
Section 13. Agricultural/residential districts.

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) *All agricultural/residential districts:*

- i. Aquaculture
- ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
- iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
- iv. Horticultural specialty farms, including the cultivation of crops.
- v. Accessory structures related to the principal use of the land.
- vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre.
- vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(b) *Agricultural/residential:*

- i. Single-family dwellings.

(c) *Agricultural/residential-1:*

- i. Mobile homes.

(d) *Agricultural/residential-2:*

- i. Single-family dwellings.
- ii. Mobile homes.

(2) *Conditional uses:*

- (a) Retail sales of permitted agricultural products not produced on the premises: provided that where such products or services are sold from roadside stand, such stand shall be set back from any public street right-of-way at least seventy-five (75) feet and shall be provided with automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

(3) *Dimension and area regulations:*

- (a) *Lot area:* The minimum lot area shall be one acre.
- (b) *Building height:* The maximum building height shall not exceed forty-five (45) feet.
- (c) *Lot widths:* The minimum lot width at the building line shall be one hundred (100) feet. Lots on curves shall have a minimum street frontage of fifty (50) feet.

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- (d) *Front yard:* The minimum front yard requirement in the Agricultural/Residential District shall be fifty (50) feet. Along U.S. 19, S.R. 50, U.S. 41, U.S. 98, U.S. 301, C.R. 578, C.R. 485, and C.R. 50 front yard requirements shall be one hundred twenty-five (125) feet.
 - (e) *Side yard:* The minimum side yard requirement shall be ten (10) feet.
 - (f) *Rear yard:* The minimum rear yard requirement shall be thirty-five (35) feet.
 - (g) *Lot frontage:* All lots shall front on a street for a minimum distance of one hundred (100) feet except on dead-end streets, where frontage shall be a minimum of fifty (50) feet.
 - (h) *Minimum living area:* The minimum living area of a single-family dwelling shall be nine hundred (900) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, garages, or terraces. In accordance with the provisions of this subsection, the minimum living or floor area of a mobile home will be six hundred (600) square feet exclusive of all attachments, and no mobile home shall be permitted to be attached or detached in a manner that would be inconsistent with the original manufacturer's design standards. No mobile home shall have a length or width dimension less than twelve (12) feet, not including pop-outs and attachments. All mobile homes must be skirted within thirty (30) days from the issuance of a certificate of occupancy. The skirting shall constitute a visual screen of new materials, or material in acceptable condition, consisting of aluminum, pressure-treated wood, masonry, or other acceptable material normally used for mobile home skirting and be placed around the entire perimeter of the mobile home and extending from the base of the mobile [home] to the ground.

Applicants applying for a building permit to place a used mobile home shall either provide proof of a current and valid inspection by the Department of Motor Vehicles or be inspected by the Hernando County Development Department prior to the issuance of a building permit to set the mobile home. The inspection will be conducted by the building division and is designed to protect the public health, safety, and welfare. The inspection will be conducted in areas of fire safety, electrical, plumbing, mechanical, and overall construction of the mobile home. If the inspection of the mobile home determines that the unit is not repairable, no building permit shall be issued. No applicant applying to place a mobile home shall perform any repair work or commence set up of the mobile home until a building permit has been secured. Any deficiencies noted in the inspection report shall be corrected prior to the issuance of a certificate of occupancy. Standards for used mobile home inspections will be adopted by resolution of the Hernando County Board of County Commissioners, and will be consistent with state standards regulating used mobile homes.

- (i) A portable storage structure not to exceed 160 square feet in size is allowable in conjunction with the residential use of a property when the storage structure is associated with remodeling, other construction, or moving. Such portable storage structure shall be allowable for a period not to exceed 30 days except when used in conjunction with a building permit issued for remodeling or other construction. In these cases, the portable storage structure is allowable for a period to correspond with the building permit.

~~(4)~~ *Special exception uses:*

~~(a)~~ For the AR, A/R-1 and A/R-2 districts:

- ~~i.~~ Home occupations.
- ~~ii.~~ Bed and breakfast establishments.
- ~~iii.~~ Animal Specialty Establishments

~~(4)(5)~~ *Special regulations:*

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- (a) No odor nor dust producing substance nor use, except in connection with cultivation of permitted uses, shall be permitted within seventy-five (75) feet of a property line.
 - (b) No products shall be publicly displayed nor offered for sale from the roadsides unless produced on the premises or a conditional use permit is obtained from the administrative official.
 - (c) All accessory buildings shall be located at least ten (10) feet from the side or rear property lines, or no closer to the front property line than the front yard requirement for the district. If a single-family dwelling is on, or will be on the premises in the future, the accessory building shall be no nearer than fifteen (15) feet to such dwelling.
 - (d) Detached accessory structures which have impervious roof coverings shall meet the minimum yard requirements for accessory buildings in the district.
 - (e) 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 must meet the minimum yard requirements for accessory buildings in the district.
 - (f) There are no minimum yard standards for wellhouses as defined in this ordinance.

(Ord. No. 98-25, § 4, 10-13-98; Ord. No. 2000-07, § 6, 5-9-2000; Ord. No. 2003-02, § 10, 2-11-03; Ord. No. 2004-03, § 20, 2-24-04; Ord. No. 2004-11, § 15, 8-3-04; Ord. No. 2010-21, § V, 10-26-10; Ord. No. 2013-22, § II, 7-23-13; Ord. No. 2013-37, § IV, 12-10-13)