

**HERNANDO COUNTY ORDINANCE  
NO. 87-12**

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**AN ORDINANCE AMENDING THE HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A ZONING REGULATIONS BY AMENDING THE FRONT YARD REQUIREMENTS IN ALL ZONING DISTRICTS FRONTING ON CR 485 AND CR 578; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**

**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 2, Subsection D, Paragraph 3, is hereby amended to read:

Minimum front yard requirements: In all residential districts, the minimum front yard requirement is 25 feet. The Board may, however, grant a variance where existing development on adjoining lots does not meet this front yard requirement.

Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and front on a street with a waterway to the rear, the front yard shall be twenty (20) feet.

Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301, CR 578, CR 485 and CR 50 front yard requirements shall be 125 feet except the area between US 19 and Oak Lake Drive on CR 578 where the front yard setback shall be 25 feet.

**SECTION 2.** Hernando County Code of Ordinances Appendix A, Zoning Regulations, Article IV, Section 3, Subsection D, Paragraph (1) is hereby amended to read:

Minimum front yard requirements: The minimum front yard requirements for districts C-1, C-2, and C-4 is 75 feet. The minimum front yard requirement for district C-3 is 50 feet.

Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301, CR 578, CR 485 and CR 50 front yard requirements shall be 125 feet.

**SECTION 3.** Hernando County Code of Ordinances Appendix A, Zoning Regulations, Article IV, Section 4, Subsection 4, Paragraph (a) is hereby amended to read:

Minimum front yard requirements: The minimum front yard requirements for industrial districts is 75 feet. Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301, CR 578, CR 485 and CR 50 front yard requirements shall be 125 feet.

**SECTION 4.** Hernando County Code of Ordinances Appendix A, Zoning Regulations, Article IV, Section 6, Subsection E, Item 1, Paragraph (c) is hereby amended to read:

[Front yard:] The minimum front yard requirements in agricultural districts shall be 75 feet. Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301, CR 578, CR 485 and CR 50 front yard requirements shall be 125 feet.

**SECTION 5.** Hernando County Code of Ordinances Appendix A, Zoning Regulations, Article IV, Section 6, Subsection E, Item (2), Paragraph (b) is hereby amended to read:

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[Building setback:] The minimum front yard requirement shall be 75 feet. Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301, CR 578, CR 485 and CR 50 front yard requirements shall be 125 feet.

**SECTION 6.** Hernando County Code of Ordinances Appendix A, Zoning Regulations, Article IV, Section 6, Subsection E, Item (3), Paragraph (b) is hereby amended to read:

[Building setback:] The minimum front yard requirement shall be 75 feet. Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301, CR 578, CR 485 and CR 50 front yard requirements shall be 125 feet.

**SECTION 7.** Hernando County Code of Ordinances Appendix A, Zoning Regulations, Article IV, Section 7, Subsection B, Paragraph (3), is hereby amended to read:

Minimum front yard requirements in the Agricultural/ Residential District shall be fifty (50) feet. Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301, CR 578, CR 485 and CR 50 front yard requirements shall be 125 feet.

**SECTION 8.** Hernando County Code of Ordinances Appendix A, Zoning Regulations, Article IV, Section 8, Subsection D, Paragraph (1) is hereby amended to read:

The minimum yard requirement for all yards in the Mining District shall be 75 feet. The Board, however, may reduce this requirement for side or rear yards where such yards would be adjacent to railroad sidings if such reduction would not be detrimental to surrounding areas.

Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301, CR 578, CR 485 and CR 50 front yard requirements shall be 125 feet.

**SECTION 9.** Hernando County Code of Ordinances Appendix A, Zoning Regulations, Article VIII, Section 5, Subsection D, Paragraph (2), item (f) is hereby amended to read:

Along U.S. 19, SR 50, U.S. 41, U.S. 98, U.S. 301, CR 578, CR 485 and CR 50 front yard requirements shall be 125 feet except the area between US 19 and Oak Lake Drive on CR 578 where the front yard setback shall be 25 feet.

**SECTION 10. 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 11. INCLUSION INTO THE 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.

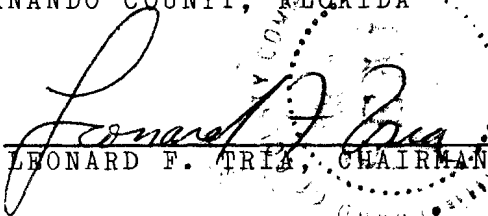
**SECTION 12. EFFECTIVE DATE**

This Ordinance shall become effective upon receipt of the official acknowledgment from the Office of the Secretary of State of the State of Florida that this Ordinance has been filed with said office.

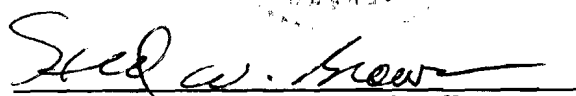
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS IN REGULAR SESSION  
THIS 31st DAY OF March, 1987.

BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA

BY

  
LEONARD F. TRIA, CHAIRMAN

ATTEST

  
HAROLD W. BROWN, CLERK