

Proposed Zoning – 26.6 acres

CPDP/ Combined Planned Development Project to include Commercial, PDP(SF) Single Family and PDP(MF) Multifamily.

Proposed Development Standards

Commercial Use

Those uses and Standards for C1, C2 and C3 as set forth in Appendix A, Zoning, Hernando County Code

Proposed Development Standards

Residential Use – 26.6 acres

Permitted Use

- Single Family Detached Homes, Townhomes, detached and attached, Multifamily and associated infrastructure

Lot Requirements

- Single Family Detached Homes:
 - Min. Lot Area: 5,000 SF
 - Min Lot. Width: 50'
 - Max. Lot Coverage: 65%
- Duplexes:
 - Min. Lot Area: 8,250 SF (2-units)
 - Min Lot. Width: 75' (2-units)
 - Max. Lot Coverage: 65%
- Townhomes Attached and Detached and Multifamily:
 - Min. Lot Width: 18'
 - Max. Lot Coverage: 70%

Setbacks & Buffers

Principal Building Setbacks for Interior Buildings:

- Single Family Detached Homes:
 - Front – 25'
 - Rear – 15'

- Side – 7.5' (deviation from 10')
- Duplexes:
 - Front – 20'
 - Rear – 15'
 - Side – 7.5'
- Townhomes Attached and Detached and Multifamily
 - Front – 20'
 - Rear – 15'
 - Side – 7.5'

Perimeter Buffers:

- North (Resort Residential/Vacant) – 20' landscape buffer
- South (Commercial/ Vacant) – 20' landscape buffer
- East (Agricultural/ Vacant) – 15' landscape buffer
- West (Residential/ Ridge Manor West) – 15' landscape buffer

Building Separation:

- 1 to 3 story high buildings – Min. 15'

Density:

- Single Family, Duplex, Detached Townhome - Up to 8 du/ac
- Multi – Family
 - Attached Townhome – Up to 10 du/ac
 - Attached Multi-Family – 8 units or more per building – Up to 12 units per acre

Height:

- Max. Building Height: 35'