

Ashley Hofecker

From: Bryant, Linda C. <Linda.Bryant@DOS.MyFlorida.com>
Sent: Thursday, December 18, 2014 12:45 PM
To: Ashley Hofecker
Cc: County Ordinances
Attachments: Hernando20141218_Ordinance2014_25_Ack.pdf

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FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 18, 2014

Honorable Don Barbee Jr.
Hernando County Clerk's Office
20 North Main Street, Rm. 241
Brooksville, Florida 34601-2800

Attention: Ashley Hofecker

Dear Mr. Barbee:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2014-25, which was filed in this office on December 18, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2014 - 25

AN ORDINANCE AMENDING APPENDIX A (ZONING REGULATIONS), ARTICLE II, SECTION 4 OF THE HERNANDO COUNTY CODE OF ORDINANCES PROVIDING FOR REVISIONS TO THE PARKING REQUIREMENTS; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (County) has adopted the Hernando County Comprehensive Plan within which are included goals, objectives, and policies related to the process for review and approval of certain development applications; and

WHEREAS, Chapter 163, Part II, Florida Statutes, requires the implementation of these goals, objectives, and policies through the adoption of consistent land development regulations; and

WHEREAS, the County desires to update and modernize its parking regulations; and

WHEREAS, this proposed substantive amendment to the Hernando County Code of Ordinances (Appendix A, Zoning Regulations, Article II, GENERAL REGULATIONS, Section 4, General regulations for vehicles), has received public hearings before the Planning and Zoning Commission, Local Planning Agency, and the Board of County Commissioners as required by state and local law; and

WHEREAS, the Board of County Commissioners, for itself and acting as the Local Planning Agency, finds and determines that the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Plan.

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

SECTION I. Hernando County Code of Ordinances, Appendix A, Zoning Regulations, Article II, GENERAL REGULATIONS, Section 4, General regulations for vehicles, is hereby amended to provide for revisions as more precisely delineated with strike-through and underlined text below:

Section 4. General regulations for vehicles.

A. Off-street parking space and access:

- (1) ~~Shall~~ The required parking shall be provided in accordance with these standards for all buildings and uses established or developed under this code provided, that: ~~on the premises or, if approved by the administrative official, may be located within four hundred (400) feet of the premises it serves and/or may be consolidated into a large parking area serving other~~

1 ~~buildings and uses; provided, however, that such off-street parking space~~
2 ~~shall be maintained, regulated and enforced as if it were actually located~~
3 ~~on the premises it is designed to serve.~~

4 ~~(a) For multifamily projects which are dedicated to affordable housing~~
5 ~~as defined in section 420.0004, Florida Statutes, or workforce~~
6 ~~housing as defined in section 420.5095, Florida Statutes, as such~~
7 ~~statutes may be amended or renumbered from time to time, then~~
8 ~~the afore-stated minimum parking space requirements may be~~
9 ~~reduced by up to ten (10) percent of the total required. The burden~~
10 ~~shall be on the applicant to demonstrate to the satisfaction of the~~
11 ~~administrative official, through reasonable and appropriate~~
12 ~~documentation, that a reduction under this provision is warranted.~~

13 ~~(b) Five (5) percent of the required parking may be bicycle and/or~~
14 ~~motorcycle parking as approved by the Administrative Official.~~

15 ~~(c) The required parking may be reduced by ten (10) percent by the~~
16 ~~administrative official for the preservation of majestic or specimen~~
17 ~~trees as defined by the Community Appearance Ordinance.~~

18 ~~(d) The required parking may be reduced by ten (10) percent by the~~
19 ~~administrative official where a use provides for a County approved~~
20 ~~bus stop or bus stop shelter.~~

21 ~~(e) The required parking shall be on the same or contiguous property~~
22 ~~that is intended to serve the use. Alternative locations may be~~
23 ~~approved by the administrative official provided the alternative~~
24 ~~location is within four hundred (400) feet of the use it is intended~~
25 ~~to serve.~~

26 ~~(f) Generally, where multiple uses are present, parking shall be~~
27 ~~provided on the basis of the sum of the required parking for each~~
28 ~~use. However, three (3) or more commercial uses in one building~~
29 ~~or on one site shall be classified as a shopping center, regardless of~~
30 ~~use, for the purposes of meeting the parking standards of this code.~~

31 ~~(g) Any existing use without conforming off-street parking shall not~~
32 ~~be required to conform with the requirements of this ordinance at~~
33 ~~the time of a change of use. Expansions or additions to the~~
34 ~~primary structure will require conformance with the parking~~
35 ~~requirements of this ordinance.~~

36 ~~(h) Where the required parking is greater than the number of spaces~~
37 ~~needed the administrative official may reduce the required parking~~
38 ~~based upon a parking study. Said study shall be based upon~~
39 ~~available planning and engineering data from professionally~~
40 ~~accepted sources or field studies.~~

41 (2) ~~Shall~~ The required parking shall be constructed to county parking lot
42 ~~standards as approved by the governing body and shall have vehicular~~
43 ~~access to a street or alley; provided, that:~~

44 (a) Places of public assembly, public and private schools offering
45 academic courses, and non-commercial amusement facilities may
46 have up to fifty (50) percent of the parking spaces (including

- 1 aisles) surfaced with grass, lawn or other materials ~~as designated in~~
2 ~~the county parking lot standards~~ For for permanent, reserve
3 parking; however, if parking demand is such that said grass, lawn
4 or other material is caused to be damaged or destroyed to the
5 extent that said grass or lawn ceases to grow, or the other material
6 otherwise causes a nuisance to the neighborhood, then paving or
7 repair of the damaged or destroyed area such an area in accordance
8 ~~with this section~~ may be required by the administrative official;
9 (b) Stadiums, arenas and other such similar facilities utilized in a
10 ~~noncontinuous~~ intermittent, occasional manner may have all
11 nonemployee parking spaces (excluding aisles) surfaced with
12 grass, lawn or other materials ~~as designated in the county parking~~
13 ~~lot standards~~ for permanent reserve parking; however, if parking
14 demand is such that said grass, lawn or other material is caused to
15 be damaged or destroyed to the extent that said grass or lawn
16 ceases to grow, or the other material otherwise causes a nuisance to
17 the neighborhood, then paving of such an area in accordance with
18 this section may be required by the administrative official;
19 (c) The parking for Congregate care homes facilities and Community
20 residential homes of greater than six residents may be surfaced
21 with grass or lawn with the exception of handicap accessible
22 parking; however, if parking demand is such that said grass or
23 lawn is caused to be damaged or destroyed to the extent that said
24 grass or lawn ceases to grow, then paving of such an area in
25 accordance with this section may be required by the county
26 administrative official.
27 (d) Parking for seasonal uses or uses not active on a daily basis
28 surfaced with grass, lawn or other materials approved by the
29 administrative official.
30 (e)(e) Single-family detached residential dwellings shall not be required
31 to provide paved parking spaces or access except for driveway
32 aprons required by the county accessing paved streets.
33 (f) Parking for home occupations and Community residential homes
34 of six (6) or fewer residents shall be based upon the required
35 parking for residential uses.
36 (d)(g) Alternative paving materials including, but not limited to, gravel,
37 millings, porous concrete, shell, stabilized vegetation, and pervious
38 parking areas may be approved by the ~~county engineer~~
39 Administrative Official based upon certification from a
40 Professional Engineer that the use/intensity and frequency of use
41 on the alternative paving material will not contribute to erosion or
42 sedimentation.
43 (3) ~~Shall~~ The required parking shall have a landscaped separation as provided
44 for and contained in the standards set forth in the Community Appearance
45 Ordinance.

- 1 (4) Minimum off-street parking space requirements for trucks or other
2 company vehicles shall be one space for every ~~truck vehicle~~ operated by
3 the establishment on the premises.
- 4 (5) ~~Off-street parking; fractional measurements.~~ When units or measurements
5 determining the number of required off-street parking spaces result in the
6 requirement of a fractional space, then a fraction having ~~a value of less~~
7 ~~than five-tenths (0.5)~~ shall be construed to be the next lower number of
8 parking spaces, and fractions having a value equal to or greater than one
9 half (1/2) ~~five-tenths (0.5)~~ shall be construed to be the next higher number
10 of parking spaces.
- 11 (6) Minimum off-street parking space requirements ~~for automobiles~~ shall be
12 as follows:
- 13 (a) ~~Single family detached dwelling: 2.0 spaces per dwelling unit.~~
- 14 (b) ~~Two (2) or more family dwelling and single family attached: 1.5~~
15 ~~spaces per dwelling unit for one and two bedroom units, 2.0 spaces~~
16 ~~per unit for 3 or more bedroom units.~~
- 17 ~~*For multifamily projects which are dedicated to affordable~~
18 ~~housing as defined in section 420.0004, Florida Statutes, or~~
19 ~~workforce housing as defined in section 420.5095, Florida~~
20 ~~Statutes, as such statutes may be amended or renumbered from~~
21 ~~time to time, then the afore-stated minimum parking space~~
22 ~~requirements may be reduced by up to ten (10) percent of the total~~
23 ~~required. The burden shall be on the applicant to demonstrate to~~
24 ~~the satisfaction of the administrative official, through reasonable~~
25 ~~and appropriate documentation, that a reduction under this~~
26 ~~provision is warranted.~~
- 27 (c) ~~Lodging house, boarding or rooming house: 1 space per sleeping~~
28 ~~room PLUS 1 space per resident manager.~~
- 29 (d) ~~Dormitory, fraternity or sorority house: 1.5 spaces per every two~~
30 ~~(2) students based on maximum capacity PLUS 1 space for every~~
31 ~~resident manager.~~
- 32 (e) ~~Comparison goods stores, convenience goods stores, antique~~
33 ~~stores, secondhand stores, and personal service establishments:~~
- 34 1. ~~General: 5 spaces per 1,000 square feet of building floor~~
35 ~~area.~~
- 36 2. ~~Flea market: 10 spaces per 1,000 square feet of area~~
37 ~~devoted to sales.~~
- 38 3. ~~Furniture, major appliance: 2 spaces per 1,000 square feet~~
39 ~~of building area.~~
- 40 (f) ~~Domestic and business service establishments, publishing and~~
41 ~~printing service establishments, domestic and business repair~~
42 ~~establishments, and domestic rental establishments: 5 spaces per~~
43 ~~1,000 square feet of building area.~~
- 44 (g) ~~Business, professional and nonprofit organizations offices, public~~
45 ~~offices, and research development and testing laboratories: 4~~

- 1 spaces per 1,000 square feet of building area PLUS 3 spaces per
2 doctor/dentist/therapist.
- 3 ~~(h) Business training schools: 2 spaces per 1,000 square feet of~~
4 ~~building area PLUS 0.8 spaces per student enrolled on the~~
5 ~~premises.~~
- 6 ~~(i) Restaurant: 0.4 spaces per seat based on maximum customer~~
7 ~~capacity PLUS 1 space per drive through customer service window~~
8 ~~plus 1 space per employee for the largest shift.~~
- 9 ~~(j) Drive-in restaurant: 1 space per drive-through customer service~~
10 ~~window PLUS 1 space per employee of the largest shift.~~
- 11 ~~(k) Commercial amusement establishments, non-commercial~~
12 ~~amusement facilities, and motion picture theaters:~~
- 13 ~~1. General: 0.3 spaces per seat based on maximum capacity of~~
14 ~~auditorium, stadium, arena, theater or similar place of~~
15 ~~assembly; or 0.3 spaces per person based on maximum~~
16 ~~capacity; or 15 spaces per 1,000 square feet of building~~
17 ~~and/or land area devoted to assembly or recreation use on~~
18 ~~the premises.~~
- 19 ~~2. Bowling: 4 spaces per lane.~~
- 20 ~~3. Golf: 4 spaces per green PLUS 1 space per driving range~~
21 ~~position.~~
- 22 ~~4. Gun/archery range: 3 spaces per target position PLUS 1~~
23 ~~space per employee.~~
- 24 ~~5. Miniature golf: 2 spaces per green PLUS 1 space per~~
25 ~~employee.~~
- 26 ~~6. Racquet court: 2 spaces per court.~~
- 27 ~~7. Skating: 5 spaces per 1,000 square feet of building area.~~
- 28 ~~(l) Motel and Hotel: 1.1 spaces per sleeping unit PLUS 1 space per~~
29 ~~resident manager PLUS 0.2 spaces per restaurant seat based on~~
30 ~~maximum customer capacity.~~
- 31 ~~(m) Automotive dealer establishments, tire and automotive accessory~~
32 ~~establishments, automotive specialty establishments, automotive~~
33 ~~equipment rental establishments, gasoline service stations,~~
34 ~~automobile and truck repair establishments, public transportation~~
35 ~~terminals, motor freight transportation establishments, and aircraft~~
36 ~~establishments: 1.5 spaces per person regularly employed on the~~
37 ~~premises PLUS 5 spaces per 1,000 square feet of building area~~
38 ~~devoted to retail selling of merchandise, goods and products.~~
- 39 ~~(n) Farm equipment and supply establishments, and building material~~
40 ~~establishments: 1.5 spaces per person regularly employed on the~~
41 ~~premises PLUS 5 spaces per 1,000 square feet of building area~~
42 ~~devoted to retail selling of merchandise, goods and products.~~
- 43 ~~(o) Heating fuel and ice establishments, construction service~~
44 ~~establishments and landscaping service establishments: 1.5 spaces~~
45 ~~per person regularly employed on the premises.~~

- 1 (p) ~~Veterinarian and animal hospital service establishments: 1.8 spaces~~
2 ~~per person regularly employed on the premises PLUS 3 spaces per~~
3 ~~veterinarian.~~
- 4 (q) ~~Mortuaries, funeral homes and crematories: 20 spaces per 1,000~~
5 ~~square feet of building area devoted to slumber rooms, parlors or~~
6 ~~individual mortuary rooms PLUS 0.3 spaces per seat based on~~
7 ~~maximum capacity of funeral service chambers or chapel.~~
- 8 (r) ~~Manufacturing, wholesale and storage establishments, outdoor~~
9 ~~advertising service establishments, and laundry and dry cleaning~~
10 ~~plants: 0.7 spaces per person regularly employed on the premises~~
11 ~~based on the largest single employment shift.~~
- 12 (s) ~~Primary and secondary educational facilities: the greater of:~~
13 ~~1. 1 space per staff member PLUS 3 spaces for visitor~~
14 ~~parking.~~
15 ~~2. 0.2 spaces per student above the 9th grade level~~
16 ~~3. 0.3 spaces per seat in public assembly areas~~
- 17 (t) ~~Cultural facilities: 0.3 spaces per seat or 10 spaces per 1,000~~
18 ~~square feet of building and/or land area devoted to assembly or~~
19 ~~visitor use on the premises.~~
- 20 (u) ~~Places of public assembly: 0.3 spaces per seat on basis of~~
21 ~~maximum capacity of auditorium or principal place of assembly.~~
- 22 (v) ~~Hospitals: 1.6 spaces per bed based on maximum patient capacity.~~
- 23 (w) ~~Nursing care homes: 0.3 spaces per bed based on maximum~~
24 ~~capacity.~~
- 25 (x) ~~Congregate care homes and facilities and Community residential~~
26 ~~homes:~~
27 ~~1. 0.5 spaces per bed based on maximum capacity.~~
28 ~~2. The parking for Congregate care homes facilities and~~
29 ~~Community residential homes may be surfaced with grass~~
30 ~~or lawn; however, if parking demand is such that said grass~~
31 ~~or lawn is caused to be damaged or destroyed to the extent~~
32 ~~that said grass or lawn ceases to grow, then paving of such~~
33 ~~an area in accordance with this section may be required by~~
34 ~~the county administrative official.~~
- 35 (y) ~~Marine establishments: 1 space per person regularly employed on~~
36 ~~the premises PLUS 5 spaces per 1,000 square feet of building area~~
37 ~~devoted to retail selling of merchandise, goods and products PLUS~~
38 ~~2 spaces per 5 wet or dry boat slips.~~
- 39 (z) ~~Call centers: 1 space per employee or workstation, whichever is~~
40 ~~greater.~~
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Parking Ratios

<u>Use</u>	<u>Standard of Measurement</u>
<u>Residential</u>	<u>2.0 per unit</u>
<u>Multifamily</u>	<u>1.5 per unit for one and two bedrooms/ 2.0 for three or more bedrooms</u>
<u>B&B, Lodging or Boarding House</u>	<u>1.0 per unit</u>
<u>Retail</u>	<u>4.0 per 1000 GFA</u>
<u>Shopping Center</u>	<u>4.0 per 1000 GFA</u>
<u>Furniture Store</u>	<u>2.0 per 1000 GFA</u>
<u>Flea Market</u>	<u>2.0 per vending booth</u>
<u>Personal, Domestic and Business Services</u>	<u>4.0 per 1000 GFA</u>
<u>General Office</u>	<u>3.5 per 1000 GFA</u>
<u>Bank</u>	<u>3.5 per 1000 GFA</u>
<u>Medical Office and Clinic</u>	<u>4.0 per 1000 GFA</u>
<u>Veterinary Clinic and Animal Hospital</u>	<u>2.5 per 1000 GFA</u>
<u>Business Training Schools</u>	<u>2.5 per 1000 GFA</u>
<u>Restaurant and Fast Food</u>	<u>0.5 per seat</u>
<u>Hotel/Motel</u>	<u>1.0 per room</u>
<u>Automotive Repair</u>	<u>3.0 per bay</u>
<u>Automotive/Farm Equipment Sales, Rental and Leasing</u>	<u>2.0 per 1000 GFA sales area</u>
<u>Funeral Home</u>	<u>0.3 per seat in the main parlor</u>
<u>Mini-warehouse</u>	<u>2.0 per 100 units</u>
<u>Manufacturing, Wholesale and Storage</u>	<u>1 per employee peak shift</u>
<u>Construction Service</u>	<u>1.5 per employee</u>
<u>Call Centers</u>	<u>1.0 per employee or station</u>
<u>Cultural Facilities</u>	<u>3.0 per 1000 GFA</u>
<u>Places of Public Assembly, General recreation Assembly and Theatres</u>	<u>0.3 per seat</u>
<u>Schools, K-8</u>	<u>1.0 per staff plus 3 for visitor parking</u>
<u>Schools, Middle/High</u>	<u>0.2 per student</u>
<u>Day Care Center</u>	<u>3.0 per 1000 GFA</u>
<u>Hospitals</u>	<u>1.5 per bed</u>
<u>Congregate Care and Nursing Homes</u>	<u>0.3 per bed</u>
<u>Marine</u>	<u>1.0 per 2 slips wet or dry</u>
<u>Bowling Alley</u>	<u>4.0 per lane</u>
<u>Golf Course or Driving Range</u>	<u>4.0 per hole or tee</u>
<u>Miniature Golf</u>	<u>2.0 per hole plus 1.0 per employee</u>
<u>Gun/Archery Range</u>	<u>1.0 per shooting station</u>
<u>Racquet or Tennis Court</u>	<u>2.0 per court</u>
<u>Skating Rink</u>	<u>5.0 per 1000 GFA</u>

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(7) ~~Where a facility is combined for multiple use, the total amount of required parking shall be calculated on a combined basis.~~

Shared parking provision:

~~When any land or building is under the same ownership, or able to provide assurance of the continued operation and proper maintenance of the shared parking facility, and the proposed development includes two or more land uses (excluding residential), the number of minimum required parking spaces may be computed by multiplying the minimum number of parking spaces normally required for each land use by the appropriate percentage shown in the shared parking credit table below for each of the time periods indicated. The number of parking spaces required is then determined by adding the results in each column. The column with the greatest number of parking spaces is the minimum parking required.~~

The use of shared parking may be allowed when the functional nature of the uses result in differing demands. The number of spaces shall be determined by the administrative official after the submission of a parking study. Said study shall be based upon available planning and engineering data from professionally accepted sources or field studies.

Land Use	Weekday		Weekend		Nighttime
	6:00 a.m.— 6:00 p.m.	6:00 p.m.— midnight	6:00 a.m.— 6:00 p.m.	6:00 pm— midnight	midnight— 6:00 a.m.
Office and industrial	100%	10%	10%	5%	5%
Retail and personal services	60%	90%	100%	70%	5%
Hotel/motel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Indoor theater and commercial recreation	40%	100%	80%	100%	10%

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(8) ~~The amount of off-street parking space required shall be interpreted determined~~ by the administrative official. Requirements for unlisted or unclassified uses shall be based upon a use provided for with similar characteristics. However; a parking study may be provided by the applicant for such use. Said study shall be based upon available planning and engineering data from professionally accepted sources or field studies.

(9) ~~Off-street parking space designed to serve nonresidential buildings and uses located in nonresidential zoning districts shall not be permitted to be located in residential zoning districts.~~

(10) ~~Existing off-street parking space for any premises shall not be reduced below the minimum requirements of this ordinance.~~

(11) ~~Any existing use without conforming off-street parking space shall not be required to conform with the requirements of this ordinance at the time of any alteration, change of use or expansion of the use unless there is a~~

- 1 ~~resulting increase in parking space demand. If an increase results, then the~~
2 ~~total required parking must conform to county parking lot standards.~~
3 ~~(12)~~(11) Off-street parking facilities and other vehicular facilities both required and
4 provided shall:
5 (a) Be identified as to purpose and location when not clearly evident;
6 (b) Provide that access to parking, including access and aisles
7 providing access to parking spaces, be constructed to county
8 parking lot standards ~~approved by the governing body~~;
9 (c) Be drained to county drainage standards ~~approved by the~~
10 ~~governing body.~~
11 ~~(13)~~(12) All off-street parking and loading areas shall be well maintained; free of
12 potholes, debris, weeds, broken curbs, and broken wheel stops; clearly
13 striped; and with all lighting in working condition.
14 ~~(14)~~(13) Any parking areas to be used by the general public shall provide suitable,
15 marked parking spaces for handicapped persons. The number, signage,
16 design and location of these spaces shall be eonsistent in accordance with
17 ~~county parking lot standards and all~~ applicable state and federal laws.

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19 B. ~~Off-street parking space~~ Driveways and access management:

- 20 (1) Access point spacing standards for commercial and multi-family residence
21 located on a street. No driveway shall be constructed, improved, or
22 modified without a permit issued by the County or State, whichever
23 agency has jurisdiction.
24 (a) ~~Shall be only one vehicular access, not to exceed forty (40) feet in~~
25 ~~width for a two-lane driveway.~~
26 (b) ~~Or, one vehicular access point, not to exceed sixty (60) feet in~~
27 ~~width for a four-lane driveway.~~
28 (c) ~~Or, two (2) vehicular access points, not to exceed twenty-four (24)~~
29 ~~feet in width each.~~
30 (d) ~~All vehicular access points shall be located at least one hundred~~
31 ~~fifty (150) feet, or two-thirds the distance of the lot frontage;~~
32 ~~whichever is less, from the intersection of any right-of-way lines of~~
33 ~~streets or a street and a railroad and at least fifteen (15) feet from~~
34 ~~all side or rear property lines.~~
35 (2) ~~There shall be a minimum distance of thirty (30) feet between any two (2)~~
36 ~~access points serving the property. All driveways shall be designed and~~
37 ~~constructed in accordance with the requirements of the Hernando County~~
38 ~~Facility Design Guidelines or the requirements for the State when that~~
39 ~~agency has jurisdiction.~~
40 (3) Private roads, access easements, or driveways designed to provide primary
41 vehicular access to nonresidential buildings ~~and uses located in~~
42 ~~nonresidential zoning districts~~ shall not be permitted to be located in
43 residential zoning districts.
44 (4) The number of driveways and the required spacing of driveways shall be
45 in accordance with the Facilities Design Guidelines. The ~~governing body~~
46 County Engineer may permit additional access points when such points

1 are justified and necessary due to the length of street frontage serving the
2 premises and provided that the additional access points will substantially
3 reduce traffic hazards or congestion on adjacent streets serving the
4 property.

5 (5) The installation of off-site access improvements may be required by the
6 County where required to minimize traffic congestion and safety hazards.

7 Residential driveways/access points:

8 a. ~~Driveways shall not be placed within utility or drainage easements~~
9 ~~except to cross an easement adjacent to a street;~~

10 b. ~~A paved apron shall be constructed which meets the standards set~~
11 ~~forth in the Hernando County Office of the County Engineer and~~
12 ~~Utilities Department Facility Design Guidelines in effect at the~~
13 ~~time of building permit issuance. The apron must be constructed~~
14 ~~no later than thirty (30) days from the date the certificate of~~
15 ~~occupancy is issued.~~

16 c. ~~Aprons in the right of way shall not be constructed beyond an~~
17 ~~imaginary line which extends from the rear and side lot lines to the~~
18 ~~travel surface of the road.~~

19 d. ~~Residential driveways and access points shall be constructed to~~
20 ~~meet the standards set forth in the Hernando County Office of the~~
21 ~~County Engineer and Utilities Department Facility Design~~
22 ~~Guideline in effect at the time of permit issuance.~~

23 (6) Provisions for joint access and circulation may be required where
24 necessary to minimize traffic congestion and safety hazards.

25 (7) Left hand turning movements from driveways may be restricted where
26 necessary to minimize traffic congestion and safety hazards.

27 (8) Cross access to adjoin parcels may be required to provide for the free flow
28 of traffic between uses without having to enter a street.

29
30 C. *Off-street loading and unloading space:*

31 (1) Shall be provided on the premises for every use requiring the receipt or
32 distribution, by vehicles, of materials and merchandise. The space shall be
33 provided so that no loading or unloading activity will be generated on any
34 street or impede the flow of traffic through parking or access areas.

35 (2) Shall be provided with vehicular access to a street or alley as well as and
36 with appropriate maneuvering areas.

37 (3) Loading and unloading bays shall be at least forty (40) feet in depth,
38 twelve (12) feet in width, with an overhead clearance of not less than
39 fourteen (14) feet.

40 (4) ~~Shall be constructed to parking lot standards approved by the governing~~
41 ~~body.~~

42 (5)(4) Space for the servicing of buildings by refuse collection, fuel and other
43 service vehicles shall also be provided on the premises as appropriate.

44 (6) ~~The administrative official shall interpret the amount of loading and~~
45 ~~unloading space required for any building or use.~~

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1 D. *General requirements:*

- 2 (1) Pedestrian circulation facilities, roadways, driveways and off-street
3 parking and loading areas shall be designed to be safe and convenient.
4 (2) Parking and loading areas, aisles, pedestrian walks, landscaping and open
5 space shall be designed as integral parts of an overall development plan
6 and shall be properly related to existing and proposed buildings.
7 (3) Buildings, parking and loading areas, landscaping and open spaces shall
8 be designed so that pedestrians moving from parking areas to buildings
9 and between buildings are not unreasonably exposed to vehicular traffic.
10 (4) Landscaped, paved and gradually inclined or flat pedestrian walks shall be
11 provided along the lines of the most intense use, particularly from building
12 entrances to streets, parking areas and adjacent buildings. Pedestrian walks
13 should be designed to discourage incursions into landscaped areas except
14 at designated crossings.
15 (5) Each off-street parking space shall open directly onto an aisle or driveway
16 that, except for single-family and two-family residences, is not a public
17 street.
18 (6) Aisles and driveways shall not be used for parking vehicles, except that
19 the driveway of a single-family or two-family residence shall be counted
20 as a parking space for the dwelling unit ~~or as a number of parking spaces~~
21 ~~as determined by the administrative official based on the size and~~
22 ~~accessibility of the driveway.~~
23 (7) The design shall be based on a definite and logical system of drive lanes to
24 serve the parking and loading spaces. A physical separation or barrier,
25 such as vertical curbs, may be required to separate parking spaces from
26 travel lanes.
27 (8) Parking spaces for all uses, except single-family and two-family
28 residences, shall be designed to permit entry and exit without moving any
29 other motor vehicle.
30 (9) No parking space shall be located so as to block access by emergency
31 vehicles.
32 (10) The required depth of a parking space may be reduced by two (2) feet
33 where the parking space abuts or overhangs any interior or perimeter
34 landscape area or walkway where said area is at least five (5) feet in width
35 and where wheel stops or curbing is provided.

36
37 **SECTION II. APPLICABILITY.** This Ordinance shall be applicable throughout the
38 unincorporated area of Hernando County.

39
40 **SECTION III. SEVERABILITY.** It is declared to be the intent of the Board of County
41 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
42 ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect
43 the validity of the remaining portions of this ordinance.

44
45 **SECTION IV. CONFLICTING PROVISIONS.** Special acts of the Florida Legislature
46 applicable only to unincorporated areas of Hernando County, Hernando County ordinances,

1 County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this
2 ordinance to the extent of such conflict except for ordinances concerning either adoption or
3 amendment of the Comprehensive Plan, pursuant to Chapter 163, part II, Florida Statutes.

4
5 **SECTION V. FILING WITH THE DEPARTMENT OF STATE.** The clerk shall be and is
6 hereby directed forthwith to send a certified copy of this ordinance to the Bureau of
7 Administrative Code, Department of State, R.A. Gray Bldg., Room 101, 500 S. Bronough Street,
8 Tallahassee, FL 32399-0250.

9
10 **SECTION VI. INCLUSION IN CODE.** It is the intention of the Board of County
11 Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of
12 this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County,
13 Florida. To this end, any section or subsection of this Ordinance may be renumbered or re-
14 lettered to accomplish such intention, and the word "ordinance" may be changed to "section,
15 "article," or other appropriate designation. Whereas Clauses, and Sections II through Section VII
16 need not be codified.

17
18 **SECTION VII. EFFECTIVE DATE.** This ordinance shall take effect immediately upon filing
19 with the Department of State.

20
21
22 **DULY PASSED AND ADOPTED IN REGULAR SESSION THIS** 9th **DAY OF**
23 December, 2014.

24
25
26 BOARD OF COUNTY COMMISSIONERS
27 HERNANDO COUNTY, FLORIDA

28
29
30
31 Attest: [Signature]
32 **DOMINIC BURBEE JR., CLERK**

33
34
35
36
37 By: [Signature]
38 **WAYNE DUKES, CHAIRMAN**

39
40
41
(SEAL) 
42 **Approved as to Form and
43 Legal Sufficiency**

44
45
46
47 By: [Signature]