

ORDINANCE NO. 78-4

AN ORDINANCE AMENDING ORDINANCE NO. 72-3, AN ORDINANCE RELATING TO THE ADOPTION AND ENFORCEMENT OF LAND USE REGULATIONS WITHIN HERNANDO COUNTY, FLORIDA; BY AMENDING ARTICLE III, SECTION 3, SUBSECTION D, RECREATION VEHICLES; BY AMENDING ARTICLE IV, SECTION 2, SUBSECTION D, DIMENSION AND AREA REGULATIONS OF RESIDENTIAL DISTRICTS; BY AMENDING ARTICLE V, SECTION 3, SUBSECTION D, ITEM A, EXISTING UNDEVELOPED LOT ON RECORD

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, THAT ORDINANCE NO. 72-3 IS HEREBY AMENDED AS FOLLOWS:

SECTION 1. Article III, Section 3, Paragraph D is hereby amended to read as follows:

D. RECREATION VEHICLES: The following provisions shall apply to both recreation vehicles and travel trailer usage.

1. Recreation vehicles shall be permitted in all zoning districts where mobile home use is permitted for a period of six (6) months each calendar year subject to the following provisions:
 - (a) The lot is not occupied by a principal building
 - (b) The recreation vehicle is utilized by the owner of the premises
 - (c) Sanitary facilities in accordance with county and state requirements must be utilized if the recreation vehicle remains on the premises in excess of fourteen (14) continuous days or if the recreation vehicle does not contain holding reservoirs for water supply and/or sewage wastes
 - (d) A permit has been secured from the Administrative Official
2. Non-resident: When a recreation vehicle is used as transportation of visitors to this county to visit friends or relatives who are residing in this county, the recreation vehicle may be used on the premises of the visited family for a period not to exceed fourteen (14) days.

The visiting party must file an application giving their name and location with the Administrative Official within two (2) working days of arrival.

3. Fee for the approval of a recreational vehicle shall be the same as for a zoning permit.
4. Travel trailers and other recreational vehicles or portions thereof, shall not be stored on any parcel of property except that parcel upon which the owner is resident or unless

stored in an approved storage facility which conforms with the requirements of this Ordinance for automotive uses. Storage of said vehicles on the owners resident parcel of land shall be such that it conforms with requirements for accessory structures in that zoning district.

5. Recreation vehicles which do not contain holding reservoirs for water supply and/or sewage wastes shall not be permitted to be used on any parcel unless there exists an approved water supply and sewage disposal facility in that parcel. Such approved water supply and/or sewage disposal facility shall be located not greater than three hundred (300) feet from the location where the recreation vehicle is to be used.

SECTION 2. Article IV, Section 2, Paragraph D, Subparagraph 3 is hereby amended to read as follows:

3. 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 setback shall be twenty (20) feet.

SECTION 3. Article IV, Section 2, Paragraph D, Subparagraph 5 is hereby amended as follows:

(a) The minimum side yard requirement for districts R-1A, R-1B, R-1C, and R-M shall be ten (10) feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and do not meet the requirement for lot width at the building line, the side setback shall be seven (7) feet.

SECTION 4. Article IV, Section 2, Paragraph D, Subparagraph 5, Item c shall be amended as follows:

(c) Accessory buildings are permitted only in side and rear yards. Such accessory buildings shall be at least five (5) feet from side and rear lot lines.

SECTION 5. Article IV, Section 2, Paragraph D, Subparagraph 5 is hereby amended by adding items d and e as follows:

(d) Non-commercial piers and boat houses are permitted in the side and rear yard, provided the structure is at least five (5) feet from side property lines. No setback is required from lot lines adjoining waterways.

(e) Screened swimming pool enclosures are permitted in the front, side, or rear yard and must be at least five (5) feet from side and rear property lines and meet the front setback requirement.

SECTION 6. Article IV, Section 2, Paragraph D, Subparagraph 6 is hereby amended to read as follows:

6. Minimum rear yard requirements: In all residential districts the minimum rear yard requirement shall be 20 feet. Where lots are created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear, the rear yard requirement shall be fifteen (15) feet.

SECTION 7. Article V, Section 3, Paragraph D, Subparagraph 8, Item a is hereby amended to read as follows:

a. EXISTING UNDEVELOPED LOT ON RECORD: If an undeveloped parcel of land existing before the adoption of the zoning ordinance is too small to allow conformance with the dimension and area regulations, and if the owner owns no adjoining parcel, the Board shall grant a dimensional variance to allow the owner the reasonable use of his premises. When adjoining undersized parcels are under the same ownership, they shall not be used or sold separately except in conformance with the dimension and area regulations of the zoning ordinance (No. 72-3). However, in the case of lots duly platted and recorded prior to May 1, 1972, the lots may be used individually or in groups of whole lots as platted, provided that the lot or group of lots meet at least 66% of the required minimum lot area and minimum lot width at building line for the applicable zoning district.

ADOPTED in Regular Session this 16th day of May, 1978, A.D.

Attest:

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

By

HAROLD WILLIAM BROWN, CLERK

MARVIN E. HUNT, CHAIRMAN