

E. *Accessory Dwelling Unit:*

1. "Accessory dwelling unit" means an additional living space that is an attached addition to an owner-occupied single-family detached home meeting the standards herein. An accessory dwelling unit may contain their own sleeping, individual kitchen, bathing, toilet, and laundry facilities.

2. Requirements—An accessory dwelling unit shall meet the following standards:

a. No more than one accessory dwelling unit shall be permitted in conjunction with any one principal structure. The maximum number of dwelling units shall not exceed 2 per lot.

b. An accessory dwelling unit shall be subordinate to the primary structure, such that the maximum gross habitable floor area of the accessory dwelling unit shall not exceed 50% of the gross habitable floor area of the primary dwelling unit.

c. The proposed water supply and sewage disposal facilities must be adequate for the projected number of residents, as determined by the State of Florida Department of Health and/or Hernando County Utilities Department.

d. Accessory dwelling units shall meet principal structure setback requirements and maximum building areas for each district standard.

e. The accessory dwelling unit's architectural design shall be consistent with a single-family residence and shall not appear to be a multi-family structure.

f. **The entrance to the accessory dwelling unit may be through the main access of the principal structure or shall be located on the side or rear of the principal structure.**

g. The design of the accessory dwelling unit shall be similar in appearance to the primary residence.

h. Accessory dwelling units shall not be sold separately and are to be used as living quarters for non-paying guests of the principal structure owner-occupant. Accessory dwelling units are not to be used as lodging houses or boarding houses without a special exception.

i. Accessory dwelling units shall share a common wall, or a roofed passage or breezeway extending no further than 30 feet from the primary residence.



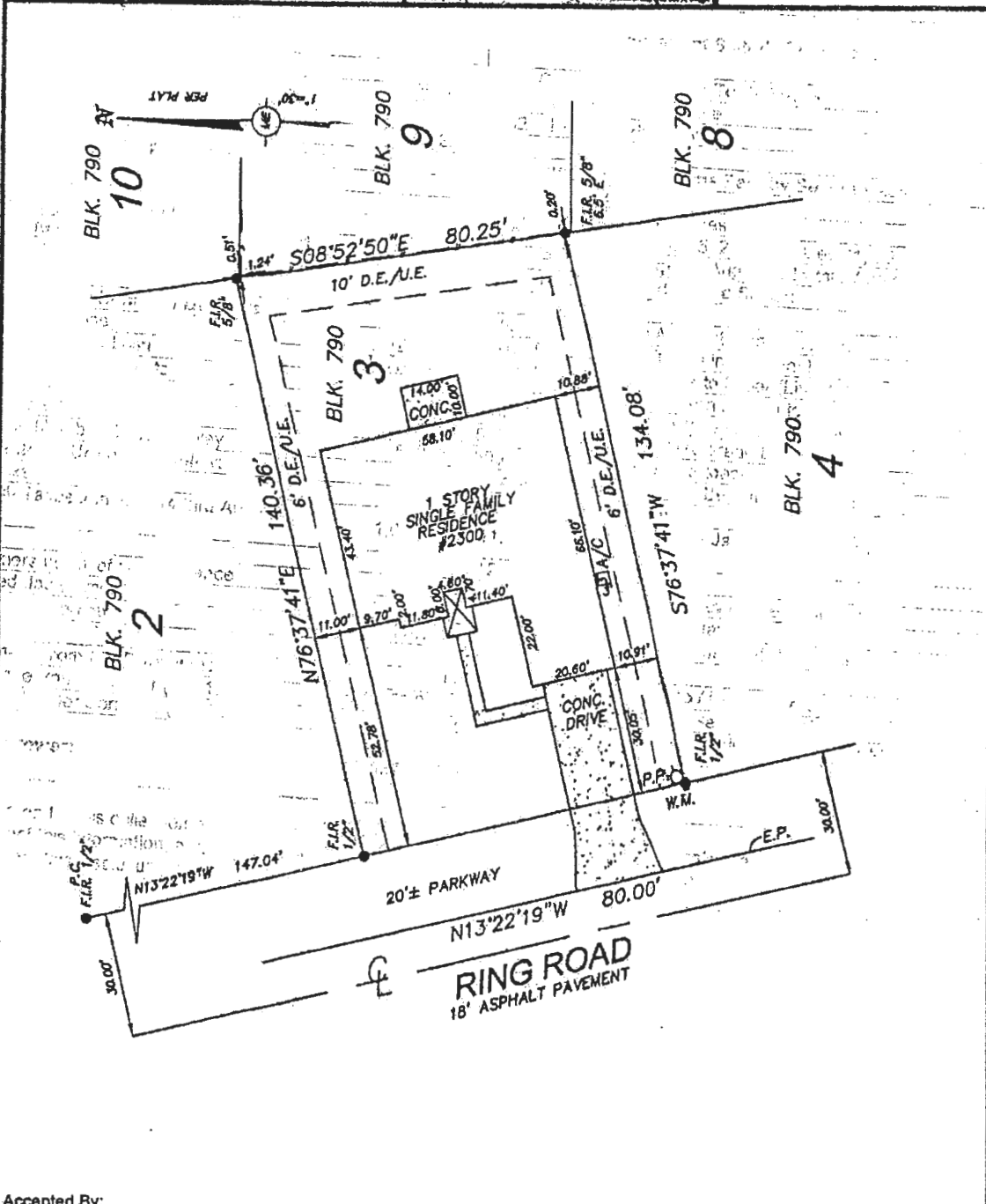
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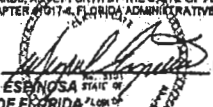


Accepted By: _____

Property Address: 2306 RING ROAD
SPRING HILL, FL 34609


NOTES: NO NOTES

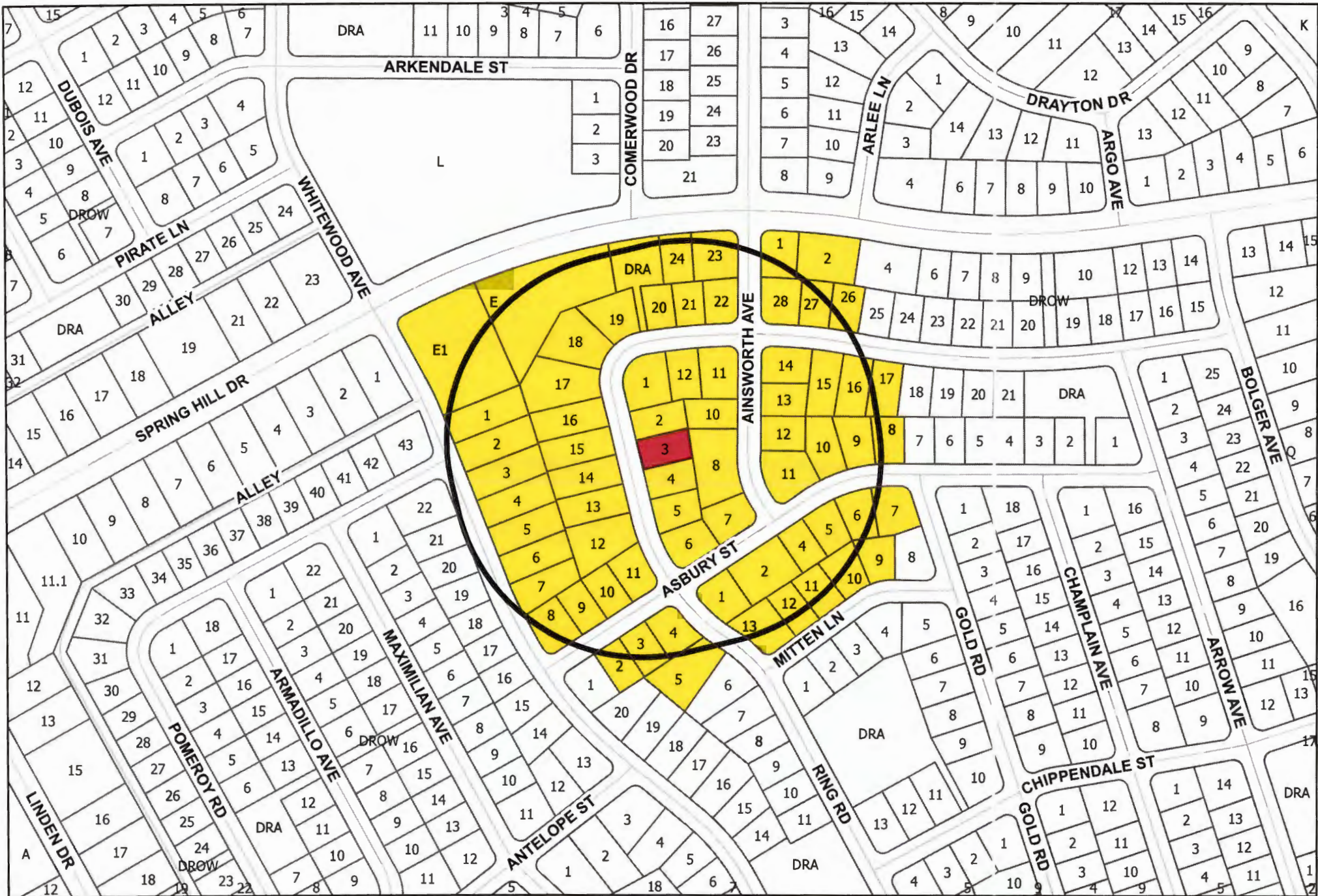
INDICATED SPACED THEREIN TO VERIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 11S17-4, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED  FOR THE FIRM
MIGUEL ESPINOSA STATE OF FLORIDA P.S.M. No. 5101
STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

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LB # 6463





Not to Scale



This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification. Map reflects parcels and boundaries as they existed on 05/18/2022.

BRATCHER APO

- Subject Parcel
- 500 ft Buffer
- Parcels within 500 ft





*EXISTING
FRONT ELEVATION
SCALE: 1/4" = 1'-0"*

encl (4)



*PROPOSED
FRONT ELEVATION
SCALE 1/4" = 1'-0"*

encl (7)

