

**From:** [Harris, Whitley](#)  
**To:** [Ordinances](#)  
**Cc:** [County Ordinances](#)  
**Date:** Wednesday, September 29, 2021 4:25:27 PM  
**Attachments:** [Hernando20210929 Ordinance2021\\_18 Ack.pdf](#)

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FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

September 29, 2021

Honorable Doug Chorvat, Jr.  
Hernando County Clerk's Office  
20 North Main Street, Rm. 362  
Brooksville, Florida 34601

Attention: Ms. Heidi Kurppe, Deputy Clerk

Dear Mr. Chorvat:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Hernando County Ordinance No. 2021-18, which was filed in this office on September 29, 2021.

Sincerely,

Anya Owens  
Program Administrator

AO/lb

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**ORDINANCE NO.: 2021- 18**

AN ORDINANCE AMENDING APPENDIX A, ARTICLE II (GENERAL REGULATIONS), SECTION 2 (GENERAL REGULATIONS FOR STRUCTURES AND USES) AND ARTICLE IV (ZONING DISTRICT REGULATIONS), SECTION 2 (RESIDENTIAL DISTRICTS) OF THE HERNANDO COUNTY CODE OF ORDINANCES PERTAINING TO SINGLE FAMILY DESIGN STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

**Section 1. Modification of Appendix A, Article II, Section 2 of the Hernando County Code of Ordinances.** Appendix A (Zoning), Article II (General Regulations), Section 2 (General Regulations for Structures and Uses) of the Hernando County Code, is hereby amended as follows with underlined verbiage added and stricken language deleted:

I. *Minimum design standards for development of Single-family dwellings, Two-family dwellings, or homes of six or fewer residents which meet the definition of a Community residential home as defined by State law and which otherwise satisfies the requirements of this zoning code.*

- 1. For the ~~R-1B, R-1C, R-2.5, R-2, R-3, R-4, R-R, A/R, and PDP~~ (SF) Districts:
  - a. Building Facade: Exterior building facade shall incorporate one offset measuring 4 feet perpendicular to the facade by 8 feet in length and a minimum of one architectural design feature including one of the following: balconies, covered porches, projections, cornice elements, windows, or door reveals. Architectural design features shall occur a

1 minimum of every 30 feet to provide modulation, visual interest, and textured relief to  
2 preclude large expanses of uninterrupted building facades.

3 b. Exterior Covering: Wall surface areas must be brick, stone, stucco, cement finish, or  
4 non-aluminum siding.

5 c. Roof: The minimum pitch shall be 3 on 12. The use of traditional roof forms such as  
6 gables, hips and dormers are encouraged.

7 d. Foundation: The foundation shall consist of a monolithic slab, stem wall with continuous  
8 footing, or a permanent foundation designed to meet the flood damage and prevention  
9 ordinance requirements.

10 e. Garage(s): For all districts other than A/R, at least one garage per dwelling unit, with a  
11 minimum measurement of 10 feet in width by 20 feet in length, must be architecturally  
12 integrated. Said garage(s) must be structurally connected to residence or connected by a  
13 covered breezeway or roof. Side loaded garages must include one window, faux  
14 window, or door reveal to reduce the blank wall impact.

15 **Section 2. Modification of Appendix A, Article IV, Section 2 of the Hernando County**

16 **Code of Ordinances.** Appendix A (Zoning), Article IV (Zoning District Regulations), Section 2  
17 (Residential Districts) of the Hernando County Code, for the R-1B and R-1C Districts is hereby  
18 amended as follows with underlined verbiage added and stricken language deleted:

19 ix. Except as provided in subparagraph vii. hereof, no more than one detached building shall be  
20 allowed on a parcel. Any detached accessory building exceeding two hundred (200) square  
21 feet in size must meet the following:

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

29 b. All other applicable standards relating to accessory buildings shall be met.

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

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

13 **Section 3. Modification of Appendix A, Article IV, Section 2 of the Hernando County**

14 **Code of Ordinances.** Appendix A (Zoning), Article IV (Zoning District Regulations), Section 2  
15 (Residential Districts) of the Hernando County Code, for the R 2.5 District is hereby amended as  
16 follows with underlined verbiage added and stricken language deleted:

- 17 ix. Except as provided in subparagraph “x.” herein, no more than one detached building shall be  
18 allowed on a parcel. Any detached accessory building exceeding two hundred (200) square  
19 feet in size must meet the following:
- 20 a. The detached accessory building shall either be ~~on a permanent foundation consisting of~~  
21 ~~either a stem wall with continuous footing, a monolithic slab, or permanent foundation~~  
22 ~~designed to meet the criteria of the flood regulations in flood-prone areas; or the detached~~  
23 ~~accessory building shall be skirted with a visual screening of new material, or material~~  
24 ~~in acceptable condition, consisting of aluminum, pressure-treated wood, masonry or other~~  
25 ~~acceptable material placed around the entire perimeter of the detached accessory building~~  
26 ~~extending from the base to the ground.~~
- 27 b. All other applicable standards relating to accessory buildings shall be met.
- 28 c. The detached accessory building shall be no more than four hundred (400) square feet in  
29 size.

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

13 **Section 4. Severability.** It is declared to be the intent of the Board of County  
14 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this  
15 ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect  
16 the validity of the remaining portions of this ordinance.

17 **Section 5. Inclusion in the Code.** It is the intention of the Board of County  
18 Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this  
19 Ordinance shall become and be made a part of the Code of Ordinances of Hernando County,  
20 Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish  
21 such intention, and that the word "ordinance" may be changed to "section," "article," or any other  
22 appropriate designation.

23 **Section 6. Conflicting Provisions Repealed.** All ordinances or parts of ordinances in  
24 conflict with the provisions of this ordinance are hereby repealed.

1           **Section 7. Effective Date.** This ordinance shall take effect immediately upon receipt of  
2 official acknowledgment from the office of the Secretary of State of Florida that this ordinance  
3 has been filed with said office.

4           **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**  
5 **HERNANDO COUNTY** in Regular Session this 28<sup>th</sup> day of September 2021.

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

Attest: Heidi Kuppe, D.C.  
for DOUG CHORVAT, JR.  
Clerk

By: [Signature]  
JOHN ALLOCCO  
Chairman



Approved for Form and Legal Sufficiency  
[Signature]  
Assistant County Attorney