

## 3.03.11. - MH-2—Urban mobile home district.

- A. *Purpose and intent.* The purpose and intent of the MH-2, urban mobile home district is to provide medium density areas for mobile home subdivisions. This district requires public or community water and sewer facilities.
- B. *Permitted principal uses and structures.* In the MH-2, urban mobile home district, no premises shall be used except for the following uses and their customary accessory uses or structures:
1. Mobile home dwellings or single-family dwellings.
  2. Recreational areas accessory to the developments.
  3. Short-term vacation rentals.
- C. *Permitted special exceptions.*
1. Home occupations (subject to special exception guidelines for home occupations as outlined in subsection 3.07.03G "special exception regulations for home occupations").
- D. *Dimensional requirements.*
1. Minimum lot size:  
Area: Six thousand (6,000) square feet.  
  
Width: Six (60) feet.
  2. Minimum setback requirements for structures:  
Front yard: Twenty (20) feet.  
  
Rear yard: Fifteen (15) feet.  
  
Side yard:  
  
Interior lot: Seven and one-half (7.5) feet  
  
Abutting any street—Twenty-five (25) feet.
  3. Maximum building height: Thirty-five (35) feet.
  4. Minimum living area: Six hundred (600) square feet.
  5. Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed thirty-five (35) percent.
  6. Minimum pervious area: Thirty (30) percent.
- E. *Off-street parking and loading requirements.* Off-street parking and loading space meeting the requirements of section 3.06.04 shall be constructed.
- F. *Skirting requirements.* The area between the ground and floor level of the mobile home shall be enclosed with masonry and decorative skirting.

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

1. The tie-down, anchor and foundation requirements of the provisions of the Florida Administrative Code are incorporated by reference.
2. For tie-downs, anchors and foundations, the requirements of the Florida Department of Highway Safety and Motor Vehicles shall prevail.

(Ord. No. 2015-02, § 2.A.12, 2-19-15; Ord. No. 2016-01, § 2.A.12, 1-11-16)