
Section 8. R-C Recreation-Commercial District.

This district is designed to permit the development of recreation vehicle/travel trailer parks.

A. *Permitted uses:*

- (1) Travel trailer parks having occupancy not to exceed one hundred eighty (180) days with no permanent units;
- (2) Recreational campgrounds having occupancy not to exceed one hundred eighty (180) days with no permanent units;

B. *Permitted accessory structures and uses:*

- (1) No accessory structure attached or detached shall be permitted except the following:
 - (a) Clubhouses, i.e., recreational halls, designated outdoor recreational activities;
 - (b) Laundry facilities, as constructed for the primary purpose of serving the park residences only;
 - (c) Permanent living unit for resident manager with garage or storage facility for the operational use only;
 - (d) Designated storage parking areas.

C. *Special exception uses:*

- (1) Dispensation of fuel for the principal use of the park residents only;
- (2) Retail groceries for the principal use of the park residents only.

D. *Dimension and area regulations.* Dimension and area regulations for lots and structures in recreational commercial districts are as follows:

- (1) Minimum development area: Ten (10) acres;
- (2) Minimum lot width of the building line: Forty (40) feet;
- (3) Minimum lot depth of the building line: Seventy (70) feet;
- (4) Total lot area: Two thousand eight hundred (2,800) square feet;
- (5) Setbacks (all structures):
 - (a) Front yard—Twenty (20) feet;
 - (b) Rear yard—Fifteen (15) feet;
 - (c) Side yard—Eight (8) feet.
- (6) Density: Not to exceed eleven (11) units per gross acre.

E. *Special regulations:*

- (1) All R-C districts shall have a boundary landscape buffer of twenty-five (25) feet (where applicable to be left in its natural state).
- (2) All streets shall meet minimum design standard pursuant to Hernando County construction standards for local streets.
- (3) Minimum setbacks for R-C District development along designated major arterials shall be one hundred twenty-five (125) feet. Along all other designated roadways, the minimum setback shall be seventy-five (75) feet.

Section 9. R-1-MH Residential Single-Family Manufactured Housing.

This district is designed to permit development of low-density, modular-manufactured housing units.

A. *Permitted uses:*

- (1) Park model trailers not to exceed five hundred (500) square feet of living area on a single chassis.
- (2) Modular-manufactured housing units having a maximum living area not to exceed six hundred (600) square feet and that is titled pursuant to chapter 320 of the Florida Statutes.

B. *Permitted accessory structures and uses:*

- (1) Accessory uses customarily incidental to the principle permitted use of the property.
- (2) Garages, storage buildings, carports, glassrooms and screen rooms when constructed in conjunction with and attached to the principle permitted structure.

C. *Special exception uses:*

- (1) Modular-manufactured duplexes.

D. *Dimensions and area regulations:*

- (1) Minimum development area: Twenty (20) acres;
- (2) Minimum lot size: Five thousand (5,000) square feet;
- (3) Minimum lot width: Fifty (50) feet;
- (4) Minimum lot depth: One hundred (100) feet;
- (5) Setbacks (all structures):
 - (a) Front yard—Twenty-five (25) feet;
 - (b) Rear yard—Fifteen (15) feet;
 - (c) Side yard—Ten (10) feet.
- (6) Density: Eight and seven-tenths (8.7) units per gross acre.
- (7) Maximum living area: The maximum living area shall not exceed six hundred (600) square feet on a single unit chassis. No unit less than twelve (12) feet in body width on its single chassis shall be permitted.

Any unit exceeding the above-described requirements shall be deemed to be prohibited in this district; however, may be permitted in other mobile home districts.

E. *Special regulations:*

- (1) All R-1-MH districts shall provide a landscaped buffer of twenty-five (25) feet around all boundaries of development area.
- (2) All streets shall be designed to meet the minimum design standards pursuant to Hernando County construction standards for local streets.
- (3) No odor-producing activity shall be permitted within one hundred (100) feet of the property, to include, but not limited to, the following: Sewage treatment plants, refuse collection container, lift stations, vehicle storage areas, etc.
- (4) Minimum setback for R-1-MH District development along designated major arterials shall be one hundred twenty-five (125) feet. Along all other designated roadways the minimum setback shall be seventy-five (75) feet.