteristics, and/or relationship to other land use areas, should be developed carefully and at a low density to maintain their overall character within the County.

"(13) A/R-1 Agricultural/Residential District: This district is designed to allow the utilization of land for single-family mobile home dwellings while preserving the open character of the land. This zoning district is designed for use in areas which by virtue of their location,

physical characteristics, and/or relationship to other land use areas, should be developed carefully and at a low density to maintain their overall character within the County.

"(14) A/R-2 Agricultural/Residential District: This district is designed to allow the continued development of low-density single-family housing, characterized by an established mixture of both conventional single-family dwellings and mobile homes. The A/R-2 district is not to be utilized for future development."

SECTION 2. Article IV, Section 3, Paragraph A, Subparagraph (2) of the Land Use Regulations, Hernando County, Florida, is hereby amended by adding item (o), as follows:

"(o) Commercial billboard advertising signs in accordance with all Federal and State requirements."

SECTION 3. Article IV, Section 3, Paragraph C, Subparagraph (1), items (n), (o) and (p) of the Land Use Regulations, Hernando County, Florida, are hereby amended to read, as follows:

"(n) Dwelling unit occupying the same building in which is conducted the principal use of the premises on which it is situated.

"(o) Residential planned-development project.

"(p) General highway commercial planned-development project."

SECTION 4. Article IV, Section 3, Paragraph C, Subparagraph (1), item (q) of the Land Use Regulations, Hernando County, Florida, is hereby deleted in its entirety.

SECTION 5. Article IV, Section 3, Paragraph C, Subparagraph (2) of the Land Use Regulations, Hernando County, Florida,

is hereby amended in its entirety to read, as follows:

"(2) Special Exception uses in C-2 Highway Commercial Districts shall be as follows:

"(a) Outdoor commercial amusement establishments.

"(b) Heavy wholesale and storage establishments.

"(c) Heavy outdoor advertising service establishments.

"(d) Heavy heating fuel and ice establishments.

"(e) Heavy farm equipment and supply establishments.

"(f) Heavy building material establishments.

"(g) Heavy construction service establishments.

"(h) Light and/or heavy manufacturing establishments.

"(i) Heavy landscaping service establishments.

"(j) Light and/or heavy motor freight transportation establishments.

"(k) Dwelling unit occupying the same building in which is conducted the principal use of the premises on which it is situated.

"(l) Residential planned-development project.

"(m) General highway commercial planned-development project.

"(n) Industrial planned-development project."

SECTION 6. Article IV, Section 6, Paragraph A, Subparagraph (12) of the Land Use Regulations, Hernando County, Florida, is hereby amended to read, as follows:

"(12) Commercial billboard advertising signs in accordance with all Federal and State Regulations."

SECTION 7. Article IV, Section 6, Paragraph E, Subparagraph (1), item (f) of the Land Use Regulations, Hernando County, Florida, is hereby amended to read, as follows:

"(f) Lot Area: The minimum lot area shall be five (5) acres."

SECTION 8. Article IV of the Land Use Regulations, Hernando County, Florida, is hereby amended by adding SECTION 7, as follows:

"SECTION 7. AGRICULTURAL/RESIDENTIAL DISTRICT.
The following regulations apply to Agricultural/
Residential district, as indicated:

"A. PERMITTED USES:

"(1) All Agricultural/Residential
Districts:

"(a) Limited cultivated crops.

"(b) Grazing livestock at
the rate of one mature animal and off-
spring less than one year of age, per
acre.

"(c) Poultry and swine for
home consumption maintained at least
seventy-five feet (75') from adjacent
property.

"(d) Horticultural specialty
farms.

"(e) Accessory structures
related to the principal use of the land.

"(2) Agricultural/Residential:

"(a) Single-family dwellings.

"(3) Agricultural/Residential-1 District:

"(a) Mobile homes.

"(4) Agricultural/Residential-2 District:

"(a) Single-family dwellings.

"(b) Mobile homes.

"B. DIMENSION AND AREA REGULATIONS:

"(1) Minimum lot size shall be two-and-one-half (2-1/2) acres.

"(2) Minimum lot widths shall be one-hundred-sixty feet (160') at the building line.

"(3) Minimum front yard shall be fifty feet (50').

"(4) Minimum side yard shall be twenty-five feet (25').

"(5) Minimum rear yard shall be thirty-five feet (35').

"(6) Lot frontage: All lots shall front on a street for a minimum distance of one-hundred feet (100') except on dead-end streets, where frontage shall be a minimum of fifty feet (50').

"C. SPECIAL EXCEPTION USES:

"(1) All Districts:

"(a) Home occupational.

"(2) A/R-1:

"(a) Single-family dwellings.

"D. SPECIAL REGULATIONS:

"(1) No odor nor dust producing

substance nor use, except in connection with cultivation of permitted uses, shall be permitted within seventy-five feet (75') of a property line.

"(2) No products shall be publicly displayed nor offered for sale from the roadsides.

"(3) All accessory buildings shall be located in the side or rear yard and at least ten feet (10') from all property lines."

SECTION 9. Article V, Section 3, Paragraphs E and F of the Land Use Regulations, Hernando County, Florida, are hereby amended in their entirety to read, as follows:

"E. APPEAL PROCEDURE: An applicant appealing to the Board shall submit six copies of the application along with any additional data and information required by the Board to the Administrative Official. The Administrative Official shall then refer one copy each of the application and any appropriate accompanying material to the Board and Commission, respectively. The Administrative Official shall retain the original copy of the application along with accompanying material for the record.

"F. REQUIRED NOTICE: The Administrative Official shall, upon notification by the Chairman of the Board of the date fixed for the hearing of an Appeal to the Board, cause a notice of the time, place and purpose of such hearing to be published at least five (5) days prior to the hearing. The Administrative Official shall cause due

public notice to be given for all special exceptions. In addition, the Administrative Official shall mail similar notices setting forth the time, place and purpose of the hearing, to the parties in interest. The Administrative Official shall also mail out notices to the owners of every parcel of land within a distance of one-hundred-fifty feet (150') in any direction from the property line of the land in question if such hearing involves a specific parcel of land. Such notices shall be mailed to the owner's current address of record maintained by the Assessor of Taxes of the Governing Body and shall be postmarked no later than ten (10) days prior to the scheduled hearing date. The Administrative Official shall present an affidavit certifying that he has complied with the notice requirements of this section, along with a list of the persons and addresses to which notices were mailed, at the time of the hearing. The applicant shall pay all costs and expenses in connection with public notice of such hearings and related notices in addition to any other fee required for Commission and/or Board review and administration. The requirements of this paragraph shall not be deemed nor construed as applying to any hearing held by the Commission or Board on their own motion or volition in connection with this Ordinance."

SECTION 10. Article VI, Section 8, of the Land Use Regulations, Hernando County, Florida, is hereby amended in its entirety to read, as follows:

"SECTION 6. PUBLIC NOTICE COST TO BE
BORNE BY PETITIONER:

"Where a petitioner shall file a petition requesting a zoning amendment or that land owned by them be rezoned and placed in a different zoning district classification, including planned-development projects, they shall pay all costs and expenses in connection with notice of such hearings and related notices, as required by the provisions of this Ordinance, in addition to the fees required for Commission review and administration.

"The requirements of this Section shall not be deemed nor construed as applying to any public hearing held by the Commission or Governing Body on their own motion or volition, to consider any amendment, supplement, change or repeal of any regulation, restriction or boundary in connection with the zoning ordinance."

ADOPTED by the Hernando County Board of County Commissioners in Regular Session on the 15th day of October, 1974.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

By James T. Stenholm, Chairman

ATTEST:

HAROLD WILLIAM BROWN, CLERK

By Deanna Clerf, Deputy Clerk