

ORDINANCE NO. 87-9

AN ORDINANCE AMENDING HERNANDO COUNTY CODE OF ORDINANCE, APPENDIX A, ZONING REGULATIONS, ARTICLE 1, SECTION 3, SUBSECTION 45(E)1, TO DEFINE MOBILE HOMES TO INCLUDE PARK MODEL TRAILERS AS MOBILE HOMES FOR THE PURPOSE OF OBTAINING BUILDING PERMITS; ADDING SUBSECTION 45(E)2, TO DEFINE PARK MODEL TRAILERS; APPENDIX A, ARTICLE IV, SECTION 1, PARAGRAPH (19) TO INCLUDE R1-MH ZONING DISTRICT; PROVIDING FOR LOCATION AND PLACEMENT OF MANUFACTURED HOUSING UNITS; APPENDIX A, ARTICLE IV, TO INCLUDE SECTION 10, PROVIDING FOR PERMITTED USES, ACCESSORY STRUCTURES, AND USES; PROVIDING FOR SPECIAL EXCEPTION USES; PROVIDING FOR MINIMUM DEVELOPMENT AREA; PROVIDING FOR LOT SIZE; PROVIDING FOR LOT WIDTH; PROVIDING FOR LOT DEPTH; PROVIDING FOR DENSITY; PROVIDING FOR MAXIMUM LIVING AREA; PROVIDING FOR SPECIAL REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; PROVIDING FOR INCLUSION INTO CODE; PROVIDING FOR EFFECTIVE DATE.

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

SECTION 1. Article 1. Hernando County Code of Ordinances, Appendix A, Zoning Regulations, is hereby amended by amending Article I, Section 3, Subsection 45 (e) to read as follows:

45. Mobile Home: A detached living unit with all of the following characteristics:

E(1). Any vehicle, trailer, or similar portable structure, with or without its own motive power, having no integral foundation other than wheels, jacks, or skirtings, and used, designed or constructed to be used as a conveyance on the public streets and designed or constructed to permit permanent occupancy for living and sleeping purposes. Removal of the means of conveyance from a mobile home or the construction of a permanent foundation for a mobile home does not change the meaning of the word mobile home as defined or used in this ordinance for the purpose and intent of this ordinance park model trailer meeting the follow criteria shall be defined for building permit purposes as a mobile home providing they meet the following criteria:

SUBSECTION E (2).

"Park Model Trailers"; which is a transportable unit having a body width of 12 feet and which is built on a single chassis, and is designed to provide living quarters when connected to utilities necessary of operation of installed fixtures and appliances. The total living area of a park model trailer constructed on a single chassis shall not exceed 500 square feet and meets all requirements for manufacturing under the Housing and Urban Development (HUD) standards.

SECTION II, ARTICLE IV.

Hernando County Code of Ordinances, Appendix A, Zoning Regulations, is hereby amended by amending Article IV, Section 1, to include paragraph 10 to read as follows:

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(19) R-1-MH; Residential Single Family Manufactured Housing:

This district is designed to permit development of low density modular manufactured housing units to accommodate this changing industry and is, therefore, not intended to be utilized extensively for future development.

SECTION III, ARTICLE IV.

Hernando County Code of Ordinances, Appendix A, Zoning Regulations, is hereby amended by amending Article IV, to include Section 10.

Section 10. R-1-MH; Residential Single Family Manufactured Housing:

This district is designed to permit development of low-density modular manufactured housing units.

A. Permitted Uses:

- (1) Park model trailers not to exceed 500 square feet of living area on a single chassis.
- (2) Modular manufactured housing units having a maximum living area not to exceed 600 square feet and that is titled pursuant to Chapter 320 of the Florida Statutes.

B. Permitted accessory structures and uses:

- (1) Accessory uses customarily incidental to the principle permitted use of the property.
- (2) Garages, storage buildings, carports, glassrooms and screen rooms when constructed in conjunction with, and attached to the principle permitted structure.

C. Special exception uses:

- (1) Modular manufactured duplexes.

D. Dimensions and area regulations:

- (1) Minimum development area; 20 acres;
- (2) Minimum lot size; 5,000 square feet;
- (3) Minimum lot width; 50 feet;
- (4) Minimum lot depth; 100 feet;
- (5) Setbacks (all structures):
 - a. front yard - 25 feet
 - b. rear yard - 15 feet
 - c. side yard - 10 feet
- (6) Density: 8.7 units per gross acre.
- (7) Maximum living area: The maximum living area shall not exceed 600 square feet on a single unit chassis. No unit less than 12 feet in body width on its single chassis shall be permitted.

Any unit exceeding the above described requirements shall be deemed to be prohibited in this district, however, may be permitted in other mobile home districts.

E. Special regulations:

- (1) All R-1-MH districts shall provide a landscaped buffer of 25 feet around all boundaries of development area.
- (2) All streets shall be designed to meet the minimum design standards pursuant to Hernando County Construction Standards for local streets.
- (3) No odor producing activity shall be permitted within 100 feet of the property, to include but not limited to the following: sewage treatment plants; refuse collection container; lift stations; vehicle storage areas; etc.
- (4) Minimum setback for R-1-MH district development along designated major arterials shall be 125 feet. Along all other designated roadways the minimum setback shall be 75 feet.

SECTION IV. SEVERABILITY

It is declared to be the intent of the Board of County Commissioners that is 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 V. REPEAL

This ordinance shall repeal any and all ordinances, or portions thereof which are in conflict with any of the provisions contained herein.

SECTION VI. INCLUSION INTO CODE

It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provision 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.

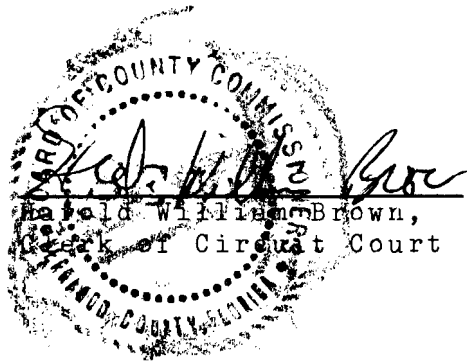
SECTION VII. EFFECTIVE DATE

This ordinance shall be effective as provided by law.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS IN REGULAR SESSION THIS 3rd DAY OF March, 1987.

(Seal)

ATTEST:



BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

By:

Leonard F. Tria
Leonard F. Tria, Chairman

Approved as to Form and Legal
Sufficiency:

Robert B. Kyplos
Hernando County Attorney