

ORDINANCE NO.

82-14

An Ordinance amending Hernando County Land Use Regulations, Ordinance No. 72-3 by adding thereto as Article III, Section 3, Subsection H regulations pertaining to model homes; providing an effective date

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

SECTION 1. HERNANDO COUNTY ORDINANCE No. 72-3, KNOWN AS THE HERNANDO COUNTY LAND USE REGULATIONS, IS HEREBY AMENDED BY ADDING TO ARTICLE III, SECTION 3, THE FOLLOWING SUBSECTION H, to-wit:

H. MODEL HOMES:

1. Model homes may be approved in developing residential areas to provide examples of builders' workmanship, floor plans, and option (e.g. porches, florida rooms, garages, carports, etc.,) for promoting the sale of homes to be built elsewhere in the residential development in which the model is located.
2. Model homes in a residential area are intended for later use solely as a dwelling after the approved sales time period elapses. (Model homes erected in commercial areas are intended for later use solely as a commercial unit unless the Model home is to be relocated by the owner after its useful life as a Model home.)
3. Model homes may be approved for an initial sales period of three years. Such approval shall be the granting of a conditional use permit pursuant to Article V, Section 4. (The three-year period will begin 120 working days (six months) from granting of permit of final inspection, whichever is sooner.) The three-year period may be extended by the Planning & Zoning Board for an additional two year period if hardship exists.

4. Model Homes shall provide either off-site or on-site parking in conformance with the following requirements:

Parking shall be contained within the area that involves a 10 foot set back from the County's rights-of-way; except in those areas where because of a particular circumstance of the size of lot or drain fields (or something of that nature) the lots does not have sufficient size for the 10 foot set back at which time an exception could be granted.

5. Model homes shall be used solely for the purpose set forth in subparagraph 1 herein unless the other use is consistent with the Land Use Regulations. No commercial use, including utilization of the model as a real estate sales office, shall be permitted unless otherwise permitted by the Land Use Regulations.
6. Model homes may be located in Model Home Centers in commercial districts where such Centers are permitted or special exceptions uses.
7. Existing Model homes will be brought into conformance with these regulations within one year of their adoption.
8. Appeals of the Commission's decision in granting or denying conditional use permits or any extensions thereto shall be to the Governing Body and shall be made in writing within thirty (30) days of the commission's decision.

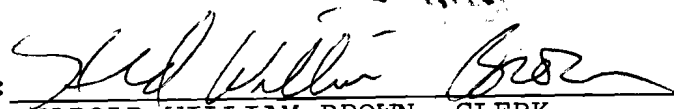
SECTION 2. This Ordinance shall become effective as provided by law.

Adopted in Special Session this 1 day of November

1982.

  
Chairman

Attest:

  
HAROLD WILLIAM BROWN, CLERK