PRINCIPAL USES OF RESIDENTIAL PROPERTY:

[ ] ONE single-family dwelling on property.
[ ] A home office or studio that is NOT COMMERCIAL and used only by family.
[ ] Hobbies or recreational activities non-commercial.
[ ] Rental of 1 room to not more than 2 people.
[ ] A Yard sale not more than 3 days in a 30 day period.
[ ] The use of an RV or tent 5 days in any 60 day period for family or friends.
[ ] A home occupation after getting a SPECIAL USE PERMIT.
[ ] The storage of more than 1 unregistered vehicle outside of an enclosed structure is not allowed.
[ ] Use a mobile home or a travel trailer as a storage building on residential property is not allowed.
[ ] Keep grass mowed below 24 inches.

Sumter County Code Compliance

352-793-0270

Sumter County

RESIDENTIAL PROPERTY

APPROVED BASIC USES

Sumter County Code Compliance

is proud to offer a pro-active approach to problem solving within it's neighborhoods through our Neighborhood Life Quality Program. The program offers a neighborhood the chance to improve that area through greater participation in resolving code and ordinance violations.

13-41. PRINCIPAL STRUCTURE means the primary building or other structure on a parcel, or a building that houses the principal use.

13-41. PRINCIPAL USE means the use of a property that is the first in rank, authority, importance or degree. Commonly referred to as the "main" use. See Table 13-362A.

13-41. CAMPING SITE means those locations, so designated on an approved RV park plan, for the occupancy of RV's and tents.

13-41. DWELLING UNIT means a single housing unit providing complete, independent living facilities for one housekeeping unit, including permanent provisions for living, sleeping, cooking and eating, and sanitation.

13-41. RECREATIONAL VEHICLE means a vehicle-type unit primarily designed as a temporary or seasonal living quarters for recreational camping, or travel use, which either has it's own motive power or is mounted on or drawn by another vehicle. A recreational vehicle shall qualify for one of the following classifications, as defined in Chapter 320.01 F.S.

1. Camping Trailer
2. Motor Home
3. Park Trailer
4. Private motor coach
5. Travel trailer
6. Truck camper
7. Van conversion

13-332.(a)(3) RESIDENTIAL CATEGORY This category identifies and provides for lands which are suitable for providing persons who reside thereon with a comfortable, healthy, safe and pleasant environment in which to live, sheltered from incompatible and disruptive activities that belong in non residential districts.

13-362A. 2.110. Single family detached one dwelling unit per parcel.

13-364.(a)(1)(a). An accessory use is a use of right after a principal use is established on the property. No accessory use or structure is permitted on a parcel that does not contain the principal use or structure, except that permitted agricultural uses may be established on rural residential property prior to a principal use being established.

13-364.(b)(2). RESIDENTIAL ACCESSORY USES.
a. Offices or studios within a residence where such office or studio is NOT visited by the public or used by ANYONE other than a PERSON RESIDING IN THAT RESIDENCE, and where such office or studio is used to carry on administrative or artistic activities of a commercial nature so long as such activities DO NOT create an impression of commercial use, display signs, or fall within the definition of home occupation.
b. Hobbies or recreational activities of a non commercial nature.
c. The renting out of one room and bath with or without board within the single-family residence. ...
d. Yard or garage sales so long as such sales are not conducted on the same lot for more than 3 days (whether consecutive or not) during any 30-day period.
e. Use of a recreational vehicle as a temporary second residence on a parcel for a period of not more than 5 days in any 60 day period, provided sanitary facilities are provided.
f. the following activities shall not be regarded as accessory to a residential principle use and are PROHIBITED in residential districts without specific approval:
1. Home Occupations as defined herein.
2. Storage of more than 1 unregistered motor vehicle outside an enclosed structure or area.