

Hernando County Land Development Regulations Zoning Districts and Dimensional Requirements

Residential Districts		
Zoning District	Dimension	Requirements
R1A	Minimum Lot Area	6000 Square Feet
	Minimum lot width at building line	60 Feet
	Minimum front yard requirements	25 Feet
	Minimum front yard requirements (Collector/Arterial Roads)**	125 Feet
	Minimum side yard requirement	10 Feet
	Minimum rear yard requirements	20 Feet
	Minimum street frontage	50 Feet; 30 Feet (Dead-end street)
	Minimum living area	600 Square Feet
	Maximum building area	35%
	Maximum building height	35 feet and/or 2.5 stories V-Zone: 38 feet
R1B	Minimum Lot Area	7500 square feet
	Minimum lot width at building line	75 feet
	Minimum front yard requirements	25 feet
	Minimum front yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	20 feet
	Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
	Minimum side yard requirement	10 feet
	Minimum side yard requirement (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	7 feet
	Minimum rear yard requirements	20 feet
	Minimum rear yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	15 feet
	Minimum street frontage	50 Feet; 30 Feet (Dead-end street)
	Minimum living area	900 square feet
	Maximum building area	35%
	Maximum building height	35 feet and/or 2.5 stories V-Zone: 38 feet
R1C	Minimum Lot Area	10,000 square feet
	Minimum lot width at building line	75 feet
	Minimum front yard requirements	25 feet
	Minimum front yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	20 feet
	Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
	Minimum side yard requirement	10 feet
	Minimum side yard requirement (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	7 feet
	Minimum rear yard requirements	20 feet
	Minimum rear yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	15 feet
	Minimum street frontage	50 Feet; 30 Feet (Dead-end street)
	Minimum living area	900 square feet
	Maximum building area	35%
	Maximum building height	35 feet and/or 2.5 stories V-Zone: 38 feet
R-2.5	Minimum Lot Area	13,000 square feet
	Minimum lot width at building line	75 feet
	Minimum front yard requirements	25 feet
	Minimum front yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	20 feet
	Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
	Minimum side yard requirement	10 feet
	Minimum side yard requirement (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	7 feet
	Minimum rear yard requirements	20 feet
	Minimum rear yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	15 feet
	Minimum street frontage	50 Feet
	Minimum street frontage	30 Feet (Dead-end street)
	Minimum living area	900 square feet
	Maximum building area	35%
Maximum building height	35 feet and/or 2.5 stories V-Zone: 38 feet	

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Zoning District	Dimension	Requirements
RM	Minimum Lot Area	7500 square feet
	Minimum lot width at building line	75 feet
	Minimum front yard requirements	25 feet
	Minimum front yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	20 feet
	Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
	Minimum side yard requirement	10 feet
	Minimum side yard requirement (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	7 feet
	Minimum rear yard requirements	20 feet
	Minimum rear yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	15 feet
		50 Feet
	Minimum street frontage	30 Feet (Dead-end street)
	Minimum living area	600 Square Feet
	Maximum building area	35%
	Maximum building height	35 feet and/or 2.5 stories V-Zone: 38 feet
R2	Minimum Lot Area - Single Family Dwellings	7500 square feet
	Minimum Lot Area - Two-Family Dwellings	12000 square feet
	Minimum lot width at building line	75 feet
	Minimum front yard requirements	25 feet
	Minimum front yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	20 feet
	Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
	Minimum side yard requirement	10 feet
	Minimum side yard requirement (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	7 feet
	Minimum rear yard requirements	20 feet
	Minimum rear yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	15 feet
		50 Feet
	Minimum street frontage	30 Feet (Dead-end street)
	Minimum Living Area - Single Family Dwellings	900 square feet
	Minimum Living Area - All other dwellings	600 Square Feet
	Maximum building area	35%
	Maximum building area	35%
Maximum building height	35 feet and/or 2.5 stories V-Zone: 38 feet	
R3	Minimum Lot Area - Single-Family Dwellings	7500 square feet
	Minimum Lot Area - Two-Family Dwellings	12000 square feet
	Minimum Lot Area - Multifamily Dwellings (3 or more units)	12000 square feet plus 3000 square feet for each additional dwelling unit above the first 2 units
	Minimum lot width at building line	75 feet
	Minimum front yard requirements	25 feet
	Minimum front yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	20 feet
	Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
	Minimum side yard requirement	10 Feet
	Minimum side yard requirement (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	7 feet
	Minimum rear yard requirements	20 feet
	Minimum rear yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	15 feet
		50 Feet
	Minimum street frontage	30 Feet (Dead-end street)
	Minimum Living Area - Single Family Dwellings	900 square feet
	Minimum Living Area - All other dwellings	600 Square Feet
	Maximum Building Area	45%
Maximum Building Height	45 feet and/or 3 stories	

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Zoning District	Dimension	Requirements
R4	Minimum Lot Area - Single Family Dwellings	7500 square feet
	Minimum Lot Area - Two-Family Dwellings	12000 square feet
	Minimum Lot Area - Multifamily Dwellings (3 or more units)	12000 square feet plus 3000 square feet for each additional dwelling unit above the first 2 units
	Minimum lot width at building line	75 feet
	Minimum front yard requirements	25 feet
	Minimum front yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	20 feet
	Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
	Minimum side yard requirement	10 feet
	Minimum side yard requirement (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	7 feet
	Minimum rear yard requirements	20 feet
	Minimum rear yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)	15 feet
	Minimum Living Area - Single Family Dwellings	900 square feet
	Minimum Living Area - All other dwellings	600 Square Feet
	Maximum Building Area	45%
	Maximum Building Height	45 feet and/or 3 stories
	RR	Minimum Lot Area - Single Family Dwellings
Minimum Lot Area - Two-Family Dwellings		12000 square feet
Minimum Lot Area - Multifamily Dwellings (3 or more units)		12000 square feet plus 3000 square feet for each additional dwelling unit above the first 2 units
Minimum lot width at building line		75 feet
Minimum front yard requirements		25 feet
Minimum front yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)		20 feet
Minimum front yard requirements (Collector/Arterial Roads)**		125 feet
Minimum side yard requirement		10 feet
Minimum side yard requirement (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)		7 feet
Minimum rear yard requirements		20 feet
Minimum rear yard requirements (Lots Created Prior to Ordinance 72-3, and lots on a street with a waterway to rear)		15 feet
Minimum Living Area - Single Family Dwellings		900 square feet
Minimum Living Area - All other dwellings		600 Square Feet
Maximum Building Area		45%
Maximum Building Height		45 feet and/or 3 stories

**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