

Hernando County Land Development Regulations Zoning Districts and Dimensional Requirements

Rural Districts

Zoning District	Dimension	Requirements
Special Provisions: AG Parcels created prior to 1990	Minimum 5-acre parcel	Can be subdivided into a maximum of 2 2.5 acre or more parcels
	Minimum 7.5-acre parcel	Can be subdivided into a maximum of 3 2.5 acre or more parcels
	Minimum 10-acre parcel	Can be subdivided into a maximum of 4 2.5 acre or more parcels
	Minimum 20-acre parcel	Can be subdivided into a maximum of 5 2.5 acre or more parcels
	Minimum 30-acre parcel	Can be subdivided into a maximum of 6 2.5 acre or more parcels
	Minimum 40-acre parcels	Can be subdivided into a maximum of 7 2.5 acre or more parcels
AG	Minimum Lot Area	10 acres
	Primary Single-Family Building Height	45 feet
	Primary Single-Family Lot Width	150 feet
	Primary Single-Family Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
	Primary Single-Family Minimum front yard requirements	75 feet
	Primary Single-Family Minimum side yard requirement	35 feet
	Primary Single-Family Minimum rear yard requirement	50 feet
	Primary Single-Family Minimum street frontage	100 feet; 50 feet (dead-end street); 50-feet (lots on curves)
	Primary Single-Family Minimum living area	600 square feet
	Primary Single-Family Mobile Home Length/Width	Minimum 12 feet length and width
	Accessory single-family dwelling height	45 feet
	Accessory single-family dwelling front yard requirements	75 feet
	Accessory Single-Family Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
	Accessory Structure Building Height	45 feet
	Accessory Structure Minimum Front Yard Setback	75 feet
	Accessory Structure Side/Rear Setbacks	35 feet
Accessory Structure Minimum front yard requirements (Collector/Arterial Roads)**	125 feet	
Country 2.5	Minimum Lot Area	2.5 acres
	Primary Single-Family Building Height	45 feet
	Primary Single-Family Lot Width	150 feet; 50 feet (lots on curves)
	Primary Single-Family Minimum front-yard requirement	75 feet
	Primary Single-Family Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
	Primary Single-Family Minimum side yard requirement	35 feet
	Primary Single-Family Minimum rear yard requirement	50 feet
	Primary Single-Family Minimum living area	600 square feet
	Primary Single-Family Minimum Mobile Home Living Area	600 square feet
	Accessory Structure Building Height	45 feet
	Accessory Structure Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
	Accessory Structure Minimum front yard requirements	75 feet
	Accessory Structure Side/Rear Setbacks	35 feet

**Collector/Arterial Roads are defined by the Land Development Regulations as 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, except the area between U.S. 19 and Oak Lake Drive on C.R.578