

ORDINANCE NO. 87- 8

AN ORDINANCE AMENDING HERNANDO COUNTY CODE OF ORDINANCES, APPENDIX A, ZONING REGULATIONS, ARTICLE I, SECTION 3, SUBSECTION 60 TO DEFINE A PARK MODEL TRAILER AS A RECREATION VEHICLE; AMENDING ARTICLE I, SECTION 3, SUBSECTION 71 TO DEFINE THE DEFINITION OF TRAVEL TRAILER; DELETING ARTICLE III, SECTION 3, SUBSECTION A; ARTICLE IV, SECTION 1, SUBSECTION 18 IS CREATED PROVIDING A DEFINITION FOR THE RECREATIONAL COMMERCIAL DISTRICT FOR THE LOCATION AND PLACEMENT OF RECREATION VEHICLES; ARTICLE IV, SECTION 9 IS HEREBY CREATED PROVIDING PERMITTED USES, ACCESSORY STRUCTURES, SPECIAL EXCEPTION USES, DIMENSION AND AREA REGULATIONS, MINIMUM LOT DEVELOPMENT AREA, MINIMUM LOT WIDTH, MINIMUM LOT DEPTH, TOTAL LOT AREA, SETBACKS, DENSITY, AND SPECIAL DEVELOPMENT REGULATIONS FOR THE RECREATION COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR AN EFFECTIVE DATE

BE IT HEREBY 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 I, Section 3, Subsection 60 is hereby amended to read as follows:

60. Recreational Vehicles: Any vehicle that meets one of the following requirements:

- a. A travel trailer/park model trailer
- b. Identified by the manufacturer as a recreational vehicle and/or displays a motor vehicle license plate identifying it as a recreational vehicle
- c. Any vehicle, trailer,, or similar portable structure, with or without its own motive power, designed or constructed to be used as conveyance on the public streets and designed or constructed to permit a temporary occupancy for living and sleeping purposes. Removal of the means of conveyance from a recreational vehicle does not change the meaning of the word recreational vehicle as defined and used in this ordinance. The term does not include mobile homes or park model trailers.

SECTION II. Hernando County Code of Ordinances, Appendix A, Zoning Regulations, Article I, Section 3, Subsection 71 is hereby amended to read as follows:

71. Travel Trailers: A vehicular portable structure designed for temporary driving and sleeping purposes primarily for travel, recreational and vacation uses, which:

- a. Is identified by the manufacturer as a travel trailer; and
- b. Is not more than 8 1/2 feet in width;
- c. Has a length not to exceed 40 feet.
- d. Tip-outs designed to be used as a temporary area for living, provided they are designed to detach when being transported on highways, and provided they are not used for permanent living area

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having no attachments shall for the purpose and intent of this ordinance be permitted in R-C zoning districts only.

SECTION III. Hernando County Code of Ordinances, Appendix A, Zoning Regulations, Article III, Section 3, Subsection A is hereby amended to read as follows:

Article III, Section 3, Subsection A. Repealed.

SECTION IV. Hernando County Code of Ordinances, Appendix A, Zoning Regulations, Article IV, Section 1, Subsection 18 is hereby created to read as follows:

18. **R-C Recreational Commercial District:** This district is designed to permit the development of recreational vehicle/travel trailer park areas at appropriate locations on major highways, providing for limited occupancy on a temporary or seasonal basis not to exceed 180 days.

SECTION V. Hernando County Code of Ordinances, Appendix A, Zoning Regulations, Article IV, Section 9 is hereby created to read as follows:

**Section 9. R-C Recreation-Commercial District.**

This district is designed to permit the development of recreation vehicle/travel trailer parks.

A. Permitted Uses:

- (1) Travel trailer parks having occupancy not to exceed 180 days with no permanent units;
- (2) Recreational campgrounds having occupancy not to exceed 180 days with no permanent units;

B. Permitted Accessory Structures and Uses:

- (1) No accessory structure attached or detached shall be permitted except the following:
  - (a) Clubhouses, i.e., recreational halls, designated outdoor recreational activities;
  - (b) Laundry facilities, as constructed for the primary purpose of serving the park residences only;
  - (c) Permanent living unit for resident manager with garage or storage facility for the operational use only;
  - (d) Designated storage parking areas.

C. Special Exception Uses:

- (1) Dispensation of fuel for the principal use of the park residents only;
- (2) Retail groceries for the principal use of the park residents only.

D. Dimension and Area Regulations. Dimension and area regulations for lots and structures in recreational commercial districts are as follows:

- (1) Minimum development area: 10 acres;
- (2) Minimum lot width of the building line: 40 feet;
- (3) Minimum lot depth of the building line: 70 feet;
- (4) Total lot area: 2,800 square feet;
- (5) Setbacks (all structures):
  - a. front yard - 20 feet
  - b. rear yard - 15 feet
  - c. side yard - 8 feet
- (6) Density: not to exceed 11 units per gross acre.

E. Special Regulations:

- (1) All R-C districts shall have a boundary landscape buffer of 25 feet (where applicable to be left in its natural state).
- (2) All streets shall meet minimum design standard pursuant to Hernando County construction standards for local streets.
- (3) Minimum setbacks for R-C district development along designated major arterials shall be 125 feet. Along all other designated roadways, the minimum setback shall be 75 feet.

#### SECTION VI. SEVERABILITY

It is declared to be the intent of the Board of County Commissioners that if any section, subsection, paragraph, clause, sentence, or phrase of this ordinance is for any reason held unconstitutional or invalid thereof shall not effect the validity of the remaining portions of this ordinance.

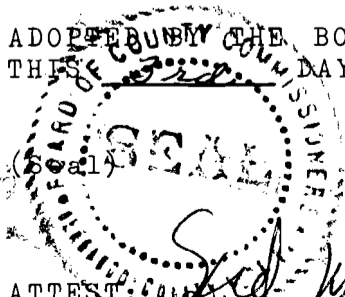
#### SECTION VII. INCLUSION INTO CODE

It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is 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 VIII. EFFECTIVE DATE

This ordinance shall be effective as provided by law.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS IN REGULAR SESSION  
THIS 15th DAY OF March, 1987.



ATTEST: Harold William Brown  
Harold William Brown,  
Clerk of Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

By: Leonard F. Tria  
Leonard F. Tria, Chairman