Hernando County Land Development Regulations Zoning Districts and Dimensional Requirements Residential Districts

	Residential Districts	.
Zoning District		Requirements
	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
R1A	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
	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	
R1B	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%
		35 feet and/or 2.5 stories
	Maximum building height	V-Zone: 38 feet
	Minimum Let Aven	
	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	
R1C	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%
		35 feet and/or 2.5 stories
	Maximum building height	V-Zone: 38 feet
	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	25 1000
	lots on a street with a waterway to rear)	20 feet
	Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
	Minimum riont yard requirements (Collector/Artenar Roads)	10 feet
	Minimum side yard requirement (Lots Created Prior to Ordinance 72-3, and	10 1001
	lots on a street with a waterway to rear)	7 foot
R-2.5	Minimum rear yard requirements	7 feet 20 feet
	Minimum rear yard requirements Minimum rear yard requirements (Lots Created Prior to Ordinance 72-3, and	20 1991
		15 fact
	lots on a street with a waterway to rear)	15 feet
		50 Feet
	Minimum street frontage	30 Feet (Dead-end street)
	Minimum living area	900 square feet
		900 square feet 35%
	Minimum living area	900 square feet

Hernando County Land Development Regulations Zoning Districts and Dimensional Requirements Residential Districts

Zoning District	Dimension	Requirements
	Minimum Lot Area	7500 square feet 75 feet
	Minimum lot width at building line	
	Minimum front yard requirements Minimum front yard requirements (Lots Created Prior to Ordinance 72-3, and	25 feet
	lots on a street with a waterway to rear)	20 foot
	Minimum front yard requirements (Collector/Arterial Roads)**	20 feet 125 feet
	Minimum side yard requirement	10 feet
	Minimum side yard requirement (Lots Created Prior to Ordinance 72-3, and	10 leet
	lots on a street with a waterway to rear)	7 feet
RM	Minimum rear yard requirements	20 feet
	Minimum rear yard requirements (Lots Created Prior to Ordinance 72-3, and	201000
	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%
		35 feet and/or 2.5 stories
	Maximum building height	V-Zone: 38 feet
	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	25 1000
	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	101000
	lots on a street with a waterway to rear)	7 feet
R2	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%
		35 feet and/or 2.5 stories
	Maximum building height	V-Zone: 38 feet
	Minimum Lot Area - Single-Family Dwellings	7500 square feet
	Minimum Lot Area - Two-Family Dwellings	12000 square feet
		12000 square feet plus 3000 square
		feet for each additional dwelling unit
	Minimum Lot Area - Multifamily Dwellings (3 or more units)	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
R3	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	1E fact
	lots on a street with a waterway to rear)	15 feet 50 Feet
	Minimum street frontage	
	Minimum street frontage Minimum Living Area - Single Family Dwellings	30 Feet (Dead-end street) 900 square feet
	Minimum Living Area - Single Family Dweilings Minimum Living Area - All other dwellings	600 Square Feet
	Maximum Building Area	45%
	Maximum Building Height	45 feet and/or 3 stories

Hernando County Land Development Regulations Zoning Districts and Dimensional Requirements Residential Districts

	Residential Districts	
Zoning District	Dimension	Requirements
	Minimum Lot Area - Single Family Dwellings	7500 square feet
	Minimum Lot Area - Two-Family Dwellings	12000 square feet
		12000 square feet plus 3000 square
		feet for each additional dwelling unit
	Minimum Lot Area - Multifamily Dwellings (3 or more units)	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
D 4	Minimum front yard requirements (Collector/Arterial Roads)**	125 feet
R4	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%
	Maximuim Building Height	45 feet and/or 3 stories
	Minimum Lot Area - Single Family Dwellings	7500 square feet
	Minimum Lot Area - Two-Family Dwellings	12000 square feet
		12000 square feet plus 3000 square
		feet for each additional dwelling unit
	Minimum Lot Area - Multifamily Dwellings (3 or more units)	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%
RR	Maximum Building Height	45 feet and/or 3 stories
1.1.1	1	

**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