

Section 10-249. MH Manufactured Home Park District.

				USES PERMITTED				
				2. Unrestricted Uses		3. Restricted Uses		
1. District Intent				a. Principal Uses	b. Accessory Uses	a. Use	b. Applicable Restrictions	
The MH district is intended to be located in areas designated Suburban or Urban Residential-2 on the Future Land Use Map of the Comprehensive Plan wherein manufactured home spaces are provided within a managed manufactured home park that is constructed according to minimum standards and guided by a carefully drawn plan of development. The standards, restrictions, and procedures required herein are designed to assure that manufactured home parks will provide an adequate residential environment. The maximum gross density allowed for new residential development in the MH district is 8 dwelling units per acre. Manufactured home parks that were in existence prior to the effective of the ordinance adopting the MH district shall be permitted to maintain the number of spaces legally approved by the City, County, and/or the State of Florida.				Following uses subject to the Special Requirements of this District: (1) Administration buildings, customary laundry and services buildings. (2) Community centers and recreation facilities intended to serve residents of the mobile home park. (3) Manufactured homes.	(1) Customary accessory uses and structures clearly incidental to one or more permitted uses and structures, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.	(1) Convenience commercial uses as accessory to a mobile home park limited to: a. Beauty and barber shops. b. Food and grocery or drug stores. c. Laundromat, laundry and dry-cleaning pick-up stations. d. Hardware or garden supply store. e. Newsstand or book store. f. Video rental	a. Such use shall not occupy over 5% of the area of the mobile home park. b. The mobile home park shall contain a total area of at least 5 acres or more. c. Public access to such uses shall be limited access from an internal park street.	
DEVELOPMENT STANDARDS								
4. Minimum Lot or Site Size				5. Minimum Building Setbacks				6. Other Restrictions
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	Refer to Section 18.2 of these regulations
Minimum park site	5 acres							
Minimum lot size	3,000 square feet	40 feet	75 feet	From exterior boundary of park: 15 feet; from interior accessway 10 feet	From public street: 25 feet; from interior accessway: 7.5 feet interior accessway	10 feet	8 feet	

**GENERAL NOTES:**

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.