

**ORDINANCE #2000-07**

**AN ORDINANCE AMENDING THE HERNANDO COUNTY CODE OF ORDINANCES, ZONING ORDINANCE, APPENDIX A, ARTICLE I, SECTION 3. DEFINITIONS, BY PROVIDING FOR A DEFINITION OF SINGLE FAMILY HOME AND MANUFACTURED BUILDING; BY AMENDING ARTICLE II, GENERAL REGULATIONS, SECTION 2. GENERAL REGULATIONS FOR STRUCTURES AND USES BY CREATING (G) STANDARDS FOR DETERMINATION OF SIMILARITY IN EXTERIOR APPEARANCE FOR SINGLE FAMILY HOMES AND MANUFACTURED BUILDINGS; BY AMENDING ARTICLE IV. ZONING DISTRICT REGULATIONS, SECTION 2. RESIDENTIAL DISTRICTS BY INCLUDING STANDARDS FOR DETERMINATION OF SIMILARITY IN EXTERIOR APPEARANCE FOR SINGLE FAMILY HOMES AND MANUFACTURED BUILDINGS; BY AMENDING ARTICLE IV. ZONING DISTRICT REGULATIONS, SECTION 13. AGRICULTURAL/RESIDENTIAL DISTRICTS, (2) DIMENSION AND AREA REGULATIONS, STANDARDS FOR DETERMINATION OF SIMILARITY IN EXTERIOR APPEARANCE FOR SINGLE FAMILY HOMES AND MANUFACTURED BUILDINGS; BY AMENDING ARTICLE VIII. PLANNED-DEVELOPMENT PROJECT, SECTION 1. PLANNED DEVELOPMENT PROJECTS, BY INCLUDING STANDARDS FOR DETERMINATION OF SIMILARITY IN EXTERIOR APPEARANCE FOR SINGLE FAMILY HOMES AND MANUFACTURED BUILDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the adopted Comprehensive Plan contains provisions which provide for protection of existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment; and,

**WHEREAS**, the adopted Comprehensive Plan contains provisions which provide for inclusion of performance standards in the land development regulations which may include architectural and aesthetic designs in order to promote a harmonious built environment; and,

**WHEREAS**, Section 125.01, Florida Statutes, authorizes the Board of County Commissioners to adopt ordinances to provide standards that provide for the health, safety, and welfare of the citizens of Hernando County; and

**WHEREAS**, Section 553.38(2), Florida Statutes, provides that local land use and zoning requirements, fire zones, building setback requirements, side and rear yard requirements, site development requirements, property line requirements, subdivision control, and onsite

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DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

installation requirements, as well as the review and regulation of architectural and aesthetic requirements are specifically and entirely reserved to the County; and,

**WHEREAS**, the amendments adopted in this ordinance are an exercise of the review and regulation of architectural and aesthetic requirements and entirely reserved to the County under Section 553.38(2), Florida Statutes; and now therefore,

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

**SECTION 1. BY AMENDING APPENDIX A, ARTICLE 1. DEFINITIONS BY  
REVISING THE DEFINITION FOR MOBILE HOME AND BY  
INCLUDING A DEFINITION OF MANUFACTURED BUILDING,  
AS FOLLOWS:**

- 45. Mobile home: Means any residential unit constructed to standards promulgated by the United States Department of Housing and Urban Development. (Chapter 553, F.S.)
- 112. Manufactured Building: means a closed structure, building assembly, or system of subassemblies which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured in manufacturing facilities for installation or erection, with or without other specified components, as a finished building or as part of a finished building, which shall include, but not be limited to, residential, commercial, institutional, storage, and industrial structures. This does not apply to mobile homes. Manufactured building may also mean, at the option of the manufacturer, any building of open construction made or assembled in manufacturing facilities away from the building site for installation or assembly and installation on the building site. (Chapter 553, F.S.)

**SECTION 2. BY AMENDING ARTICLE II, GENERAL REGULATIONS, SECTION 2.  
GENERAL REGULATIONS FOR STRUCTURES AND USES BY  
CREATING LETTER (G) STANDARDS FOR DETERMINATION OF  
SIMILARITY IN EXTERIOR APPEARANCE FOR SINGLE FAMILY  
HOMES AND MANUFACTURED BUILDINGS, AS FOLLOWS:**

Section 2. General Regulations for Structures and Uses.

**G. STANDARDS FOR DETERMINATION OF SIMILARITY IN EXTERIOR  
APPEARANCE FOR SINGLE FAMILY HOMES AND MANUFACTURED  
BUILDINGS:**

Prior to the issuance of a building permit for a single family home or manufactured building within specified zoning districts in the land development regulations, a determination of similarity in exterior appearance must be made. To be deemed similar, a single family dwelling

or manufactured building shall have the electrical service meter can attached to the residence and shall have non-metal stairs for the front entrance within the specified zoning districts which require a determination of similarity in exterior appearance. In addition the single family residence or manufactured building shall meet either category 1 or category 2 similarity standards.

The determination shall be made by the County Administrator or his designee pursuant to the standards in category 1 or category 2 below:

Compliance with all of the standards in category 1 constitutes a determination of similarity in exterior appearance.

#### Category 1:

- a. Four inch (4") thick brick veneer construction on all exterior walls or concrete block or concrete wall construction; and,
- b. Built on a stem wall with a continuous footing or on a monolithic slab; and,
- c. Minimum roof pitch of 3 on 12; and,
- d. Minimum 900 square foot living area; and,
- e. Mandatory attached garage unless the home is located within the V-zone. Attached means architecturally integrated into the design of the residence and structurally connected or connected by a breezeway, roof or other similar attachment.

If a proposed single family home or manufactured building fails to be determined similar in exterior appearance pursuant to the standards in category 1, the residence will be reviewed pursuant to the standards in category 2. All proposed single family dwellings or manufactured buildings reviewed under category 2 shall be compared to the three (3) closest residences within the same subdivision or the same subdivision unit, whichever is applicable and within the same zoning district. Approval shall not be granted unless it is found that the single family dwelling or manufactured building is substantially similar with regards to the category 2 criteria. In order to be determined substantially similar, the proposed single family dwelling or manufactured building shall meet a minimum of 6 of the 8 criteria. Criteria 5, 6, 7, and 8 must be established as 4 of the 6 minimum criteria.

#### Category 2.

1. Ground effect: refers to the height of the residence and height of entryway from ground level.
2. Roof pitch: within 2-12ths of the pitch of the average of the three (3) closest residences.
3. Roof materials: asphalt shingles, tile, slate, wood shakes or wood shingles shall be considered compatible roof material. Any other roof material will be compared to the three (3) closest residences. If two (2) out of three (3) of the closest residences have utilized the alternate roof material, it will be considered compatible.

4. Siding materials: same material as at least two (2) of the three (3) closest residences.
5. Permanent foundation: on a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas
6. View: at least the same number of legs along the front of the residence as the average of the three (3) closest residences rounded up to the closest round number. Leg shall mean a minimum 4' offset from the front of the main building with the other dimension being a minimum of 8'. Legs must be covered by the same roof material as the main structure and includes porches.
7. Mandatory attached garage unless the home is located within the V-zone, or two (2) out of three (3) of the closest residences do not have a garage. Attached means architecturally integrated into the design of the residence and structurally connected or connected by a breezeway, roof or other similar attachment.
8. Minimum 900 square feet of living area unless two (2) out of three (3) of the closest residences are smaller than 900 square feet. If two (2) out of three (3) of the closest residences are smaller, the minimum living area will be as specified in the zoning district

If a proposed single family home or manufactured building fails to be determined similar pursuant to the standards in category 1 or category 2, a variance may be applied for pursuant to the standards outlined in the Land Development Regulations.

**SECTION 3: BY AMENDING ARTICLE IV. ZONING DISTRICT REGULATIONS, SECTION 2. RESIDENTIAL DISTRICTS, B. R-1B, (4) DIMENSION AND AREA REGULATIONS, AS FOLLOWS:**

**B. R-1B Residential District**

- (4) *Dimension and area regulations.* The following dimension and area regulations shall apply in the district:
  - (a) Minimum lot area: The minimum lot area shall be 7,500 square feet.
  - (b) Minimum lot width at building line: The minimum lot width at building line shall be seventy-five (75) feet.
  - (c) Minimum front yard requirements: The minimum front yard requirement shall be twenty-five (25) feet.

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, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485

and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet; except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.

- (d) Minimum side yard requirement: The minimum side yard requirement 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.
- (e) Minimum rear yard requirements: The minimum rear yard requirement shall be twenty (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.
- (f) Minimum street frontage: The minimum street frontage shall be fifty (50) feet except those lots which front on the turnarounds of permanent dead-end streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.
- (g) Minimum living area: The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, or terraces.
- (h) Maximum building area: The maximum building area of dwelling shall be thirty-five (35) percent of the lot area.
- (i) Maximum building height: The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 ½) stories.

For buildings located in the V-zone as defined by the Federal Emergency Management Agency, the maximum building height allowed shall be thirty-eight (38) feet. Any exceedance would require a variance from the Board of County Commissioners.

- (j). All proposed single family dwellings or manufactured buildings shall meet the minimum standards for determination of similarity in exterior appearance for single family homes and manufactured buildings as provided for in Article II, General Regulations, Section 2. General Regulations for Structures and Uses, (G) Standards for Determination of Similarity in Exterior Appearance for Single Family Homes and

Manufactured Buildings.

(k) Accessory Structures:

- i. 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.
- ii. 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.
- iii. Swimming pools and screened swimming pool enclosures are permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.
- iv. Attached carports shall meet the principal building yard requirements of the district.
- v. Detached accessory structures which have impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.
- vi. Detached accessory structures which have a fabric or screen roof shall be permitted only in the rear yard and must be at least five (5) feet from the rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this ordinance shall be brought into conformance with County regulations by January 1, 2000 or be removed.

**SECTION 4: BY AMENDING ARTICLE IV. ZONING DISTRICT REGULATIONS, SECTION 2. RESIDENTIAL DISTRICTS, C. R-1C, RESIDENTIAL DISTRICT (4) DIMENSION AND AREA REGULATIONS AS FOLLOWS:**

**C. R-1C Residential District**

(4) *Dimension and area regulations.* The following dimension and area regulations shall apply in the district:

- (a) Minimum lot area: The minimum lot area shall be 10,000 square feet.

- (b) Minimum lot width at building line: The minimum lot width at building line shall be seventy-five (75) feet.
- (c) Minimum front yard requirements: The minimum front yard requirement shall be twenty-five (25) feet.

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, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet; except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.

- (d) Minimum side yard requirement: The minimum side yard requirement 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.
- (e) Minimum rear yard requirements: The minimum rear yard requirement shall be twenty (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.
- (f) Minimum street frontage: The minimum street frontage shall be fifty (50) feet except those lots which front on the turnarounds of permanent dead-end streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.
- (g) Minimum living area: The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, or terraces.
- (h) Maximum building area: The maximum building area of dwelling shall be thirty-five (35) percent of the lot area.
- (i) Maximum building height: The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 ½) stories.

For buildings located in the V-zone as defined by the Federal Emergency Management Agency, the maximum building height allowed shall be thirty-eight (38) feet. Any exceedance would require a variance from the Board of County Commissioners.

- (j) All proposed single family dwellings or manufactured buildings shall meet the minimum standards for determination of similarity in exterior appearance for single family homes and manufactured buildings as provided for in Article II, General Regulations, Section 2. General Regulations for Structures and Uses, (G) Standards for Determination of Similarity in Exterior Appearance for Single Family Homes and Manufactured Buildings
- (k) Accessory Structures:
  - i. 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.
  - ii. 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.
  - iii. Swimming pools and screened swimming pool enclosures are permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.
  - iv. Attached carports shall meet the principal building yard requirements of the district.
  - v. Detached accessory structures which have impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.
  - vi. Detached accessory structures which have a fabric or screen roof shall be permitted only in the rear yard and must be at least five (5) feet from the rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this ordinance shall be brought into conformance with County regulations by January 1, 2000 or be removed.



**SECTION 5: BY AMENDING ARTICLE IV. ZONING DISTRICT REGULATIONS, SECTION 2. RESIDENTIAL DISTRICTS, D. R-2.5 RESIDENTIAL DISTRICT 4. DIMENSION AND AREA REGULATIONS, AS FOLLOWS:**

D. R-2.5 Residential District

(4) *Dimension and area regulations.* The following dimension and area regulations shall apply in the district:

- (a) Minimum lot area: The minimum lot area shall be 13,000 square feet for any lot created after the effective date of the resolution rezoning the area to the R-2.5 District.
- (b) Minimum lot width at building line: The minimum lot width at building line shall be seventy-five (75) feet.
- (c) Minimum front yard requirements: The minimum front yard requirement shall be twenty-five (25) feet.

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, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485 and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet; except the area between U.S. 19 and Oak Lake Drive on C.R. 578 where the front yard setback shall be twenty-five (25) feet.

- (d) Minimum side yard requirement: The minimum side yard requirement 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.
- (e) Minimum rear yard requirements: The minimum rear yard requirement shall be twenty (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.
- (f) Minimum street frontage: The minimum street frontage shall be fifty (50) feet except those lots which front on the turnarounds of permanent dead-

end streets shall be permitted to front on such turnarounds for a minimum distance of thirty (30) feet.

- (g) Minimum living area: The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, or terraces.
- (h) Maximum building area: The maximum building area of dwelling shall be thirty-five (35) percent of the lot area.
- (i) Maximum building height: The maximum building height of a building shall be thirty-five (35) feet, and/or two and one-half (2 ½) stories.

For buildings located in the V-zone as defined by the Federal Emergency Management Agency, the maximum building height allowed shall be thirty-eight (38) feet. Any exceedance would require a variance from the Board of County Commissioners.

- (j) All proposed single family dwellings or manufactured buildings shall meet the minimum standards for determination of similarity in exterior appearance for single family homes and manufactured buildings as provided for in Article II, General Regulations, Section 2. General Regulations for Structures and Uses, (G) Standards for Determination of Similarity in Exterior Appearance for Single Family Homes and Manufactured Buildings
- (k) Accessory Structures and Buildings:
  - i. 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 except where those lot lines abut rivers, golf courses or lakes.
  - ii. Swimming pools and screened swimming pool enclosures on lots that do not abut golf courses, rivers and lakes are permitted only in the side or rear yard and must be at least five (5) feet from side and rear property lines.
  - iii. On lots that abut golf courses, detached accessory buildings are not permitted in the rear yard. Screened swimming pool enclosures shall meet the rear yard requirement for principal buildings.

- iv. Attached carports shall meet the principal building yard requirements of the district.
- v. Detached accessory structures which have impervious roof coverings shall be permitted only in the side and rear yard and must be at least five (5) feet from the side and rear property lines.
- vi. Detached accessory structures which have a fabric or screen roof shall be permitted only in the rear yard and must be at least five (5) feet from the rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this ordinance shall be brought into conformance with County regulations by January 1, 2000 or be removed.
- vii. On lots that abut rivers and lakes, screened swimming pool enclosures and accessory buildings, except boat houses, shall meet the rear yard requirement for principal buildings.
- viii. 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 except where required by other regulatory standards.
- ix. On lots that abut golf courses, rivers, or lakes, the maximum height for fences located in the rear yard, other than chain link fences, shall be four (4) feet. For chain link fences located in the rear yard, the maximum height shall be six (6) feet. All fences located in the rear yard shall be constructed so as not to impair sight lines.

(l) Vehicle Parking and Storage:

- i. Vehicles with a gross vehicle weight of 10,000 pounds or less which are built for or which have received major modifications to the chassis or body for business purposes shall not be parked on any lot within the district unless the vehicle is stored in an enclosed building or in an area so that the vehicle is not visible from streets or other properties. Examples of regulated vehicles include but are not limited to: box vans, tank trucks, buses, wreckers, or dump bodies.

(m) Special Regulations:

- i. On lots that abut golf courses, recreational vehicles, boats and similar items shall be stored only in the side yard or in an enclosed building. If stored in the side yard the unit must be at least five (5) feet from the side lot line.
- ii. Visitors may temporarily park a recreational vehicle in an area not meeting the standard contained in Item i. for a maximum cumulative time period of three (3) days within any ninety (90) day period.
- iii. No business activity shall be allowed which involves the pick up and delivery of materials, other than those small businesses traditionally operated from a residence such as cosmetics, home care products, book keeping services, seamstress, or other such businesses conducted solely within the residence without external signage or activities.
- iv. No business activity shall be allowed which involves the manufacturing of any product.
- v. All tools, maintenance equipment, and similar devices associated with any business entity shall be stored in an enclosed building or an area so that the equipment is not visible from streets or other properties.

**SECTION 6: BY AMENDING ARTICLE IV. ZONING DISTRICT REGULATIONS, SECTION 13. AGRICULTURAL/RESIDENTIAL DISTRICTS, (2) DIMENSION AND AREA REGULATIONS, AS FOLLOWS:**

**(2) *Dimension and Area Regulations:***

- (a) *Lot Area:* The minimum lot area shall be one (1) acre.
- (b) *Building height:* The maximum building height shall not exceed forty-five (45) feet.
- (c) *Lot widths:* The minimum lot width at the building line shall be one hundred (100) feet. Lots on curves shall have a minimum street frontage of fifty (50) feet.
- (d) *Front Yard:* The minimum front yard requirement in the Agricultural/Residential District shall be fifty (50) feet. Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S.

301, C.R. 578, C.R. 485, and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet.

- (e) *Side yard:* The minimum side yard requirement shall be ten (10) feet.
- (f) *Rear yard:* The minimum rear yard requirement shall be thirty-five (35) feet.
- (g) *Lot frontage:* All lots shall front on a street for a minimum distance of one hundred (100) feet except on dead-end streets, where frontage shall be a minimum of fifty (50) feet.
- (h) *Minimum living area:* The minimum living area of a dwelling shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, or terraces. In accordance with the provisions of this subsection, the minimum living or floor area of a mobile home will be six hundred (600) square feet exclusive of all attachments, and no mobile home shall be permitted to be attached or detached in a manner that would be inconsistent with the original manufacturer's design standards. No mobile home shall have a length or width dimension less than twelve (12) feet, not including pop-outs and attachments. All mobile homes must be skirted within 30 days from the issuance of a certificate of occupancy. The skirting shall constitute a visual screen of new materials, or material in acceptable condition, consisting of aluminum, pressure treated wood, masonry, or other acceptable material normally used for mobile home skirting and be placed around the entire perimeter of the mobile home and extending from the base of the mobile [home] to the ground.

Applicants applying for a building permit to place a used mobile home shall either provide proof of a current and valid inspection by the Department of Motor Vehicles or be inspected by the Hernando County Development Department prior to the issuance of a building permit to set the mobile home. The inspection will be conducted by the Building Division and is designed to protect the public health, safety, and welfare. The inspection will be conducted in areas of fire safety, electrical, plumbing, mechanical, and overall construction of the mobile home.

If the inspection of the mobile home determines that the unit is not repairable, no building permit shall be issued.

No applicant applying to place a mobile home shall perform any repair work or commence set up of the mobile home until a building permit has been secured.

Any deficiencies noted in the inspection report shall be corrected prior to the

issuance of a certificate of occupancy.

Standards for used mobile home inspections will be adopted by resolution of the Hernando County Board of County Commissioners, and will be consistent with State standards regulating used mobile homes.

- (i) For the AR district: All proposed single family dwellings or manufactured buildings shall meet the minimum standards for determination of similarity in exterior appearance for single family homes and manufactured buildings as provided for in Article II, General Regulations, Section 2. General Regulations for Structures and Uses, (G) Standards for Determination of Similarity in Exterior Appearance for Single Family Homes and Manufactured Buildings

**SECTION 7: BY AMENDING ARTICLE VIII. PLANNED DEVELOPMENT PROJECT, SECTION 1. PLANNED DEVELOPMENT PROJECTS, AS FOLLOWS:**

**Section 1. Planned Development Projects**

All Planned Development Projects shall meet the following requirements for development:

- A. Environmental The planned development project shall meet the requirements of all County regulations, plus all applicable state and federal laws, regulations and rules.
- B. Perimeter Setback The following shall be the minimum building front, rear, and side setbacks for the portion of the project which is adjacent to the project perimeter.

PDP (Residential Uses)	Front	25
	Side	10
	Rear	20

PDP (Neighborhood Commercial)	Front	50
	Side	20
	Rear	35

PDP (Commercial/Office-Professional Uses)	Front	75
	Side	20
	Rear	35

PDP (Industrial Uses)	Front	75
	Side	20

	Rear	35
PDP (Agricultural, Country 2.5)	Front	75
	Side	25
	Rear	35
PDP (Agricultural/ Residential)	Front	50
	Side	10
	Rear	35
PDP (Recreational/ Commercial)	Front	75
	Side	25
	Rear	25
PDP (Residential SF Manufactured Home)	Front	25
	Side	10
	Rear	15
PDP (Corporate Park)	Front	75
	Side	20
	Rear	35
PDP (Airport Facilities District)	Front	75
	Side	20
	Rear	35

Along US 19, SR 50, US 41, US 98, US 301, CR 578, CR 485 and CR 50, front yard requirements shall be 125 feet. Residential uses located on CR 578 between US 19 and Oak Lake Drive shall meet the standard setback of the district.

**C. Buffering**

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential.

The buffer shall consist of a five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous residential properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five and a maximum height of eight feet, or an evergreen hedge with a minimum height of five feet at the time of planting.

- D. Building Coverage Residential PDPs and all PDPs with a residential component shall not exceed more than 35 percent building coverage for residential uses.
- E. Landscaping All Planned Development Projects shall meet the landscaping requirements of the Community Appearance Ordinance.
- F. Streets All streets within a planned development project shall meet minimum County design standards. The developer may suggest alternative design standards for streets to the County Engineer, submit data supporting the alternative design, and request approval of the alternative design by the Board of County Commissioners.
- G. Comprehensive Plan The petitioner shall demonstrate consistency with the Hernando County Comprehensive Plan.
- H. Parking Standards All required parking shall meet the requirements of the Land Development Regulations. The developer may suggest alternative design standards for parking area to the County Engineer and may suggest reduced parking standards to the Planning Department, submit data supporting the alternative design, and request approval of the alternative design and reduced parking standards by the Board of County Commissioners.
- I. Dedication The developer of a planned development project in which any facilities, improvements, or features are to be privately maintained shall dedicate the facilities, improvements, or features to a property owners association and shall grant to the association either a fee simple interest or an easement in the property upon which the facilities are constructed. Membership in the property owners association shall be mandatory and the association shall be formed by the developer concurrent with the filing of any record plat for the development.
- J. Signs All proposed signage within a planned development project shall meet the requirements of the County's sign ordinance. Any deviations to the sign ordinance shall be presented on a signage plan, separate from the master plan, at time of submittal of the application for the master plan. The developer may suggest alternative signage for review and approval by the Board of County Commissioners.



K. Compatibility Standards

All proposed single family dwellings or manufactured buildings shall meet the minimum standards for determination of similarity in exterior appearance for single family homes and manufactured buildings as provided for in Article II, General Regulations, Section 2. General Regulations for Structures and Uses, (G) Standards for Determination of Similarity in Exterior Appearance for Single Family Homes and Manufactured Buildings

**SECTION 8. 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 9. INCLUSION INTO THE CODE**

The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of Hernando County, as an addition or amendment thereto, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

**SECTION 10. 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 9th DAY of MAY, 2000.**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

BY *Paul H. Sullivan*  
PAUL H. SULLIVAN, CHAIRMAN

ATTEST *Judy A. Nicolai, Deputy*  
KAREN NICOLAI, CLERK

SEAL