

Darlene Christensen

From: Bryant, Linda C. <Linda.Bryant@DOS.MyFlorida.com>
Sent: Wednesday, November 09, 2016 4:23 PM
To: Darlene Christensen
Cc: County Ordinances
Attachments: Hernando20161109_Ordinance2016_17_Ack.pdf

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FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

November 9, 2016

Honorable Don Barbee Jr.
Hernando County Clerk's Office
20 North Main Street, Rm. 3621
Brooksville, Florida 34601

Attention: Darlene Christensen, Administrative Services

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. 2016-17, which was filed in this office on November 9, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

ORDINANCE NO. 2016- 17

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2
3 **AN ORDINANCE AMENDING APPENDIX A (ZONING), ARTICLE I**
4 **(PREAMBLE; SHORT TITLES; PURPOSE; DEFINITIONS), SECTION 3**
5 **(DEFINITIONS), PROVIDING FOR A REVISION TO THE YARD**
6 **DEFINITION; AMENDING APPENDIX A (ZONING), ARTICLE II**
7 **(GENERAL REGULATIONS), SECTION 3 (GENERAL REGULATIONS**
8 **FOR LOTS AND YARDS), PROVIDING FOR REVISIONS TO THE**
9 **APPLICATION AND USE OF YARDS; AMENDING APPENDIX A**
10 **(ZONING), ARTICLE IV ZONING DISTRICT REGULATIONS),**
11 **SECTION 2 (RESIDENTIAL DISTRICTS), PROVIDING FOR**
12 **REVISIONS TO THE RESIDENTIAL DISTRICTS; ARTICLE IV**
13 **(ZONING DISTRICT REGULATIONS), SECTION 4 (INDUSTRIAL**
14 **DISTRICTS), PROVIDING FOR REVISIONS TO THE INDUSTRIAL**
15 **DISTRICTS; AMENDING APPENDIX A (ZONING), ARTICLE VIII**
16 **(PLANNED DEVELOPMENT PROJECT), SECTION 1 (GENERAL**
17 **PROVISIONS FOR PLANNED DEVELOPMENT PROJECTS)**
18 **PROVIDING FOR REVISIONS TO THE RESIDENTIAL PDP DISTRICT;**
19 **PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY;**
20 **PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR**
21 **FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR**
22 **INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE**
23 **DATE.**

24
25 **WHEREAS**, the Board of County Commissioners (County) has adopted the Hernando County
26 Comprehensive Plan within which are included goals, objectives, and policies related to the
27 process for review and approval of certain development applications; and
28

29 **WHEREAS**, Chapter 163, Part II, Florida Statutes, requires the implementation of these goals,
30 objectives, and policies through the adoption of consistent land development regulations; and
31

32 **WHEREAS**, the County desires to update and modernize its use regulations and setback
33 standards for accessory structures; and
34

35 **WHEREAS**, this proposed amendment to the Hernando County Code of Ordinances, Appendix
36 "A" (Zoning), has received public hearings before the Planning Commission, Local Planning
37 Agency, and the Board of County Commissioners as required by state and local law; and
38

39 **WHEREAS**, the Board of County Commissioners, for itself and acting as the Local Planning
40 Agency, finds and determines that the proposed amendment is consistent with the goals,
41 objectives, and policies of the Comprehensive Plan.
42

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

1 **SECTION I.** Hernando County Code of Ordinances, APPENDIX A (ZONING), Article I
2 (PREAMBLE; SHORT TITLES; PURPOSE; DEFINITIONS), Section 3 (Definitions), is hereby
3 amended to provide for revisions to the definition of yard, as more precisely delineated with
4 strike-through and underline text below:
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6 **Section 3 - Definitions.**
7

8 136. Yard: The open space surrounding the principal building on any lot, unoccupied and
9 unobstructed by a portion of that building from the ground to the sky except where
10 specifically permitted by this ordinance. Yards are further defined as follows:
11

12 A. Front yard: That portion of the yard extending the full width of the lot and
13 measured between the front lot line and a parallel line tangent to the nearest part
14 of the principal building, which line shall be designed as the front yard line.
15

16 B. Rear yard: That portion of the yard extending the full width of the lot and
17 measured between the rear lot line and parallel line tangent to the nearest part of
18 the principal building.
19

20 C. Side yard: Those portions of the yard extending from the front yard to the rear
21 yard and measured between the side lot lines and parallel lines tangent to the
22 nearest parts of the principal building.
23

24 D. Secondary Front yard: On corner lots, one yard will be deemed the front yard,
25 determined by the location of the front entrance of the principal building. The
26 other yard will be the secondary front yard. Accessory structures in the secondary
27 front yard shall meet the front yard requirements of the district for the principal
28 building.
29

30 **SECTION II.** Hernando County Code of Ordinances, APPENDIX A (ZONING), Article II
31 (GENERAL REGULATIONS), Section 3 (General regulations for lots and yards), is hereby
32 amended, as more precisely delineated with strike-through and underline text below:
33

34 Section 3. - General regulations for lots and yards.
35

36 C. Application and use of yards:
37

38 (1) No part of a yard required for any building may be included as fulfilling the yard
39 requirements for an adjacent building.
40

41 (2) ~~No~~ Accessory buildings are permitted in side, rear, and secondary front yards
42 only. They are permitted in rear or side yards only. Accessory structures in the
43 secondary front yard shall meet the front yard requirements of the district for the
44 principal building.
45

- 1 (3) No lot, even though it may consist of one or more adjacent lots or records, shall
2 be reduced in area so that lot area, yards, widths or other dimension and area
3 regulation of the ordinance are not maintained.
4

5 **SECTION III.** Hernando County Code of Ordinances, APPENDIX A (ZONING), Article IV
6 (ZONING DISTRICT REGULATIONS), Section 2 (Residential districts) is hereby amended, as
7 more precisely delineated with strike-through and underline text below:
8

9 Section 2. - Residential districts.

10
11 A. R-1A Residential District:

- 12
13 (4) Dimension and area regulations. The following dimension and area regulations
14 shall apply in the district

15 (j) Accessory structures:

- 16
17
18 i. Accessory buildings are permitted ~~only~~ in the side, and rear and
19 secondary front yards. Such accessory buildings shall be at least
20 five (5) feet from side and rear lot lines. Accessory structures in the
21 secondary front yard shall meet the front yard requirements of the
22 district for the principal building.
23
24 ii. Noncommercial piers and boathouses are permitted in the side and
25 rear yard, provided the structure is at least five (5) feet from side
26 property lines. No setback is required from lot lines adjoining
27 waterways.
28
29 iii. Swimming pools and screened swimming pool enclosures are
30 permitted ~~only~~ in the side or rear yard and must be at least five (5)
31 feet from side and rear property lines. Swimming pools and
32 screened swimming pool enclosures are permitted in the secondary
33 front yards and shall meet the front yard requirements of the
34 district for the principal building.
35
36 iv. Attached carports shall meet the principal building yard
37 requirements of the district.
38
39 v. Detached accessory structures which have impervious roof
40 coverings shall be permitted ~~only~~ in the side and rear yard and
41 must be at least five (5) feet from the side and rear property lines.
42 Detached accessory structures in the secondary front yard shall
43 meet the front yard requirements of the district for the principal
44 building.
45

1 vi. ~~Detached accessory structures which have a fabric or screen roof~~
2 shall be permitted only in the rear yard and must be at least five (5)
3 feet from the rear property lines. ~~A detached accessory structure~~
4 which has a fabric or screen roof and is rendered nonconforming
5 by the adoption of this ordinance shall be brought into
6 conformance with County regulations by January 1, 2000 or be
7 removed.

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9 B. R-1B Residential District:

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

13
14 (j) Accessory buildings and structures:

15
16 i. Accessory buildings are permitted ~~only~~ in the side, and rear and
17 secondary front yards. Such accessory buildings shall be at least
18 five (5) feet from side and rear lot lines. Accessory structures in
19 the secondary front yard shall meet the front yard requirements of
20 the district for the principal building.

21
22 ii. Non-commercial piers and boat houses are permitted in the side
23 and rear yard, provided the structure is at least five (5) feet from
24 side property lines. No setback is required from lot lines adjoining
25 waterways.

26
27 iii. Swimming pools and screened swimming pool enclosures are
28 permitted ~~only~~ in the side or rear yard and must be at least five (5)
29 feet from side and rear property lines. Swimming pools and
30 screened swimming pool enclosures are permitted in the secondary
31 front yards and shall meet the front yard requirements of the
32 district for the principal building.

33
34 iv. Attached carports shall meet the principal building yard
35 requirements of the district.

36
37 v. Detached accessory structures which have pervious or impervious
38 roof coverings shall be permitted ~~only~~ in the side and rear yard and
39 must be at least five (5) feet from the side and rear property lines.
40 Detached accessory structures in the secondary front yard shall
41 meet the front yard requirements of the district for the principal
42 building.

43
44 vi. ~~Detached accessory structures which have a fabric or screen roof~~
45 shall be permitted only in the rear and side yard and must be at
46 least five (5) feet from rear property lines. ~~A detached accessory~~

- 1 ~~structure which has a fabric or screen roof and is rendered~~
2 ~~nonconforming by the adoption of this ordinance shall be brought~~
3 ~~into conformance with county regulations by January 1, 2000 or be~~
4 ~~removed.~~
5
6 ~~vii. Accessory buildings or structures five (5) feet or less in height, and~~
7 ~~smaller than forty (40) square feet in size shall not be required to~~
8 ~~obtain a zoning permit. Such buildings or structures are allowed in~~
9 ~~the side and rear yards only and must meet the minimum yard~~
10 ~~requirements for accessory buildings in the district.~~
11
12 viii. Except as provided in subparagraph ix. hereof, no more than one
13 detached building shall be allowed on a parcel. Any detached
14 accessory building exceeding two hundred (200) square feet in size
15 must meet the following:
16
17 a. ~~The length of the detached accessory building shall be no~~
18 ~~more than twice the measurement of the width.~~
19
20 ~~b.a.~~ The detached accessory building shall either be on a
21 permanent foundation consisting of either a stem wall with
22 continuous footing, a monolithic slab, or permanent
23 foundation designed to meet the criteria of the flood
24 regulations in flood prone areas; or, the detached accessory
25 building shall be skirted with a visual screening of new
26 material, or material in acceptable condition, consisting of
27 aluminum, pressure-treated wood, masonry or other
28 acceptable material placed around the entire perimeter of the
29 detached accessory building extending from the base to the
30 ground.
31
32 e b. All other applicable standards relating to accessory building
33 shall be met.
34
35 d c. The detached accessory building shall be no more than four
36 hundred (400) square feet in size.
37
38 ix. One detached garage, in addition to the detached building provided
39 for in item viii. above, is allowed meeting the following criteria:
40
41 a. The detached garage is site built; and,
42
43 b. Has a minimum dimension of ten (10) feet × twenty (20)
44 feet; and,
45

- 1 c. The length of the detached garage shall be no more than
- 2 twice the measurement of the width; and,
- 3
- 4 d. Has a minimum roof pitch of 3 on 12; and,
- 5
- 6 e. Has roof materials of either shingles or tile; and,
- 7
- 8 f. Has either lap siding, brick veneer, concrete block or stucco
- 9 exterior walls; and,
- 10
- 11 g. The detached garage shall be on a permanent foundation
- 12 consisting of either a stem wall with continuous footing, a
- 13 monolithic slab, or permanent foundation designed to meet
- 14 the criteria of the flood regulations in flood prone areas.
- 15
- 16 x. There are no minimum yard standards for wellhouses as defined in
- 17 this ordinance.
- 18

19 C. R-1C Residential District:

20

21 (4) Dimension and area regulations. The following dimension and area regulations

22 shall apply in the district:

23

24 (j) Accessory buildings and structures:

- 25
- 26 i. Accessory buildings are permitted ~~only~~ in the side, and rear and
- 27 secondary front yards. Such accessory buildings shall be at least
- 28 five (5) feet from side and rear lot lines. Accessory structures in
- 29 the secondary front yard shall meet the front yard requirements of
- 30 the district for the principal building.
- 31
- 32 ii. Non-commercial piers and boat houses are permitted in the side
- 33 and rear yard, provided the structure is at least five (5) feet from
- 34 side property lines. No setback is required from lot lines adjoining
- 35 waterways.
- 36
- 37 iii. Swimming pools and screened swimming pool enclosures are
- 38 permitted ~~only~~ in the side or rear yard and must be at least five (5)
- 39 feet from side and rear property lines. Swimming pools and
- 40 screened swimming pool enclosures are permitted in the secondary
- 41 front yards and shall meet the front yard requirements of the
- 42 district for the principal building.
- 43
- 44 iv. Attached carports shall meet the principal building yard
- 45 requirements of the district.
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- v. Detached accessory structures which have pervious or 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. Detached accessory structures in the secondary front yard shall meet the front yard requirements of the district for the principal building.

- ~~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 rear property lines. A detached accessory structure which has a fabric or screen roof and is rendered nonconforming by the adoption of this ordinance shall be brought into conformance with county regulations by January 1, 2000 or be removed.~~

- ~~vii. 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 are allowed in the side and rear yards only and must meet the minimum yard requirements for accessory buildings in the district.~~

- viii. Except as provided in subparagraph ix. hereof, no more than one detached building shall be allowed on a parcel. Any detached accessory building exceeding two hundred (200) square feet in size must meet the following:
 - ~~a. The length of the detached accessory building shall be no more than twice the measurement of the width.~~

 - b a. The detached accessory building shall either be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas; or, the detached accessory building shall be skirted with a visual screening of new material, or material in acceptable condition, consisting of aluminum, pressure-treated wood, masonry or other acceptable material placed around the entire perimeter of the detached accessory building extending from the base to the ground.

 - e b. All other applicable standards relating to accessory building shall be met.

 - d c. The detached accessory building shall be no more than four hundred (400) square feet in size.

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- ix. One detached garage, in addition to the detached building provided for in item viii. above, is allowed meeting the following criteria:
 - a. The detached garage is site built; and,
 - b. Has a minimum dimension of ten (10) feet × twenty (20) feet; and,
 - c. The length of the detached garage shall be no more than twice the measurement of the width; and,
 - d. Has a minimum roof pitch of 3 on 12; and,
 - e. Has roof materials of either shingles or tile; and,
 - f. Has either lap siding, brick veneer, concrete block or stucco exterior walls; and,
 - g. The detached garage shall be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas.
- x. There are no minimum yard standards for wellhouses as defined in this ordinance.

D. R-2.5 Residential District:

- (4) Dimension and area regulations. The following dimension and area regulations shall apply in the district:
 - (j) Accessory structures and buildings:
 - i. Accessory buildings are permitted ~~only~~ in the side, and rear and secondary front yards. Such accessory buildings shall be at least five (5) feet from side and rear lot lines. Accessory structures in the secondary front yard shall meet the front yard requirements of the district for the principal building.
 - ii. 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. Swimming pools and screened swimming pool enclosures are permitted in the secondary front yards and shall meet the front yard requirements of the district for the principal building.

- 1 iii. On lots that abut golf courses, detached accessory buildings are not
2 permitted in the rear yard. Screened swimming pool enclosures
3 shall meet the rear yard requirement for principal buildings.
4
5 iv. Attached carports shall meet the principal building yard
6 requirements of the district.
7
8 v. Detached accessory structures which have pervious or impervious
9 roof coverings shall be permitted ~~only~~ in the side and rear yard and
10 must be at least five (5) feet from the side and rear property lines.
11 Detached accessory structures in the secondary front yard shall
12 meet the front yard requirements of the district for the principal
13 building.
14
15 ~~vi. Detached accessory structures which have a fabric or screen roof~~
16 ~~shall be permitted in the rear yard and must be at least five (5) feet~~
17 ~~from rear property lines. A detached accessory structure which has~~
18 ~~a fabric or screen roof and is rendered nonconforming by the~~
19 ~~adoption of this ordinance shall be brought into conformance with~~
20 ~~county regulations by January 1, 2000 or be removed.~~
21
22 ~~vii. Accessory buildings or structures five (5) feet or less in height, and~~
23 ~~smaller than forty (40) square feet in size shall not be required to~~
24 ~~obtain a zoning permit. Such buildings or structures are allowed in~~
25 ~~the side and rear yards only and must meet the minimum yard~~
26 ~~requirements for accessory buildings in the district.~~
27
28 viii. On lots that abut rivers and lakes, screened swimming pool
29 enclosures and accessory buildings, except boat houses, shall meet
30 the rear yard requirement for principal buildings.
31
32 ix. Non-commercial piers and boat houses are permitted in the side
33 and rear yard, provided the structure is at least five (5) feet from
34 side property lines. No setback is required from lot lines adjoining
35 waterways except where required by other regulatory standards.
36
37 x. On lots that abut golf courses, rivers, or lakes, the maximum height
38 for fences located in the rear yard, other than chain link fences,
39 shall be four (4) feet. For chain link fences located in the rear yard,
40 the maximum height shall be six (6) feet. All fences located in the
41 rear yard shall be constructed so as not to impair sight lines.
42
43 xi. Except as provided in subparagraph xii. hereof, no more than one
44 detached building shall be allowed on a parcel. Any detached
45 accessory building exceeding two hundred (200) square feet in size
46 must meet the following:

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- ~~a.~~ ~~The length of the detached accessory building shall be no more than twice the measurement of the width.~~
- ~~b~~ a. The detached accessory building shall either be placed on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas; or, the detached accessory building shall be skirted with a visual screening of new material, or material in acceptable condition, consisting of aluminum, pressure-treated wood, masonry or other acceptable material placed around the entire perimeter of the detached accessory building extending from the base to the ground.
- ~~e~~ b. All other applicable standards relating to accessory building shall be met.
- ~~d~~ c. The detached accessory building shall be no more than four hundred (400) square feet in size.
- xii. One detached garage, in addition to the detached building provided for in item xi. above, is allowed meeting the following criteria:
 - a. The detached garage is site built; and,
 - b. Has a minimum dimension of ten (10) feet × twenty (20) feet; and,
 - c. The length of the detached garage shall be no more than twice the measurement of the width; and,
 - d. Has a minimum roof pitch of 3 on 12; and,
 - e. Has roof materials of either shingles or tile; and,
 - f. Has either lap siding, brick veneer, concrete block or stucco exterior walls; and,
 - g. The detached garage shall be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas.

1 xiii. There are no minimum yard standards for wellhouses as defined in
2 this ordinance.
3

4 E. RM Residential District:
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6 (4) Dimension and area regulations. The following dimension and area regulations
7 shall apply in the district:
8

9 (j) Accessory structures:
10

11 i. Accessory buildings are permitted ~~only~~ in the side, and rear and
12 secondary front yards. Such accessory buildings shall be at least
13 five (5) feet from side and rear lot lines. Accessory structures in
14 the secondary front yard shall meet the front yard requirements of
15 the district for the principal building.
16

17 ii. Noncommercial piers and boathouses are permitted in the side and
18 rear yard, provided the structure is at least five (5) feet from side
19 property lines. No setback is required from lot lines adjoining
20 waterways.
21

22 iii. Swimming pools and screened swimming pool enclosures are
23 permitted ~~only~~ in the side or rear yard and must be at least five (5)
24 feet from side and rear property lines. Swimming pools and
25 screened swimming pool enclosures are permitted in the secondary
26 front yards and shall meet the front yard requirements of the
27 district for the principal building.
28

29 iv. Attached carports shall meet the principal building yard
30 requirements of the district.
31

32 v. Detached accessory structures which have impervious roof
33 coverings shall be permitted ~~only~~ in the side and rear yard and
34 must be at least five (5) feet from the side and rear property lines.
35 Detached accessory structures in the secondary front yard shall
36 meet the front yard requirements of the district for the principal
37 building.
38

39 ~~vi. Detached accessory structures which have a fabric or screen roof~~
40 ~~shall be permitted only in the rear yard and must be at least five (5)~~
41 ~~feet from the rear property lines. A detached accessory structure~~
42 ~~which has a fabric or screen roof and is rendered nonconforming~~
43 ~~by the adoption of this ordinance shall be brought into~~
44 ~~conformance with county regulations by January 1, 2000 or be~~
45 ~~removed.~~
46

1 F. R-2 Residential District:

2
3 (4) Dimension and area regulations. The following dimension and area regulations
4 shall apply in the district:

5
6 (j) Accessory structures:

- 7
8 i. Accessory buildings are permitted ~~only in the side, and rear and~~ secondary front yards. Such accessory buildings shall be at least
9 five (5) feet from side and rear lot lines. Accessory structures in
10 the secondary front yard shall meet the front yard requirements of
11 the district for the principal building.
12
13 ii. Noncommercial piers and boathouses are permitted in the side and
14 rear yard, provided the structure is at least five (5) feet from side
15 property lines. No setback is required from lot lines adjoining
16 waterways.
17
18 iii. Swimming pools and screened swimming pool enclosures are
19 permitted ~~only in the side or rear yard and must be at least five (5)~~
20 feet from side and rear property lines. Swimming pools and
21 screened swimming pool enclosures are permitted in the secondary
22 front yards and shall meet the front yard requirements of the
23 district for the principal building.
24
25 iv. Attached carports shall meet the principal building yard
26 requirements of the district.
27
28 v. Detached accessory structures which have impervious roof
29 coverings shall be permitted only in the side and rear yard and
30 must be at least five (5) feet from the side and rear property lines. .
31 Detached accessory structures in the secondary front yard shall
32 meet the front yard requirements of the district for the principal
33 building.
34
35 ~~vi. Detached accessory structures which have a fabric or screen roof~~
36 ~~shall be permitted only in the rear yard and must be at least five (5)~~
37 ~~feet from the rear property lines. A detached accessory structure~~
38 ~~which has a fabric or screen roof and is rendered nonconforming~~
39 ~~by the adoption of this ordinance shall be brought into~~
40 ~~conformance with county regulations by January 1, 2000 or be~~
41 ~~removed.~~
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1 G. R-3 Residential District:

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

5
6 (j) Accessory structures:

7
8 i. Accessory buildings are permitted ~~only~~ in the side, and rear and
9 secondary front yards. Such accessory buildings shall be at least
10 five (5) feet from side and rear lot lines. Accessory structures in the
11 secondary front yard shall meet the front yard requirements of the
12 district for the principal building.

13
14 ii. Noncommercial piers and boathouses are permitted in the side and
15 rear yard, provided the structure is at least five (5) feet from side
16 property lines. No setback is required from lot lines adjoining
17 waterways.

18
19 iii. Swimming pools and screened swimming pool enclosures are
20 permitted ~~only~~ in the side or rear yard and must be at least five (5)
21 feet from side and rear property lines. Swimming pools and
22 screened swimming pool enclosures are permitted in the secondary
23 front yards and shall meet the front yard requirements of the
24 district for the principal building.

25
26 iv. Attached carports shall meet the principal building yard
27 requirements of the district.

28
29 v. Detached accessory structures which have impervious roof
30 coverings shall be permitted ~~only~~ in the side and rear yard and
31 must be at least five (5) feet from the side and rear property lines. .
32 Detached accessory structures in the secondary front yard shall
33 meet the front yard requirements of the district for the principal
34 building.

35
36 ~~vi. Detached accessory structures which have a fabric or screen roof~~
37 ~~shall be permitted only in the rear yard and must be at least five (5)~~
38 ~~feet from the rear property lines. A detached accessory structure~~
39 ~~which has a fabric or screen roof and is rendered nonconforming~~
40 ~~by the adoption of this ordinance shall be brought into~~
41 ~~conformance with county regulations by January 1, 2000 or be~~
42 ~~removed.~~

1 H. R-4 Residential District.

2
3 (4) Dimension and area regulations. The following dimension and area regulations
4 shall apply in the district:

5
6 (j) Accessory structures:

7
8 i. Accessory buildings are permitted ~~only~~ in the side, and rear and
9 secondary front yards. Such accessory buildings shall be at least
10 five (5) feet from side and rear lot lines. Accessory structures in
11 the secondary front yard shall meet the front yard requirements of
12 the district for the principal building.

13
14 ii. Non-commercial piers and boat houses are permitted in the side
15 and rear yard, provided the structure is at least five (5) feet from
16 side property lines. No setback is required from lot lines adjoining
17 waterways.

18
19 iii. Swimming pools and screened swimming pool enclosures are
20 permitted ~~only~~ in the side or rear yard and must be at least five (5)
21 feet from side and rear property lines. Swimming pools and
22 screened swimming pool enclosures are permitted in the secondary
23 front yards and shall meet the front yard requirements of the
24 district for the principal building.

25
26 iv. Attached carports shall meet the principal building yard
27 requirements of the district.

28
29 v. Detached accessory structures which have impervious roof
30 coverings shall be permitted ~~only~~ in the side and rear yard and
31 must be at least five (5) feet from the side and rear property lines.
32 Detached accessory structures in the secondary front yard shall
33 meet the front yard requirements of the district for the principal
34 building.

35
36 I. R-R Residential District:

37
38 (4) Dimension and area regulations. The following dimension and area regulations
39 shall apply in the district:

40
41 (j) Accessory structures:

42
43 i. Accessory buildings are permitted ~~only~~ in the side, and rear and
44 secondary front yards. Such accessory buildings shall be at least
45 five (5) feet from side and rear lot lines. Accessory structures in

1 the secondary front yard shall meet the front yard requirements of
2 the district for the principal building.

3
4 ii. Noncommercial piers and boathouses are permitted in the side and
5 rear yard, provided the structure is at least five (5) feet from side
6 property lines. No setback is required from lot lines adjoining
7 waterways.

8
9 iii. Swimming pools and screened swimming pool enclosures are
10 permitted ~~only~~ in the side or rear yard and must be at least five (5)
11 feet from side and rear property lines. Swimming pools and
12 screened swimming pool enclosures are permitted in the secondary
13 front yards and shall meet the front yard requirements of the
14 district for the principal building.

15
16 iv. Attached carports shall meet the principal building yard
17 requirements of the district.

18
19 v. Detached accessory structures which have impervious roof
20 coverings shall be permitted ~~only~~ in the side and rear yard and
21 must be at least five (5) feet from the side and rear property lines.
22 Detached accessory structures in the secondary front yard shall
23 meet the front yard requirements of the district for the principal
24 building.

25
26 ~~vi. Detached accessory structures which have a fabric or screen roof~~
27 ~~shall be permitted only in the rear yard and must be at least five (5)~~
28 ~~feet from the rear property lines. A detached accessory structure~~
29 ~~which has a fabric or screen roof and is rendered nonconforming~~
30 ~~by the adoption of this Ordinance shall be brought into~~
31 ~~conformance with County regulations by January 1, 2000 or be~~
32 ~~removed.~~

33
34 **SECTION IV.** Hernando County Code of Ordinances, APPENDIX A (ZONING), Article IV
35 (ZONING DISTRICT REGULATIONS), Section 4 (Industrial districts) is hereby amended, as
36 more precisely delineated with the underline text below:

37
38 Section 4. - Industrial districts.

39
40 (1) *Permitted uses in I-1 Light Industrial District:* Permitted uses in the I-1 Light
41 Industrial District shall be as follows:

42
43 (r) Business, professional, governmental and nonprofit organization offices

44 (s) Business training schools

45 (t) Publicly owned or operated building

46

1 **SECTION V.** Hernando County Code of Ordinances, APPENDIX A (ZONING), Article VIII
2 (PLANNED DEVELOPMENT PROJECT), Section 1 (General provisions for planned
3 development projects) is hereby amended, as more precisely delineated with strike-through and
4 underline text below:

5
6 Section 1. - General provisions for planned development projects.

7
8 K. Accessory structures and buildings in residential PDPs.

- 9
10 i. Accessory buildings are permitted ~~only in the side, and rear and secondary~~
11 front yards. Such accessory buildings shall be at least five (5) feet from
12 side and rear lot lines. Accessory structures in the secondary front yard
13 shall meet the front yard requirements of the district for the principal
14 building.
15
16 ii. Non-commercial piers and boat houses are permitted in the side and rear
17 yard, provided the structure is at least five (5) feet from side property
18 lines. No setback is required from lot lines adjoining waterways.
19
20 iii. Swimming pools and screened swimming pool enclosures are permitted
21 ~~only in the side or rear yard and must be at least five (5) feet from side and~~
22 rear property lines. Swimming pools and screened swimming pool
23 enclosures are permitted in the secondary front yards and shall meet the
24 front yard requirements of the district for the principal building.
25
26 iv. Attached carports shall meet the principal building yard requirements of
27 the district.
28
29 v. Detached accessory structures which have pervious or impervious roof
30 coverings shall be permitted ~~only in the side and rear yard and must be at~~
31 least five (5) feet from the side and rear property lines. Detached
32 accessory structures in the secondary front yard shall meet the front yard
33 requirements of the district for the principal building.
34
35 ~~vi. Detached accessory structures which have a fabric or screen roof shall be~~
36 ~~permitted only in the rear and must be at least five (5) feet from the rear~~
37 ~~property lines. A detached accessory structure which has a fabric or screen~~
38 ~~roof and is rendered nonconforming by the adoption of this ordinance~~
39 ~~shall be brought into conformance with county regulations by January 1,~~
40 ~~2000 or be removed.~~
41
42 ~~vii. Accessory buildings or structures five (5) feet or less in height, and~~
43 ~~smaller than forty (40) square feet in size shall not be required to obtain a~~
44 ~~zoning permit. Such buildings or structures are allowed in the side and~~
45 ~~rear yards only and must meet the applicable accessory building or~~
46 ~~structure setbacks.~~

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- viii. Except as provided in subparagraph ix. hereof, no more than one detached building shall be allowed on a parcel. Any detached accessory building exceeding two hundred (200) square feet in size must meet the following:
 - ~~a. The length of the detached accessory building shall be no more than twice the measurement of the width.~~
 - a. The detached accessory building shall either be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas; or, the detached accessory building shall be skirted with a visual screening of new material, or material in acceptable condition, consisting of aluminum, pressure-treated wood, masonry or other acceptable material placed around the entire perimeter of the detached accessory building extending from the base to the ground.
 - ~~e~~ b. All other applicable standards relating to accessory buildings shall be met.
 - ~~d~~ c. The detached accessory building shall be no more than four hundred (400) square feet in size.

- ix. One detached garage, in addition to the detached building provided for in item viii. above, is allowed meeting the following criteria:
 - a. The detached garage is site built; and,
 - b. Has a minimum dimension of ten (10) feet × twenty (20) feet; and,
 - c. The length of the detached garage shall be no more than twice the measurement of the width; and,
 - d. Has a minimum roof pitch of 3 on 12; and,
 - e. Has roof materials of either shingles or tile; and,
 - f. Has either lap siding, brick veneer, concrete block or stucco exterior walls; and,
 - g. The detached garage shall be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood prone areas.

1 **SECTION VI. APPLICABILITY.** This Ordinance shall be applicable throughout the
2 unincorporated area of Hernando County.

3
4 **SECTION VII. SEVERABILITY.** It is declared to be the intent of the Board of County
5 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this
6 ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect
7 the validity of the remaining portions of this ordinance.

8
9 **SECTION VIII. CONFLICTING PROVISIONS.** Special acts of the Florida Legislature
10 applicable only to unincorporated areas of Hernando County, Hernando County ordinances,
11 County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this
12 ordinance to the extent of such conflict except for ordinances concerning either adoption or
13 amendment of the Comprehensive Plan, pursuant to Chapter 163, part II, Florida Statutes.

14
15 **SECTION IX. FILING WITH THE DEPARTMENT OF STATE.** The clerk shall be and is
16 hereby directed forthwith to send a certified copy of this ordinance or electronically transmit the
17 ordinance by email to the Bureau of Administrative Code, Department of State, R.A. Gray Bldg.,
18 Room 101, 500 S. Bronough Street, Tallahassee, FL 32399-0250.

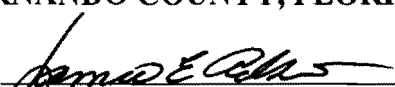
19
20 **SECTION X. INCLUSION IN CODE.** It is the intention of the Board of County
21 Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of
22 this Ordinance shall become and be made a part of the Code of Ordinances of Hernando County,
23 Florida. To this end, any section or subsection of this Ordinance may be renumbered or re-
24 lettered to accomplish such intention, and the word "ordinance" may be changed to "section,
25 "article," or other appropriate designation.

26
27 **SECTION XI. EFFECTIVE DATE.** This ordinance shall take effect immediately upon filing
28 with the Department of State.

29
30 **DULY PASSED AND ADOPTED IN REGULAR SESSION THIS** 8th **DAY OF**
31 November, 2016

32
33
34 **BOARD OF COUNTY COMMISSIONERS**
35 **HERNANDO COUNTY, FLORIDA**

36
37 Attest: 
38 DONALD C. BARBEE JR., CLERK

39
40 By: 
41 JAMES E. ADKINS, CHAIRMAN

42 (SEAL)

43 **Approved as to Form and**
44 **Legal Sufficiency**

45 By: 