

## 3.03.12. - MH-3—Mobile home park district.

- A. *Purpose and intent.* The purpose and intent of the MH-3, mobile home park district is to provide areas under single ownership for the use and development for rental mobile homesites. This district requires public or community water and sewer facilities.
- B. *Permitted principal uses and structures.* In the MH-3, mobile home park district no premises shall be used except for the following uses and their customary accessory uses or structures:
1. Mobile home parks and accessory laundry buildings, commissary, swimming pools, and recreational facilities.
  2. Mobile recreational vehicles and shelters.
  3. Mobile home subdivisions must meet requirements of Article IV. Development and Subdivision Regulations.
- 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").
  2. Permanent commercial campgrounds.
  3. Manager/caretaker single-family dwelling (dwelling must meet the minimum dimensional requirements of the MH-3 mobile home park district).
- D. *Dimensional requirements.*
1. Minimum site size: Ten (10) acres.
  2. Maximum density: Seven (7) units per acre.
  3. Minimum space size:  
Space area: Five thousand (5,000) feet.  
  
Space width: Fifty (50) feet.  
  
Space depth: Seventy-five (75) feet.
  4. Minimum setback requirements for structures:  
Front yard: Ten (10) feet.  
  
Rear yard: Seven and one-half (7.5) feet.  
  
Side yard:  
  
Interior space: Seven and one-half (7.5) feet.  
Abutting any street: Ten (10) feet.
  5. Minimum pervious area: Thirty (30) percent.
- E. *Site development plan requirements.* A site development plan meeting the requirements of Appendix B is required. Lots or parcels of five (5) acres or more require site plan approval by the planning board.
- F. *Off-street parking and loading requirements.* Off-street parking and loading space meeting the

requirements of section 3.06.04 shall be constructed.

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

H. *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. 95-06, § 2, 8-21-95)