

## Appendix A Zoning

### ARTICLE III. - SPECIFIC REGULATIONS Section 3. - Specific use regulations.

#### Q. Sidewalks

1. Sidewalks shall be constructed for the length of the site frontage along all adjoining roadways in conjunction with all new construction under the following conditions:

- (a) The site is located along a county designated arterial or collector street;
- (b) The site is adjacent to properties with existing sidewalks; or
- (c) The site is within two (2) miles of a public school.
- (d) Sidewalks shall not be constructed along Florida Department of Transportation Roadways unless required by the Florida Department of Transportation.

2. All sidewalks shall be designed and constructed in accordance with the requirements of the Florida Accessibility Code and Hernando County Facilities Design Guidelines.

3. The county engineer may permit the waiver of sidewalk construction where one (1) or more of the following conditions exist:

- (a) The existing street or right-of-way is unimproved.
- (b) The sidewalk cannot be constructed due to existing natural, environmental, topographic or hazardous conditions.
- (c) The property is located in an area where sidewalks do not exist, new sidewalks are not projected nor planned for, and no abutting or connecting sidewalks exist.
- (d) Sidewalks may not be required for properties in the AG, AR-1, AR-2, AR, or PDP(RUR) zoning districts. Sidewalks will not be required along the property frontage, unless connecting to an existing sidewalk. This does not relieve projects from complying with internal sidewalk requirements.

~~(d)~~(e) The county engineer may require a contribution to the county sidewalk improvement fund as a condition of granting the waiver.