

ORDINANCE 2002-15

AN ORDINANCE AMENDING THE HERNANDO COUNTY CODE OF ORDINANCES, APPENDIX A, ZONING ORDINANCE; BY AMENDING APPENDIX A, ARTICLE I, SHORT TITLE; DEFINITIONS, THROUGH ADDITION; BY AMENDING APPENDIX A, ARTICLE II, GENERAL REGULATIONS, SECTION 4. GENERAL REGULATIONS FOR VEHICLES, THROUGH MODIFICATION OF (A) OFF-STREET PARKING SPACE AND ACCESS; BY AMENDING ARTICLE II, GENERAL REGULATIONS, SECTION 2. GENERAL REGULATIONS FOR STRUCTURES AND USES THROUGH ADDITION OF (I) MINIMUM DESIGN STANDARDS FOR MULTIFAMILY DEVELOPMENT; BY AMENDING APPENDIX A, ARTICLE III, SPECIFIC REGULATIONS, SECTION 3. SPECIFIC USE REGULATIONS, THROUGH ADDITION OF (K) COMMERCIAL DESIGN STANDARDS; BY AMENDING APPENDIX A, ARTICLE IV, ZONING DISTRICT REGULATIONS, SECTION 4. ESTABLISHMENT OF ZONING DISTRICTS THROUGH MODIFICATION OF A. ZONING DISTRICT DESIGNATION (7) R-3 (RESIDENTIAL DISTRICT) AND CREATION OF A NEW NUMBER (8) R-4 (RESIDENTIAL DISTRICT) AND RENUMBERING SUBSEQUENT ITEMS; BY AMENDING APPENDIX A, ARTICLE IV, ZONING DISTRICT REGULATIONS, SECTION 2. RESIDENTIAL DISTRICTS THROUGH MODIFICATION OF G. R-3 RESIDENTIAL DISTRICT, AND CREATING A NEW CATEGORY H. R-4 RESIDENTIAL DISTRICT, AND RE-LETTERING SUBSEQUENT ITEMS; BY AMENDING APPENDIX A ARTICLE IV, ZONING DISTRICT REGULATIONS, SECTION 5. PLANNED-DEVELOPMENT DISTRICT THROUGH ADDITION OF A. 3. PDP (MULTIFAMILY- 2) AND RENUMBERING SUBSEQUENT ITEMS, AND ADDITION OF C. 3. MAPPING CRITERIA PDP FOR THE MULTIFAMILY-2 DISTRICT (MF2) AND RE-NUMBERING SUBSEQUENT ITEMS; BY AMENDING APPENDIX A, ARTICLE VIII, PLANNED-DEVELOPMENT PROJECT THROUGH INCORPORATION OF DESIGN STANDARDS FOR THE MULTIFAMILY CATEGORIES AND CREATING THE PDP (MF-2) DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; PROVIDING FOR AN EFFECTIVE DATE

THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA;

SECTION 1. BY AMENDING APPENDIX A, ARTICLE I, SHORT TITLE; DEFINITIONS, THROUGH ADDITION AS FOLLOWS:

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CLERK OF COUNTY COMMISSIONERS

APPENDIX A

ZONING

ARTICLE I.

Section 3. Definitions.

The words defined below are words which have special or limited meanings as used in this ordinance and might not otherwise be clear. Words whose meaning is self-evident as used in this ordinance are not defined here. Words used in the present tense shall include the future; the singular includes the plural, and vice versa; the word "shall" is mandatory; the word "may" is permissive.

- 123. Primary Facade: A side of a building that faces a public right-of-way or has the primary customer entrance. (A building may have more than one primary facade). For making a determination as to whether a side of a building faces a street, all street side faces within an area between two lines drawn tangent to the furthest extent of a building and perpendicular to the public right-of-way, are included.
- 124. Ornamental and Structural Detail: A raised or decorative feature, other than a corporate logo, and not including, textures, color or materials. Examples are decorative tile, molding, niches, pilasters, and columns.

SECTION 2. BY AMENDING APPENDIX A, ARTICLE II, GENERAL REGULATIONS, SECTION 4. GENERAL REGULATIONS FOR VEHICLES, THROUGH MODIFICATION OF (A) OFF-STREET PARKING SPACE AND ACCESS (6)(a) AND (b) AS FOLLOWS:

A. OFF-STREET PARKING SPACE AND ACCESS:

- (6) Minimum off-street parking space requirements for automobiles shall be as follows:
 - (a) Single-family detached dwelling: 2.0 spaces per dwelling unit.
 - (b) Two (2) or more family dwelling and single-family attached: 1.5 spaces per dwelling unit for one and two bedroom units, 2.0 spaces per unit for 3 or more bedroom units

SECTION 3. BY AMENDING APPENDIX A, ARTICLE II, GENERAL REGULATIONS, SECTION 2. GENERAL REGULATIONS FOR STRUCTURES AND USES, THROUGH ADDITION OF (I) MINIMUM DESIGN STANDARDS FOR MULTIFAMILY DEVELOPMENT AS FOLLOWS:

Article II

Section 2. General regulations for structures and uses.

I. Minimum Design Standards for Multifamily Development

1. For the PDP(MF) and R-3 zoning categories:

a. Building facade:

A minimum of 15 percent of the front facade shall contain windows or doors. All windows and doors shall provide 4 inch trim or be recessed (ie: into the front facade) to provide shadowing.

Exterior building elevations shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces. These features shall occur at a minimum of every 30'.

b. Building materials: Wall surface areas must be brick, stone, stucco, decorative cementacious finish, stucco appearance, or colored or painted architectural block. Up to 50% of wall surface area may be finished with siding if two out of three of the closest buildings utilize siding.

c. Roofs shall have a minimum 4 on 12 pitch

d. All rooftop equipment shall be hidden behind parapets or other structures designed into the building

e. Minimum open space required for multifamily developments containing 12 or more units: a minimum of 15% of the gross site must be maintained in open space. A minimum of 50% of the required open space shall be in areas at least 500 square feet in size with no horizontal dimension less than 15 feet

f. Internal accessway design: Any accessways serving projects with multiple buildings shall be designed to accommodate turnaround traffic without the need for vehicles to back-up. The minimum width of an accessway shall be eighteen (18") feet.

Adequate transition radius from the accessway to the parking lot area must be provided. All intersecting drives must have a minimum 15' radius. The minimum design speed shall be 15 mph.

- g. Minimum dimensions for drive aisles and parking spaces must be in accordance with commercial parking standards.
- h. For developments containing more than 12 units, when parking spaces are placed within entry aisles to a garage, an additional 30% of the required parking must be provided in common areas throughout the project.
- i. No trash receptacles shall be located within the front 25' setback or side 10' setback. Trash receptacles must be on a concrete or asphalt pad. Trash receptacles shall be screened from view by placement of a solid wood fence, masonry wall, or similar sight-obscuring, gated enclosure. Such screening is exempt from the provision of the fence ordinance for the minimum area necessary to adequately screen the trash receptacles.
- j. Pedestrian circulation for projects with multiple buildings: continuous internal sidewalks, a minimum of 4' in width, shall be provided between buildings throughout the project. The internal sidewalk system shall connect all abutting streets to primary building entrances.
- k. For all development containing more than 50 units, there shall either be 24 hour on-site management or 24-hour management by a professional company or the owner.
- l. Minimum building setbacks, excluding garages, from edge of pavement of internal vehicular accessways: 25'.
- m. Minimum separation between buildings: 15'

2. For the PDP(MF2) and R-4 zoning categories:

- a. Minimum open space required for multifamily developments containing 12 or more units: a minimum of 15% of the gross site must be maintained in open space. A minimum of 50% of the required open space shall be in areas at least 500 square feet in size with no horizontal dimension less than 15 feet
- b. Internal accessway design: Any accessways serving projects with multiple buildings shall be designed to accommodate turnaround traffic without the need for vehicles to back-up. The minimum width of an accessway shall be eighteen (18') feet.

Adequate transition radius from the accessway to the parking lot area must be provided. All intersecting drives must have a minimum 15' radius. The minimum design speed shall be 15 mph.

- c. Minimum dimensions for drive aisles and parking spaces must be in accordance with commercial parking standards.
- d. For developments containing more than 12 units, when parking spaces are placed within entry aisles to a garage, an additional 30% of the required parking must be provided in common areas throughout the project.
- e. No trash receptacles shall be located within the front 25' setback or side 10' setback. Trash receptacles must be on a concrete or asphalt pad. Trash receptacles shall be screened from view by placement of a solid wood fence, masonry wall, or similar sight-obscuring, gated enclosure. Such screening is exempt from the provision of the fence ordinance for the minimum area necessary to adequately screen the trash receptacles.
- f. Pedestrian circulation for projects with multiple buildings: continuous internal sidewalks, a minimum of 4' in width, shall be provided between buildings throughout the project. The internal sidewalk system shall connect all abutting streets to primary building entrances.
- g. For all development containing more than 50 units, there shall either be 24 hour on-site management or 24-hour management by a professional company or the owner.
- h. Minimum building setbacks, excluding garages, from edge of pavement of internal vehicular accessways: 25'.
- i. Minimum separation between buildings: 15'

SECTION 4. BY AMENDING APPENDIX A, ARTICLE III, SPECIFIC REGULATIONS, SECTION 3. SPECIFIC USE REGULATIONS, THROUGH ADDITION OF (K) COMMERCIAL DESIGN STANDARDS AS FOLLOWS:

K. COMMERCIAL DESIGN STANDARDS

- 1. **Intent.** The intent and purpose of these standards are as follows:
 - A. To promote architectural and site design treatments that enhance the visual appearance of development within Hernando County.
 - B. To ensure compatibility and appropriate screening for commercial uses.
 - C. To maintain and enhance the attractiveness of the street scape and the existing architecture in the community.

- D. To create and maintain a strong community image and identity by providing for architectural treatments that enhance the visual experience of commercial development in Hernando County.

2. Applicability

- A. Provisions of this section are applicable to all commercial development whose total gross building area is less than 25,000 square feet, and all office development regardless of size. The design standards apply to the commercial and office projects specified above located within the C-1, C-2, C-3, OP, PDP(GHC), PDP(GC),PDP(HC), PDP(NC) and PDP(OP). The provisions of this section do not apply to any industrial zoning categories.
- B. Provisions of this section are applicable to new development and additions to or modifications of an existing building that increases gross floor area by more than fifty (50) percent.
- C. Provisions of this section are not intended to prevent the use of alternative design solutions that meet the intent and purpose established in the Commercial Design Standards.
- D. Compliance with the standards set forth in this section shall be demonstrated by submittal of drawings and a site development plan meeting the requirements of Chapter 8 (Minimum plan review criteria for buildings) of the Hernando County Code.
- E. Any decision by the County Administrator or Designee in regards to this section may be appealed to the Board of County Commissioners.

3. Building Orientation and Primary Facade Standards

- A. **Intent.** The intent of this section is to encourage commercial development that addresses its orientation to the street and to require higher architectural standards for those building facades that are visible from the street.
- B. **Requirements**
 - (1) Primary facades must meet the primary facade standards outlined in this section.
 - (2) Commercial buildings located mid-block shall be oriented to face the public right-of-way, unless it can be shown that there are compelling site conditions that necessitate that the building not face the public right-of-way, then the

building is considered to have two primary facades; the facade that faces the public right-of-way and the facade that incorporates the customer service entrance.

- (3) Commercial buildings on corner lots shall be oriented to face a public right-of-way, unless it can be shown that there are compelling site conditions that necessitate a different orientation. If site conditions necessitate that the primary entrance not face the public right-of-way, then the building is considered to have three primary facades; the two facades that face the public right-of-way and the facade that incorporates the customer service entrance.
- (4) All primary facades of a building shall be designed with consistent architectural style, detail, trim features, and roof treatments.
- (5) For parcels of one half ($\frac{1}{2}$) acre or larger, building perimeter landscaping on the primary facade side shall be planted adjacent to, or between the building and the drive aisle or parking area and shall include shrubs and ground cover. The minimum landscaped area shall be determined by the following formula: 5 feet times the length of each primary facade times 50%. The area of building perimeter landscaping can be used to meet the required 15% landscaping for the parcel. Landscaping shall where feasible, use native and drought tolerate plant materials.

4. Primary Facade Standards

A. Intent. The intent of this section is to require primary facades of a commercial development to meet certain minimal architectural standards for those building facades. This section is specifically applicable to that side of any structure which faces a public right-of-way and / or which has the primary customer entrance.

B. Requirements

- 1) Primary facades shall provide at least three (3) of the following:
 - (a) For parcels less than one half ($\frac{1}{2}$) acre, building perimeter landscaping on the primary facade side shall be planted adjacent to, or between the building and the drive aisle or parking area and shall include shrubs and ground cover. The minimum landscaped area shall be determined by the following formula: 5 feet times the length of each primary facade times 50%. The area of building perimeter landscaping can be used to meet the required 15% landscaping for the parcel. Landscaping shall where feasible, use native and drought tolerate plant materials.

- (b) Arcades or colonnades a minimum of five (5) feet wide, mansard roofs with a minimum five (5) foot overhang, or other roof treatments that provide shade and a break in the vertical plane, along at least fifty (50) percent of the horizontal length of the primary facade.
 - (c) Display windows a minimum of four (4) feet high, along at least fifty (50) percent of the horizontal length of the primary facade.
 - (d) Awnings, associated with windows and/or doors, in increments of ten (10) feet or less in length, along at least fifty (50) percent of the horizontal length of the primary facade.
 - (e) Windows, covering at least 40% of the length of the primary facade.
 - (f) Arched, gabled, stepped or decorative parapet over primary customer entrance, integrated with the building's massing and style.
 - (g) Canopies or porticos, integrated with the building's massing and style.
 - (h) Peaked roof forms.
 - (i) Overhangs, a minimum of two (2) feet wide.
 - (j) Arches, or arched or curvilinear forms
 - (k) Ornamental and structural details that are integrated into the building structure.
 - (l) Recesses and/or projections at least every twenty (20) feet.
 - (m) Any other treatment or the combination of a number of separate treatments which together exceed the minimum as specified for primary facades, that, in the determination of the County Administrator or Designee, meets the intent of the Commercial Design Standards.
- (2) Exterior building materials and colors contribute significantly to the visual impact of a building on the community. The use of certain materials on primary facades is restricted as follows:
- (a) Corrugated or ribbed metal wall panels, used as a finish material, shall be prohibited on the primary facade. Architectural metal panels are acceptable, subject to a determination that the treatment meets the intent of this section.

- (b) Smooth-faced concrete or smooth faced masonry units on a primary facade shall have stucco, decorative cementacious finish, or other decorative finish. The use of painted, struck block 8 x 8 x 16 will not be allowed as a finish material.

5. Non-Primary Facades

- A. All non-primary facades of any structure shall have finished surfaces, without a limitation on the types of materials.

6. Roof Treatments

- A. **Intent.** The intent of this section is to add visual interest, reduce massing aesthetic, and screen rooftop equipment, by requiring some minimum roof treatments for commercial development.

- B. **Requirements**

- (1) Both single and multiple-tenant buildings and projects are required to have variations in the roof lines, and roof features that are consistent with the building's mass and scale. In addition, roofs shall meet at least two (2) of the following requirements:
 - (a) Decorative parapets that are a minimum of three (3) feet in height above the finished roof or that are high enough to block the view of any mechanical equipment.
 - (b) A three-dimensional cornice treatment, a minimum of twelve (12) inches high, having a minimum of three (3) vertical (not diagonal) changes in plane (no two on the same plane), and a variety of thickness in relief ranging from the greatest at the top to the least at the bottom.
 - (c) Overhanging eaves that extend at least two (2) feet beyond the supporting walls, with a minimum fascia of six (6) inches deep.
 - (d) Two or more roof planes per primary facade.
 - (e) A sloping roof with an average pitch of 4: 12 or greater.
 - (f) Any other treatment that, in the determination of the County Administrator or Designee, meets the intent of the Commercial Design Standards.
- (2) Rooftop equipment and fixtures shall be concealed from eye-level view from

any public right-of-way and from the ground level of any adjacent properties.

7. Lighting Fixtures

A. Intent. The intent of this section is to provide lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

B. Requirements - General

- (1) Lighting, including pole heights and fixture types, shall be designed in a consistent and coordinated manner for the entire site. It shall be used to accent key architectural elements and/or to emphasize landscape features, and shall be designed to avoid the creation of hot spots, glare or a nuisance.
- (2) Light fixtures shall be designed as an integral design element that complements the design of the project through style, material or color.
- (3) Lighting of on-site buildings shall be limited to wall-washer type fixtures or up-lights, which do not produce spillover lighting.
- (4) Site lighting shall not incorporate flood-light fixtures mounted on building walls, roofs or poles, unless these are cutoff fixtures that do not produce glare and spillage of light off the site.

C. Requirements - Specific

- (1) All outdoor light fixtures emitting 2050 or more lumens shall be shielded as follows:
 - (a) Within thirty (30) feet of the property boundary must be full-cutoff fixtures.
 - (b) All other outdoor lighting fixtures must be semi-cutoff or full-cutoff fixtures.

SECTION 5. BY AMENDING APPENDIX A, ARTICLE IV, ZONING DISTRICT REGULATIONS, SECTION 1. ESTABLISHMENT OF ZONING DISTRICTS THROUGH MODIFICATION OF A. ZONING DISTRICT DESIGNATION (7) R-3 (RESIDENTIAL DISTRICT) AND CREATION OF A NEW NUMBER (8) R-4 (RESIDENTIAL DISTRICT) AND RENUMBERING SUBSEQUENT ITEMS, AS FOLLOWS:

ARTICLE IV. ZONING DISTRICT REGULATIONS

Section 1. Establishment of Zoning Districts.

- (7) *R-3 Residential District:* This district is designed to permit higher-density single-lot principal building residential development consisting of both single-family and multifamily dwellings.
- (8) *R-4 Residential District:* This district is designed to permit higher-density single-lot principal building residential development consisting of both single family and multifamily dwellings.

SECTION 6. BY AMENDING APPENDIX A, ARTICLE IV, ZONING DISTRICT REGULATIONS, SECTION 2. RESIDENTIAL DISTRICTS THROUGH MODIFICATION OF G. R-3 RESIDENTIAL DISTRICT (1) PERMITTED USES, AND ADDITION OF (4) DIMENSION AND AREA REGULATIONS (K) MAXIMUM NUMBER OF DWELLING UNITS PER BUILDINGS AS FOLLOWS:

G. *R-3 Residential District*

- (1) *Permitted uses:*
 - (a) Single-family dwellings
 - (b) Two-family dwellings
 - (c) Multi-family dwellings
 - (d) Community residential homes with 6 or fewer residents
 - (e) Clubhouses in association with a multi-family development
- (4) *Dimension and area regulations.* The following dimension and area regulations shall apply in the district:
 - (a) Minimum lot area:
 - i. The minimum lot area shall be 7,500 square feet for single family dwellings.
 - ii. The minimum lot area shall be 12,000 square feet for two family dwellings.
 - iii. For multi family dwellings (containing three or more dwelling units) the minimum lot area shall be 12,000 square feet plus 3,000 square feet for each additional dwelling unit over the first two (2) dwelling units.

- (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 shall be forty-five (45) percent of the lot area.
- (i) Maximum building height: The maximum building height is forty-five (45) feet and/or three (3) stories. No building shall exceed three (3) stories, or forty-five (45) feet in the R-3 district unless one foot shall be added to the required front and side yards for each foot of building height over forty-five (45) feet in addition to the general yard requirements for the zoning district.

(j) 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.

(k) Maximum number of multi-family dwelling units per building: 12

SECTION 7. BY AMENDING APPENDIX A, ARTICLE IV, ZONING DISTRICT REGULATIONS, SECTION 2. RESIDENTIAL DISTRICTS THROUGH CREATION OF A NEW LETTER H. R-4 RESIDENTIAL DISTRICT AND RE-LETTERING SUBSEQUENT ITEMS AS FOLLOWS:

H. *R-4 Residential District*

(1) *Permitted uses:*

- (a) Single-family dwellings
- (b) Two-family dwellings
- (c) Multi-family dwellings
- (d) Community residential homes with 6 or fewer residents

- (c) Clubhouses in association with a multi-family development
- (2) *Permitted accessory structures and uses:*
 - (a) Carport, garage or other buildings not used as a dwelling and customarily incidental to the principal use of the premises.
 - (b) Accessory uses customarily incidental to the principal use of the premises.
- (3) *Special exception uses:*
 - (a) Home occupation
 - (b) Lodging houses
 - (c) Boarding houses
 - (d) Bed and breakfast establishments
- (4) *Dimension and area regulations.* The following dimension and area regulations shall apply in the district:
 - (a) Minimum lot area:
 - i. The minimum lot area shall be 7,500 square feet for single family dwellings.
 - ii. The minimum lot area shall be 12,000 square feet for two family dwellings.
 - iii. For multi family dwellings (containing three or more dwelling units) the minimum lot area shall be 12,000 square feet plus 3,000 square feet for each additional dwelling unit over the first two (2) dwelling units.
 - (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 shall be forty-five (45) percent of the lot area.
- (i) Maximum building height: The maximum building height is forty-five (45) feet and/or three (3) stories. No building shall exceed three (3) stories, or forty-five (45) feet in the R-3 district unless one foot shall be added to the required front and side yards for each foot of building height over forty-five (45) feet in addition to the general yard requirements for the zoning district.
- (j) 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.
- (k) Maximum number of multi-family dwelling units per building: 12

SECTION 8. BY AMENDING APPENDIX A, ARTICLE IV, ZONING DISTRICT REGULATIONS, SECTION 5. PLANNED-DEVELOPMENT DISTRICT THROUGH ADDITION OF A. 3. PDP (MULTIFAMILY-2) AND RENUMBERING SUBSEQUENT ITEMS, AND ADDITION OF C. 3. MAPPING CRITERIA PDP FOR THE MULTIFAMILY-2 DISTRICT (MF2) AND RE-NUMBERING SUBSEQUENT ITEMS AS FOLLOWS:

Section 5. Planned-Development District.

The following regulations shall apply to all planned development districts:

A. Planned Development Districts are as follows:

- 1. PDP (Single Family)
- 2. PDP (Multifamily)
- 3. PDP(Multifamily - 2)
- 4. PDP (Mobile Home)
- 5. PDP (Rural)
- 6. PDP (Resort Residential)
- 7. PDP (General Commercial)
- 8. PDP (General Highway Commercial)
- 9. PDP (Highway Commercial)
- 10. PDP (Neighborhood Commercial)
- 11. PDP (Heavy Highway Commercial)
- 12. PDP (Industrial)
- 13. PDP(Light Industrial)
- 14. PDP (Heavy Industrial)
- 15. PDP (Office/Professional)
- 16. PDP (Recreational)
- 17. PDP (Public Service Facility)
- 18. PDP (Special Uses)
- 19. C/PDP (Combined)
- 20. PDP (Corporate Park)
- 21. PDP (Aviation Facilities)

- B. *Dimensions and area regulations:* Dimensions and area regulations shall be as provided for in Section 1 of Article VIII of the Land Development Regulations. Dimension and area regulations shall be shown on the submitted PDP Plan, pursuant to the requirements of Article VIII.
- C. *Mapping Designations:* The following district designations will be used for mapping purposes:

| Zoning Designation | Mapping Designation |
|-------------------------------------|---------------------|
| 1. PDP (Single Family) | PDP(SF) |
| 2. PDP (Multifamily) | PDP(MF) |
| 3. PDP(Multifamily - 2) | PDP(MF2) |
| 4. PDP (Mobile Home) | PDP(MH) |
| 5. PDP (Rural) | PDP(RUR) |
| 6. PDP (Resort Residential) | PDP(RR) |
| 7. PDP (General Highway Commercial) | PDP(GHC) |
| 8. PDP (General Commercial) | PDP(GC) |
| 9. PDP (Highway Commercial) | PDP(HC) |
| 10. PDP (Neighborhood Commercial) | PDP(NC) |
| 11. PDP (Heavy Highway Commercial) | PDP(HHC) |
| 12. PDP (Industrial) | PDP(IND) |
| 13. PDP(Light Industrial) | PDP(LI) |
| 14. PDP (Heavy Industrial) | PDP(HID) |
| 15. PDP (Office/Professional) | PDP(OP) |
| 16. PDP (Recreational) | PDP(REC) |
| 17. PDP (Public Service Facility) | PDP(PSF) |
| 18. PDP (Special Uses) | PDP(SU) |
| 19. PDP (Combined) | CPDP |
| 20. PDP (Corporate Park) | PDP(CP) |
| 21. PDP (Aviation Facilities) | PDP(AF) |

SECTION 9. BY AMENDING APPENDIX A, ARTICLE VIII, SECTION 5. PLANNED-DEVELOPMENT PROJECT THROUGH ADDITION OF A PDP (MF-2) ZONING CATEGORY AS FOLLOWS AND RENUMBERING SUBSEQUENT ITEMS:

Section 5: Permitted Uses

1. PDP (Single Family): All permitted uses and special exception uses allowed in the R-1A, R-1B, R-1C, R-2.5, R-2 and R-1MH zoning districts which have been specifically designated or specified in the narrative or on the plan.
2. PDP (Multifamily): All permitted uses in the R-3 zoning district. Any special exception uses allowed in the R-3 zoning district which have been specifically designated or specified in the narrative or on the plan.

3. PDP (Multifamily - 2): All permitted uses in the R-4 zoning district. Any special exception uses allowed in the R-4 zoning district which have been specifically designated or specified in the narrative on the plan.

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.

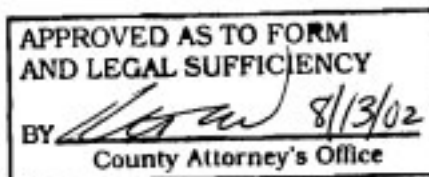
SECTION 11. INCLUSION INTO THE CODE

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 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. This ordinance shall apply to, and be effective for, all projects that have not submitted or maintained a valid development review application or obtained final approval of a Development Review Site Plan.

**ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS IN REGULAR SESSION
THIS 6TH DAY OF AUGUST, 2002.**



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

BY 
**HANNAH M. ROBINSON,
CHAIRPERSON**

ATTEST 
KAREN NICOLAI, CLERK

SEAL