

3.03.10. - MH-1—Rural mobile home district.

- A. *Purpose and intent.* The purpose and intent of the MH-1, rural mobile home district is to provide a transition between the agricultural and urban land use district and to accommodate existing areas that are predominantly a mixture of single-family and mobile home dwellings.
- B. *Permitted principal uses and structures.* In the MH-1, rural mobile home district, no premises shall be used except for the following uses and their accessory uses or structures:
1. Single-family dwellings, mobile home dwellings.
 2. Recreational areas accessory to residential developments.
 3. Raising of crops and keeping of animals for personal use (not for resale), accessory to a single-family or mobile home dwelling. The personal use restriction is not intended to apply to 4-H, FFA, or similar educational projects.
 4. Home occupations (subject to special exception regulations for home occupations as outlined in subsection 3.07.03G).
 5. Community residential homes of six (6) or fewer residents as provided in F.S. Chapter 419, subject to the limitations and conditions of F.S. Chapter 419.
 6. Short-term vacation rentals.
- C. *Dimensional requirements.*
1. Minimum lot size:
Area: One (1) acre.

Width: One hundred (100) feet.
 2. Minimum setback requirements for structures:
Front yard: Twenty-five (25) feet.

Rear yard: Twenty (20) feet.

Side yard:

Interior lot—Fifteen (15) feet.

Abutting any street—Twenty-five (25) feet.
 3. Maximum building height: Thirty-five (35) feet.
 4. Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty (30) percent.
 5. Minimum pervious area: Forty (40) percent.
 6. Minimum living area:

Six hundred (600) square feet for mobile homes.

Six hundred (600) square feet for single-family dwellings.

D. *Off-street parking and loading requirements.* None.

E. *Skirting requirements.* The area between the ground and floor level of the mobile home shall be enclosed with masonry or decorative skirting.

F. *Tie-down, anchor and foundation requirements.*

1. The tie-down, anchor and foundation requirements of the applicable provisions of the Florida Administrative Code are incorporated by reference.

2. For tie-down, anchors and foundations, the requirements of the Florida Department of Highway Safety and Motor Vehicles shall prevail.

G. *Permitted special exceptions.*

1. Common household pet animal sanctuary/shelter facilities.

(Ord. No. 2009-04, § 2, 7-6-09; Ord. No. 2011-10, § 2B., 12-12-11; Ord. No. 2015-02, § 2.A.11, 2-19-15; Ord. No. 2016-01, § 2.A.11 , 1-11-16)