

Residential Mobile Home Park Description

SECTION 4.7. "RMH-P" RESIDENTIAL. MOBILE HOME PARK

4.7.1 DISTRICTS AND INTENT

The "RMH-P" Residential, Mobile Home Park category includes one (1) zoning district: RMH-P. It is the intent of this district to provide for mobile homes occupied as one (1) family dwellings in approved parks. This is a high density district designed to create an environment of residential character and permitting only those uses, activities, and services which are compatible with the residential environment. The RMH-P district is a residential district, and not a commercial district. The minimum size for a mobile home park shall be five (5) acres in order to avoid spotty development and to provide enough area for adequate site design.

4.7.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Mobile home parks.
2. Homes of six or fewer residents who otherwise meet the definition of "community residential home" (See Section 4.13)

For uses under (1) above: Site and development plan approval is required (see Article 14).

4.7.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.
 - c. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
 - d. Do not involve operations or structures not in keeping with the character of residential development.
2. Examples of permitted accessory uses and structures include: a.

Private garages.

- b. Private swimming pools and cabanas,
- c. Non-commercial greenhouses and plant nurseries.
- d. Storage rooms.
- e. Mobile home park administrative/management offices and recreational and laundry facilities intended for use solely by the residents of the mobile home park and their guests.
- f. On-site signs (see Section 4.13).

4.7.4 PROHIBITED USES AND STRUCTURES

Trade or service establishments or storage in connection with such establishments, retail commercial outlets for sale of new and used mobile homes, storage or overnight parking of commercial or industrial vehicles in excess of one (1) ton capacity, storage of building materials (except in connection with active construction activities on the premises), signs except as specifically permitted, the keeping of horses, cows, swine, sheep, goats, or poultry, and any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible as a special exception.

4.7.5 SPECIAL EXCEPTIONS

(see Articles 12 and 13)

- 1. Public (see Section 4.13) or private schools offering curricula comparable to that of public schools.
- 2. Churches and other houses of worship.
- 3- Golf courses, country clubs, and racquet and tennis clubs.
- 4. Cemeteries or mausoleums.
- 5. Private clubs and lodges.
- 6. Public parks; parks maintained by any private association of persons residing in the district.
- 7. Public buildings and facilities in keeping with the character and requirements of the district, except those otherwise specified (see Section 4.13)

8. Home occupations (see Section 2.1).
9. Child care centers, provided:
 - a. No outdoor play activities shall be conducted before 8:00 a.m. or after 8:00 p.m.
 - b. Provision is made for areas for offstreet pick-up and drop-off of children.
10. The sale of new and used mobile homes shall be permitted within the boundaries of an approved mobile home park subject to the following conditions which are intended to protect a residential character of the park.
 - a. Allowable number: The number of mobile homes for sale shall not exceed ten (10) percent of the total number of approved mobile home spaces in the mobile home park.
 - b. Location: Mobile homes for sale shall be located only on approved mobile home spaces in the mobile home park and subject to the same setbacks and yard requirements as occupied mobile homes.
 - c. Maintenance: No renovation, overhaul, or repair to mobile homes offered for sale within the mobile home park shall be permitted other than customary maintenance allowed an occupant while living in a mobile home.
 - d. Advertising: No signs, banners, pennants or any type of advertising display except that one (1) sign not over 18" x 2.4" may be posted on each mobile home offered for sale .

Note: All uses permitted as special exception, herein, are subject to an intensity of less than or equal to 1.0 floor area ratio.

4.7.6 MINIMUM LOT REQUIREMENTS (area, width)

1. Mobile home parks:

Site requirements:

Minimum site area; 5 acres.

Minimum site width; 150 ft.

Minimum land area per dwelling unit; 5,445 sq.ft. (Density; 8 dwelling units per acre).

Mobile home stand requirements:

Minimum mobile home stand size; 3,500 sq. ft.

Minimum average width of mobile home stand; 40 ft.

2. Other permitted or permissible uses and structures:

None, except as needed to meet all other requirements herein set out.

4.7.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards) (See Section 4.13 for right-of-way setback requirements.)

1. Mobile home parks: (to be applied at site perimeter)

Front; 35 ft.
Side; 25 ft. for each side yard
Rear; 25 ft.

2. No mobile home shall be located closer than twenty (20) feet to (a) another mobile home, or (b) a mobile home park access or circulation drive.

3. Public and private schools, child care centers, churches, other houses of worship, private clubs and lodges, and all other permitted or permissible uses unless otherwise specified:

Front; 35 ft.
Side; 25 ft. for each side yard
Rear; 35 ft.

4. Wetland protection shall be provided by a minimum thirty-five (35) foot natural buffer from wetlands to improved areas, subject to the following conditions:

- a. The location of any structure, other than permitted docks, piers, or walkways elevated on pilings shall be prohibited;
- b. . The clearing of natural vegetation shall be prohibited, except for a minimum amount associated with the installation of the permitted docks, piers or walkways;
- c. Residential improvements shall be prohibited; and
- d. Resource-based recreational activities may be permitted within the buffer area.

5. Perennial rivers, streams and creeks protection shall be provided by a minimum thirty-five (35) foot natural buffer from perennial rivers, streams and creeks subject to following conditions:

- a. Residential improvements shall be prohibited.
- b. Agriculture, silviculture and resource-based

recreational activities may be permitted within the buffer area subject to best management practices.

4-.7.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED (see Section 4.13 for exceptions)

Thirty-five (35) Feet.

4.7.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS -

1. Mobile home parks, including all accessory buildings:
thirty (30/50) percent
2. Other permitted buildings in connection with permitted or permissible uses, including their accessory buildings:
thirty-five (35/6) percent.

4.7.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS
(see Section 4-. 1 3)

1. Mobile home parks:

Where erected or expanded on land abutting a one (1) family residential district, the proposed use shall provide a landscaped buffer at least fifteen (15) ft. in width along the affected rear and/or side yards as the case may be.

2. Churches, other houses of worship, private clubs and lodges, child care centers, public buildings (but not public schools):

Where erected or expanded on land abutting a residential district, the proposed use shall provide a landscaped buffer at least ten (10) ft. in width along the affected rear and/cr side yards as the case may be.

3. All other permitted or permissible uses (unless otherwise specified):

None, except as necessary to meet other requirements set out herein.

4.7.11 MINIMUM OFFSTREET PARKING REQUIREMENTS (see Section 4.13)

1. Each residential dwelling unit: two (2) spaces which shall be so located as to provide convenient access to the mobile home and not exceeding a distance of 200 feet from the mobile home

it serves.

2. Elementary and junior high schools: two (2) spaces for each classroom or office room, plus one (1) space for each three (3) seats in any auditorium or gymnasium.
3. Senior high schools: four (4) spaces for each classroom or office room, plus two (2) spaces for each three (3) seats in any auditorium or gymnasium.
4. Churches or other houses of worship: one (1) space for each six (6) permanent seats in the main auditorium.
5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
6. Child care centers: one (1) space for each three hundred (300) sq. ft. of floor area devoted to child care activities.
7. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.
8. For other special exceptions as specified herein: to be determined by findings in the particular case.

4.7.12 ADDITIONAL REQUIREMENTS FOR MOBILE HOME PARKS

1. Mobile home stands. The following requirements shall be met:
 - a. Each mobile home shall be located on a stand to permit it to be sufficiently supported and anchored in compliance with State Standards for Anchoring Mobile Homes.
 - b. Each approved mobile home stand shall be clearly defined by stakes or other markers which physically delineate the location of each stand within the mobile home park.
 - c. A skirt or apron shall surround each mobile home between the bottom of the unit and the ground. Mobile homes within Federal Emergency Management Agency described 100-year flood prone areas are exempt from the mobile home skirting requirement.
2. Street or Driveway Improvements. Streets and drives shall be constructed using generally accepted engineering practices so as to allow proper drainage of the entire area and to provide access to each mobile home site. Minimum contention standards are :
 - a. Pavement base. Six (6) inches of compacted limerock.

- b. Wearing surface. One (1) inch of Type II asphalt or concrete surface course or the equivalent as approved as meeting standards established by the Town Council.
 - c. Pavement width. All streets shall have a minimum pavement width of twenty (20) feet.
- 3. Street lighting. All streets or driveways within the park shall be lighted at night with electric lights providing a minimum illumination of 0.2 foot candles.
- 4. Usable open space. A minimum of fifteen (15) percent of the gross land area within the mobile home park shall be designed for recreational purposes.
- 5. Parking. No parking shall be allowed on any mobile home park access or circulation drive.
- 6. State regulations. In addition to the requirements listed above, the mobile home park shall comply with all applicable rules and regulations of the State of Florida including Chapter 10D-26 of the Florida Administrative Code, as amended.
- 7. Walks.
 - a. General Requirements. All parks shall be provided with safe, convenient, all-season, dust-free, pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets and community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.
 - b. Common Walk system. A common walk system separated from the road system by a minimum of two feet shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of five (5) feet.
 - c. Individual Walks. Mobile home stands shall be connected to common walks, to paved streets or to paved driveways or parking spaces connecting to a paved street by walks with a minimum width of two (2) feet.