

ORDINANCE NO. 2013- 37

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2
3 AN ORDINANCE AMENDING THE HERNANDO COUNTY CODE
4 OF ORDINANCES BY AMENDING APPENDIX A (ZONING),
5 ARTICLE I (PREAMBLE; SHORT TITLES; PURPOSE;
6 DEFINITIONS), SECTION 3 (DEFINITIONS) BY PROVIDING FOR
7 A DEFINITION OF AQUACULTURE; AMENDING APPENDIX A
8 (ZONING), ARTICLE II (GENERAL REGULATIONS), SECTION 1
9 (APPLICATION OF REGULATIONS AND CLASSIFICATION OF
10 STRUCTURES AND USES) BY ADDING, DELETING, AND
11 RENUMBERING CLASSIFICATIONS; AMENDING APPENDIX A
12 (ZONING) ARTICLE IV (ZONING DISTRICT REGULATIONS),
13 SECTION 6 (RURAL DISTRICTS), PROVIDING FOR REVISIONS
14 TO USES AND REGULATIONS; AMENDING APPENDIX A
15 (ZONING) ARTICLE IV (ZONING DISTRICT REGULATIONS),
16 SECTION 13 (AGRICULTURAL/RESIDENTIAL DISTRICTS),
17 PROVIDING FOR REVISIONS TO USES AND REGULATIONS;
18 PROVIDING FOR APPLICABILITY; PROVIDING FOR
19 SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS;
20 PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE;
21 PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING
22 FOR AN EFFECTIVE DATE.
23

24 **WHEREAS**, the Board of County Commissioners (County) has adopted the Hernando
25 County Comprehensive Plan within which are included goals, objectives, and policies
26 related to the process for review and approval of certain development applications; and
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28 **WHEREAS**, Chapter 163, Part II, Florida Statutes, requires the implementation of these
29 goals, objectives, and policies through the adoption of consistent land development
30 regulations; and
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32 **WHEREAS**, the County desires to update and modernize its land development
33 regulations, and to provide for additional criteria and standards for the agricultural
34 district; and
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36 **WHEREAS**, this proposed amendment to the Hernando County Land Development
37 Regulations, Appendix "A", (Zoning Code), has received public hearings before the
38 Planning and Zoning Commission, Local Planning Agency and the Board of County
39 Commissioners as required by state and local law; and
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41 **WHEREAS**, the Board of County Commissioners, for itself and acting as the Local
42 Planning Agency, finds and determines that the proposed amendment is consistent with
43 the goals, objectives, and policies of the Comprehensive Plan.
44

45 **NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY**
46 **COMMISSIONERS OF HERNANDO COUNTY, FLORIDA:**

1 The recitals set forth above, including findings of fact and conclusions of law, are true
2 and correct and incorporated herein by this reference.

3
4 **SECTION I.** Hernando County Code of Ordinances, Appendix "A" (*Zoning*) Article I
5 (*Preamble; Short Titles; Purpose; Definitions*), Section 3 (*Definitions*), numbered
6 definitions 1-10, are hereby amended to add a definition of Aquaculture, with all
7 subsequent definitions unaltered, as more precisely delineated with strike-through and
8 underlined text below:

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10 **Section 3. Definitions.**

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

17 ~~1. Reserved.~~

18 ~~2.~~ 1. *Accessory building:* A separate detached building, the use of which is
19 customarily incidental to that of the principal building on the same lot.
20 Detached shall be construed to mean structurally detached; not having a
21 common wall.

22 ~~3.~~ 2. *Accessory use:* A use customarily incidental to the principal use of the
23 property.

24 ~~4.~~ 3. *Agricultural building or structure:* Any building or structure accessory to
25 the principal farming, forestry, fisheries, animal specialty farm or hunting,
26 trapping and game propagation use of the land.

27 ~~5.~~ 4. *Airport:* ~~means a~~ Any area of land or water, or any manmade object or
28 facility located thereon, which is used or intended for use, for the landing
29 and takeoff of aircraft, and any appurtenant areas which are used, or
30 intended for use, for airport buildings or other airport buildings and
31 facilities located thereon.

32 ~~6.~~ 5. *Altered:* Any change or addition to the load-bearing members or the
33 foundation of a structure.

34 ~~7.~~ 6. *Antenna:* A device attached to a structure which is used for the
35 transmission and/or receiving of radio, television, microwave, cellular,
36 personal communication services or radar or any similar communication
37 purpose. For the purposes of this ordinance, antennas utilized for
38 noncommercial use shall be excluded.

39 ~~8.~~ 7. *Antenna array:* One or more antennas located on the same structure and at
40 the same height.

41 ~~9.~~ 8. *Apartment building:* A multi-family dwelling consisting of three (3) or
42 more dwelling units in a single building primarily used as rentals property
43 but may include limited convenience good stores.

- 1 42. Farming and Farming Service Establishments
2 a. Field crops (fruits, vegetables, grains, and nuts)
3 b. ~~—~~ Fruit
4 c. ~~—~~ Tree nuts
5 d. ~~—~~ Vegetables
6 e. b. Livestock including ostriches, emus and lamas
7 i. ~~—~~ Horses
8 ii. ~~—~~ Cows
9 iii. ~~—~~ Sheep
10 iv. ~~—~~ Goats
11 v. ~~—~~ Ostriches
12 vi. ~~—~~ Emu
13 f. c. Livestock products
14 g. d. Poultry hatcheries
15 h. ~~—~~ Animal husbandry activities
16 i. e. Dairies
17 j. ~~—~~ Poultry feed lots
18 f. Aquaculture
19 g. Packaging of field crops
20
21 43. ~~Farming Service Establishments.~~
22 a. ~~—~~ Crop dusting
23 b. ~~—~~ Vegetable and fruit picking
24 c. ~~—~~ Grain cleaning, harvesting, plowing and similar operations
25
26 44. Fisheries
27 a. Commercial fishing fisheries
28 b. Operation of oyster farms
29 c. ~~—~~ Tonging and dredging oysters
30 d. ~~—~~ Gathering of sponges, seaweed
31 e. c. Operation of fish hatcheries or fishing preserves
32
33 46. Forestry and Forestry Service Establishments
34 a. ~~Commercial~~ Operation of timber tracts, forest nurseries
35 b. Reforestation services
36 c. Gathering of gums, barks, balsam needles, maple sap, Spanish
37 moss and other forest products
38 d. Forest Management Activities
39
40 47. ~~—~~ Forestry Service Establishments
41 a. ~~—~~ Timber production, wood technology, forestry economics and
42 marketing
43 b. ~~—~~ Timber, fire fighting, reforestation
44
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1 55. Horticultural Specialty Farms

- 2 a. ~~Greenhouse, frame, cloth house, lath house, or outdoor grown~~
3 ~~horticultural specialty crops~~
4 a. Field crops (fruits, vegetables, grains, and nuts)
5 b. Hydroponics
6 c. Aquaponics
7 d. Aeroponics
8

9 82. Resource-Oriented Recreational Activities

- 10 a. Hunting
11 b. Fishing
12 c. Canoeing / Kayaking
13 d. Camping
14 e. Hiking
15 f. Nature Observation
16 g. Natural Swimming Areas
17 h. Picnicking
18 i. Bicycling
19 j. Horse-back riding
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21 **SECTION III.** Hernando County Code of Ordinances, Appendix "A" (*Zoning*) Article
22 IV (*Zoning District Regulations*), Section 6 (*Rural Districts*), Paragraph A (*Agricultural*
23 *District*), is hereby amended to add, and remove permitted uses, modify special exception
24 uses and modify special regulations, as more precisely delineated with strike-through and
25 underlined text below:

26
27 A. *Agricultural District:*

- 28
29 (1) *Permitted Uses:* The following permitted uses shall apply in the
30 agricultural district:
31
32 (a) Animal specialty ~~farms~~ establishment;
33 (b) Farming and farming service establishments;
34 ~~(c) Farming service establishments~~;
35 ~~(d)~~(c) Fisheries;
36 ~~(e)~~(d) Forestry and forestry service establishments;
37 ~~(f) Forestry service establishments~~;
38 ~~(g)~~(e) Horticultural specialty farms;
39 ~~(h)~~(f) Hunting, trapping and game propagation;
40 ~~(i)~~(g) Landscaping service establishment;
41 ~~(j)~~(h) Single-family dwelling;
42 ~~(k)~~(i) Mobile Home, provided that such mobile home meets all of
43 the regulations, requirements and provisions of this
44 ordinance for minimum living area within the zoning
45 district;

- 1 (j) Land Application of Domestic Septage, provided that such
2 operation meets all of the special regulations, requirements
3 and provisions of this ordinance for operation and siting
4 and applicable Florida Statutes, Administrative Rules, and
5 provisions of the Hernando County Code of Ordinances;
6 ~~(j)~~(k) Wildlife management activities;
7 ~~(m)~~(l) Resource-oriented recreational activities;
8 ~~(n)~~ — Pigeons and pigeon aviaries.
9 ~~(m)~~ Aquaculture.
10
11 (2) *Permitted accessory structures and uses:* The following permitted
12 accessory structures and uses apply to all agricultural districts:
13
14 (a) Agriculture buildings or structures accessory to the
15 principal permitted use of the premises;
16 (b) Single-family dwellings to house the owner or operator, his
17 family, or hired workers who work on ~~the~~ a bona fide
18 agricultural land operation, which are accessory to the
19 principal permitted use of the premises;
20 (c) Carport, garage or other buildings not used as a dwelling
21 and customarily incidental to the principal permitted use of
22 the premises;
23 (d) Accessory uses customarily incidental to the principal
24 permitted use of the premises;
25 (e) Signs identifying the name and type of permitted
26 agricultural activity conducted on the same premises;
27 (f) Portable storage structures are allowable in conjunction
28 with the permitted use provided they are not visible from
29 the street. If the portable storage structures are placed
30 adjacent to a residentially zoned property, the portable
31 storage structure must be shielded from view;
32 ~~(g)~~ Sales on the premises of permitted agricultural products
33 and services produced on the premises: provided, that
34 where such products or services are sold from roadside
35 stand, such stand shall be set back a safe distance from any
36 public street right-of-way and shall be provided with
37 automobile access and off-street parking space in such a
38 manner so as to not create an undue traffic hazard on the
39 street on which such roadside stand is located.
40
41 (3) *Special Exception Uses:* In the agricultural district the following
42 are special exception uses that may be approved and may be
43 subject to other ordinance provisions:
44
45 ~~(a) Retail sales and services on the premises of permitted~~
46 ~~agricultural products and services produced on the~~

manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(5) *Special regulations:*

(a) No odor- or dust-producing substance or use, except in connection with cultivation of permitted uses, shall be permitted within one hundred (100) feet of the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.

(b) No products shall be publicly displayed nor offered for sale from the roadside unless produced on the premises or a special-exception conditional use permit is obtained from the administrative official.

(c) Horse shows:

1. Shall be limited to two (2) events per thirty (30) days.
2. May operate between the hours of 8:00 a.m. and 10:00 p.m. only on Friday, Saturday and Sunday.
3. Shall maintain a minimum setback of one hundred (100) feet from all adjacent property lines.
4. All lighting shall be shielded from adjacent properties and shall be aimed downward towards to the property on which the special exception was granted.

5. Shall provide adequate seating capacity and adequate parking capacity for the expected number of guests and participants.

~~5. 6.~~ Shall be on a minimum of ten (10) acres of land.

~~6. 7.~~ Any special exception application may be approved for up to five (5) years.

(d) Rodeos:

1. Shall be limited to two (2) events per thirty (30) days.
2. May operate between the hours of 8:00 a.m. and 10:00 p.m. only on Friday, Saturday and Sunday.
3. Shall maintain a minimum setback of one hundred (100) feet from all adjacent property lines.
4. All lighting shall be shielded from adjacent properties and shall be aimed downward towards to the property on which the special exception was granted.

5. Shall provide adequate seating capacity and adequate parking capacity for the expected number of guests and participants.

~~5. 6.~~ Shall be on a minimum of ten (10) acres of land.

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- ~~6.~~ 7. Any special exception application may be approved for up to five (5) years.
- (e) Live stock auctions:
 - 1. Shall be limited to two (2) events per thirty (30) days.
 - 2. May operate between the hours of 8:00 a.m. and 10:00 p.m. only on Friday and Saturday and between the hours of 8:00 a.m. and 6:00 p.m. on Sunday.
 - 3. Shall provide adequate seating capacity and adequate parking capacity for the expected number of guests and participants.
 - ~~3.~~ 4. Shall be on a minimum of ten (10) acres of land.
 - ~~4.~~ 5. Shall have a minimum setback of one hundred (100) feet from adjacent properties.
 - ~~5.~~ 6. Shall be limited to ten thousand (10,000) square feet of pen and buildings.
- (f) Land Application Domestic Septage:
 - 1. Each site shall be a minimum of forty (40) acres and be entirely in the Agricultural Zoning District.
 - 2. The underlying Hernando County Future Land Use Designation for the entire Agricultural zoned site shall be Rural.
 - 3. A minimum 200-foot buffer zone will be maintained from the property lines of all adjoining property owners.
 - 4. Each site shall be secured so as to effectively restrict access to all, except for the Owner, Owner's representatives and permitted haulers.
 - 5. At access points and every one hundred (100) yards along the perimeter signs shall be posted conspicuously, indicating that the lands used for septage / sludge disposal.
 - 6. This special regulation shall not apply to bona fide land application of domestic septage sites permitted by the Florida Department of Health prior to October 1, 2013.
- (6) *Special provisions:* Parcels existing prior to January 1, 1990, may be used as follows:
 - i. The subdivision of a minimum five-acre parcel into a maximum of two (2) parcels each having a minimum lot size of two and one-half (2½) acres (including rights-of-way and access tracts) will be allowed, provided the county development and subdivision regulations are met.

- 1 ii. The subdivision of a minimum 7½-acre parcel into a
2 maximum of three (3) parcels each having a minimum lot
3 size of two and one-half (2½) acres (including rights-of-
4 way and access tracts) will be allowed, provided the county
5 development and subdivision regulations are met.
6 iii. The subdivision of a minimum ten-acre parcel into a
7 maximum of four (4) parcels each having a minimum lot
8 size of two and one-half (2½) acres (including rights-of-
9 way and access tracts) will be allowed, provided the county
10 development and subdivision regulations are met.
11 iv. The subdivision of a minimum twenty-acre parcel into a
12 maximum of five (5) parcels each having a minimum lot
13 size of two and one-half (2½) acres (including rights-of-
14 way and access tracts) will be allowed, provided the county
15 development and subdivision regulations are met.
16 v. The subdivision of a minimum thirty-acre parcel into a
17 maximum of six (6) parcels each having a minimum lot
18 size of two and one-half (2½) acres (including rights-of-
19 way and access tracts) will be allowed, provided the county
20 development and subdivision regulations are met. No more
21 than four (4) 2½-acre parcels may be created from the
22 forty-acre parcel.
23 vi. The subdivision of a forty-acre parcel into a maximum of
24 seven (7) parcels each having a minimum lot size of two
25 and one-half (2½) acres (including rights-of-way and
26 access tracts) will be allowed, provided the county
27 development and subdivision regulations are met. No more
28 than four (4) 2½-acre parcels may be created from the
29 forty-acre parcel.
30

31 (7) *Dimension and area regulations:* Unless otherwise approved under
32 the special provisions section of the Agricultural District, the
33 dimension and area regulations for lots and structures are as
34 follows:
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- 36 (a) *Lot area:*
37 i. *Lot area:* The minimum lot area for a parcel created
38 after January 1, 1990, shall be ten (10) acres
39 (including rights-of-way and access tracts).
40 (b) *Single-family dwelling not accessory to the principal*
41 *agricultural use of the premises:*

- 1 i. *Building height:* The maximum building height
- 2 shall not exceed forty-five (45) feet.
- 3 ii. *Lot widths:* The minimum lot width of the building
- 4 line shall be one hundred fifty (150) feet.
- 5 iii. *Front yard:* The minimum front yard requirement in
- 6 the agricultural districts shall be seventy-five (75)
- 7 feet. Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S.
- 8 301, C.R. 578, C.R. 485 and C.R. 50 front yard
- 9 requirement shall be one hundred twenty-five (125)
- 10 feet.
- 11 iv. *Side yard:* The minimum side yard requirement
- 12 shall be thirty-five (35) feet.
- 13 v. *Rear yard:* The minimum rear yard requirement
- 14 shall be fifty (50) feet.
- 15 vi. *Lot frontage:* All lots shall front on a street for a
- 16 minimum distance of one hundred (100) feet except
- 17 on dead-end streets, where frontage shall be a
- 18 minimum of fifty (50) feet.
- 19 vii. *Lots on curves:* Lots on curves shall have a
- 20 minimum street frontage of fifty (50) feet.
- 21 viii. *Minimum living area:* The minimum living area of a
- 22 dwelling shall be six hundred (600) square feet. For
- 23 the purposes of this subsection, "minimum living
- 24 area" shall mean the minimum floor area of a
- 25 dwelling unit, exclusive of carports, breezeways,
- 26 unenclosed porches or terraces. In accordance with
- 27 the provisions of this subsection, the minimum
- 28 living or floor area of a mobile home will be six
- 29 hundred (600) square feet, exclusive of all
- 30 attachments, and no mobile home shall be permitted
- 31 to be attached or detached in a manner that would
- 32 be inconsistent with the original manufacturer's
- 33 design standards. No mobile home shall have a
- 34 length or width dimension less than twelve (12)
- 35 feet, not including popouts and attachments. All
- 36 mobile homes must be skirted within thirty (30)
- 37 days from the issuance of the certificate of
- 38 occupancy. The skirting shall constitute a visual
- 39 screen of new material, or material in acceptable
- 40 condition, consisting of aluminum, pressure-treated
- 41 wood, masonry, or other acceptable material

1 normally used for mobile home skirting and be
2 placed around the entire perimeter of the mobile
3 home and extending from the base of the mobile
4 home to the ground.

5 Applicants applying for a building permit to place a
6 used mobile home shall either provide proof of a
7 current and valid inspection by the Department of
8 Motor Vehicles or be inspected by the Hernando
9 County Development Department prior to the
10 issuance of a building permit to set the mobile
11 home. The inspection will be in areas of fire safety,
12 electrical, plumbing, mechanical and overall
13 construction of the mobile home.

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

17 No applicant applying to place a mobile home shall
18 perform any repair work or commence setup of the
19 mobile home until a building permit has been
20 secured.

21 Any deficiencies noted in the inspection report shall
22 be corrected prior to the issuance of a certificate of
23 occupancy.

24 Standards for used mobile home inspections will be
25 adopted by resolution of the Hernando County
26 Board of County Commissioners and will be
27 consistent with state standards regulating used
28 mobile homes.

29 (c) *Single-family dwellings accessory to the principal*
30 *permitted agricultural use of the premises:*

- 31 i. *Building height:* The maximum building height
32 shall not exceed forty-five (45) feet.
33 ii. *Building setback:* The minimum front yard
34 requirement shall be seventy-five (75) feet. Along
35 U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R.
36 578, C.R. 485 and C.R. 50 front yard requirement
37 shall be one hundred twenty-five (125) feet.

38 (d) *Accessory buildings and structures directly or indirectly*
39 *associated with the principal permitted agricultural use of*
40 *the premises:*

- i. *Building height:* The maximum building height shall not exceed forty-five (45) feet.
- ii. *Building setback:* The minimum front yard requirement shall be seventy-five (75) feet. All other yards shall be a minimum of thirty-five (35) 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 requirement shall be one hundred twenty-five (125) feet.
- iii. *Location:* All accessory buildings shall be located no closer to the front property line than the front yard requirement for the district. If a single-family dwelling is on or will be on the premises, the accessory building shall be no nearer than fifteen (15) feet to such dwelling.
- iv. Detached accessory structures which have impervious roof coverings shall meet the minimum yard requirement for accessory buildings in the district.
- v. Accessory buildings or structures five (5) feet or less in height, and smaller than forty (40) square feet in size shall not be required to obtain a zoning permit. Such buildings or structures must meet the minimum yard requirements for accessory buildings in the district.
- vi. There are no minimum yard standards for wellhouses as defined in this ordinance.

SECTION IV. Hernando County Code of Ordinances, Appendix “A” (*Zoning*) Article IV (*Zoning District Regulations*), Section 13 (*Agricultural / Residential Districts*), paragraph A. is hereby amended to add, and modify permitted uses, modify special exception uses and modify special regulations, as more precisely delineated with strike-through and underlined text below:

Section 13. - Agricultural/residential districts

A. The following regulations apply to agricultural/residential districts as indicated:

(1) *Permitted uses:*

(a) *All agricultural/residential districts:*

i. ~~Limited cultivated crops~~ Aquaculture

- 1 ii. Grazing livestock at the rate of one mature animal
- 2 and offspring less than one year of age, per acre.
- 3 iii. Poultry and swine for home consumption
- 4 maintained at least seventy-five (75) feet from
- 5 adjacent property.
- 6 iv. Horticultural specialty farms, including the
- 7 cultivation of crops.
- 8 v. Accessory structures related to the principal use of
- 9 the land.
- 10 vi. Pigeon aviaries with a maximum of 1,500 square
- 11 feet of area devoted to housing pigeons, per acre.
- 12 vii. Sales on the premises of permitted agricultural
- 13 products produced on the premises: provided, that
- 14 where such products are sold from roadside stands,
- 15 such stand shall be set back a safe distance from any
- 16 public street right-of-way and shall provide for
- 17 automobile access and off-street parking space in
- 18 such a manner so as to not create an undue traffic
- 19 hazard on the street on which such roadside stand is
- 20 located.

21
22 (b) *Agricultural/residential:*

- 23 i. Single-family dwellings.

24
25 (c) *Agricultural/residential-1-districts:*

- 26 i. Mobile homes.

27
28 (d) *Agricultural/residential-2-districts:*

- 29 i. Single-family dwellings.
- 30 ii. Mobile homes.

31
32 (2) Conditional uses:

- 33
- 34 (a) Retail sales of permitted agricultural products not produced
- 35 on the premises: provided, that where such products or
- 36 services are sold from roadside stand, such stand shall be
- 37 set back from any public street right-of-way at least
- 38 seventy-five (75) feet and shall be provided with
- 39 automobile access and off-street parking space in such a
- 40 manner so as to not create an undue traffic hazard on the
- 41 street on which such roadside stand is located.
- 42

43 (2)(3) *Dimension and area regulations:*

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- 45 (a) *Lot area:* The minimum lot area shall be one acre.

- 1 (b) *Building height:* The maximum building height shall not
2 exceed forty-five (45) feet.
- 3 (c) *Lot widths:* The minimum lot width at the building line
4 shall be one hundred (100) feet. Lots on curves shall have a
5 minimum street frontage of fifty (50) feet.
- 6 (d) *Front yard:* The minimum front yard requirement in the
7 Agricultural/Residential District shall be fifty (50) feet.
8 Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R.
9 578, C.R. 485, and C.R. 50 front yard requirements shall be
10 one hundred twenty-five (125) feet.
- 11 (e) *Side yard:* The minimum side yard requirement shall be ten
12 (10) feet.
- 13 (f) *Rear yard:* The minimum rear yard requirement shall be
14 thirty-five (35) feet.
- 15 (g) *Lot frontage:* All lots shall front on a street for a minimum
16 distance of one hundred (100) feet except on dead-end
17 streets, where frontage shall be a minimum of fifty (50)
18 feet.
- 19 (h) *Minimum living area:* The minimum living area of a
20 dwelling shall be six hundred (600) square feet. For the
21 purposes of this subsection, "minimum living area" shall
22 mean the minimum floor area of a dwelling unit exclusive
23 of carports, breezeways, unenclosed porches, or terraces. In
24 accordance with the provisions of this subsection, the
25 minimum living or floor area of a mobile home will be six
26 hundred (600) square feet exclusive of all attachments, and
27 no mobile home shall be permitted to be attached or
28 detached in a manner that would be inconsistent with the
29 original manufacturer's design standards. No mobile home
30 shall have a length or width dimension less than twelve
31 (12) feet, not including pop-outs and attachments. All
32 mobile homes must be skirted within thirty (30) days from
33 the issuance of a certificate of occupancy. The skirting shall
34 constitute a visual screen of new materials, or material in
35 acceptable condition, consisting of aluminum, pressure-
36 treated wood, masonry, or other acceptable material
37 normally used for mobile home skirting and be placed
38 around the entire perimeter of the mobile home and
39 extending from the base of the mobile [home] to the
40 ground.
- 41 Applicants applying for a building permit to place a used
42 mobile home shall either provide proof of a current and
43 valid inspection by the Department of Motor Vehicles or be
44 inspected by the Hernando County Development
45 Department prior to the issuance of a building permit to set
46 the mobile home. The inspection will be conducted by the

1 building division and is designed to protect the public
2 health, safety, and welfare. The inspection will be
3 conducted in areas of fire safety, electrical, plumbing,
4 mechanical, and overall construction of the mobile home.
5 If the inspection of the mobile home determines that the
6 unit is not repairable, no building permit shall be issued.
7 No applicant applying to place a mobile home shall
8 perform any repair work or commence set up of the mobile
9 home until a building permit has been secured.
10 Any deficiencies noted in the inspection report shall be
11 corrected prior to the issuance of a certificate of occupancy.
12 Standards for used mobile home inspections will be
13 adopted by resolution of the Hernando County Board of
14 County Commissioners, and will be consistent with state
15 standards regulating used mobile homes.

- 16 (i) A portable storage structure not to exceed 160 square feet
17 in size is allowable in conjunction with the residential use
18 of a property when the storage structure is associated with
19 remodeling, other construction, or moving. Such portable
20 storage structure shall be allowable for a period not to
21 exceed 30 days except when used in conjunction with a
22 building permit issued for remodeling or other construction.
23 In these cases, the portable storage structure is allowable
24 for a period to correspond with the building permit.
25

26 ~~(3)~~(4) *Special exception uses:*
27

- 28 (a) For the AR, A/R-1 and A/R-2 districts:
29
30 i. Home occupations.
31 ii. Bed and breakfast establishments.
32 iii. Animal Specialty Establishments ~~Retail sales on the~~
33 ~~premises of permitted agricultural products and~~
34 ~~services produced on the premises; provided, that~~
35 ~~where such products or services are sold from~~
36 ~~roadside stands, such stand shall be setback from~~
37 ~~any public street right-of-way at least fifty (50) feet~~
38 ~~and shall be provided with automobile access and~~
39 ~~off-street parking space in such a manner so as to~~
40 ~~not create an undue traffic hazard on the street on~~
41 ~~which such roadside stand is located.~~
42
43

1 (4)(5) *Special regulations:*
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- 3 (a) No odor nor dust producing substance nor use, except in
4 connection with cultivation of permitted uses, shall be
5 permitted within seventy-five (75) feet of a property line.
6 (b) No products shall be publicly displayed nor offered for sale
7 from the roadsides unless produced on the premises or a
8 ~~special-exception conditional use permit~~ is obtained from
9 the administrative official.
10 (c) All accessory buildings shall be located at least ten (10) feet
11 from the side or rear property lines, or no closer to the front
12 property line than the front yard requirement for the district.
13 If a single-family dwelling is on, or will be on the premises
14 in the future, the accessory building shall be no nearer than
15 fifteen (15) feet to such dwelling.
16 (d) Detached accessory structures which have impervious roof
17 coverings shall meet the minimum yard requirements for
18 accessory buildings in the district.
19 (e) Accessory buildings or structures five (5) feet or less in
20 height, and smaller than forty (40) square feet in size shall
21 not be required to obtain a zoning permit. Such buildings or
22 structures must meet the minimum yard requirements for
23 accessory buildings in the district.
24 (f) There are no minimum yard standards for wellhouses as
25 defined in this ordinance.
26

27 **SECTION V. APPLICABILITY.** This Ordinance shall be applicable throughout the
28 unincorporated area of Hernando County.
29

30 **SECTION VI. SEVERABILITY.** It is declared to be the intent of the Board of County
31 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of
32 this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof
33 shall not affect the validity of the remaining portions of this ordinance.
34

35 **SECTION VII. CONFLICTING PROVISIONS.** Special acts of the Florida
36 Legislature applicable only to unincorporated areas of Hernando County, Hernando
37 County ordinances, County resolutions, or parts thereof, in conflict with this ordinance
38 are hereby superseded by this ordinance to the extent of such conflict except for
39 ordinances concerning either adoption or amendment of the Comprehensive Plan,
40 pursuant to Chapter 163, part II, Florida Statutes.
41

42 **SECTION VIII. FILING WITH THE DEPARTMENT OF STATE.** The clerk shall
43 be and is hereby directed forthwith to send a certified copy of this ordinance to the
44 Bureau of Administrative Code, Department of State, R.A. Gray Bldg., Room 101, 500 S.
45 Bronough Street, Tallahassee, FL 32399-0250.
46

1 **SECTION IX. INCLUSION IN CODE.** It is the intention of the Board of County
2 Commissioners of Hernando County, Florida, and it is hereby provided, that the
3 provisions of this Ordinance shall become and be made a part of the Code of Ordinances
4 of Hernando County, Florida. To this end, any section or subsection of this Ordinance
5 may be renumbered or re-lettered to accomplish such intention, and the word "ordinance"
6 may be changed to "section, "article," or other appropriate designation. Section V
7 through Section X and recitals shall not be codified.

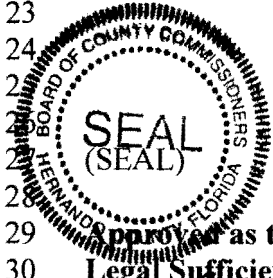
8
9 **SECTION X. EFFECTIVE DATE.** This ordinance shall take effect immediately upon
10 filing with the Department of State.

11
12 **DULY PASSED AND ADOPTED IN REGULAR SESSION THIS** 10
13 **DAY OF** December, 2013

14
15
16 **BOARD OF COUNTY COMMISSIONERS**
17 **HERNANDO COUNTY, FLORIDA**

18
19
20
21 Attest: [Signature]
22 DONALD C. BARBEE JR., CLERK

21 By: [Signature]
22 DAVID D. RUSSELL, JR. CHAIRMAN



23
24
25
26
27
28
29 **Approved as to Form and**
30 **Legal Sufficiency**

31 By: [Signature]
32
33
34