

Land Development Regulations
Chapter 3-9. Zoning
Article II. Districts Regulations

Sec. 3-9-37. MHC

1 **Sec. 3-9-37. Manufactured Home Conventional (MHC)**

2 (a) *Intent.* The purpose and intent of this district is to allow manufactured homes and single-family
3 detached dwelling units and related uses on individual platted lots.

4 (b) *Permitted Uses and Structures (P):*

5 (1) Assisted living facility or day care center, adult, six or less. (see Sec. 3-9-62. Adult Congregate
6 Living Facilities)

7 (2) Emergency services.

8 (3) Manufactured home (HUD), minimum requirement is Wind Zone 3.

9 (4) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.

10 (5) Minor Home Occupation. (see Sec. 3-9-75. Home Occupations)

11 (6) Model home. (see Sec. 3-9-79. Model Homes)

12 (7) Noncommercial boat docks.

13 (8) Park, public or not-for-profit.

14 (9) Single-family detached. Detached single-family homes may or may not have a guest suite that
15 is structurally attached with or without cooking facilities.

16 (10) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication
17 Towers)

18 (c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory
19 and clearly incidental to permitted and conditional uses and structures are permitted in this district,
20 including, but not limited to:

21 (1) Carports, garages, and storage structures.

22 a. Detached accessory structures greater than 250 square feet in area shall be compatible in
23 appearance with the primary residence, at a minimum, materials and color shall be
24 compatible with the primary residence.

25 b. The total area of all detached accessory structures shall not exceed 10% of the parcel size
26 or 1,000 square feet, whichever is greater.

27 c. Detached accessory structures shall be located behind the leading edge of the living area
28 of the residence except carports and garages, but must maintain required setbacks.

29 d. Construction trailers and cargo containers are prohibited.

30 (2) Fences or walls which may be permitted prior to the principal uses and structures.

31 (3) Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall
32 not be permitted in a detached guest suite. It must meet all applicable development standards
33 set forth in the zoning district.

34 (4) Keeping of pets, excluding animal breeding, boarding, and training.

35 (5) Swimming pools, tennis courts, or other similar noncommercial recreational uses and
36 structures.

37 (d) *Conditional Uses and Structures (C):* (For rules and regulations for any use designated as a
38 Conditional Use or Structure, see Sec. 3-9-70. Conditional Uses and Structures)

39 (1) Bed and breakfast, 1 or 2 bedrooms.

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- 1 (2) Clubhouse.
- 2 (3) Guest home.
- 3 (4) Subdivided lots with 50 foot wide frontage and 5,000 square foot lot.
- 4 (e) *Prohibited Uses and Structures:* Any use or structure not expressly or by reasonable implication
 5 permitted herein or permitted by Special Exception shall be unlawful in this district, including but not
 6 limited to:
- 7 (1) ANSI park models and park models.
- 8 (2) Travel trailers and motor homes used for residential purposes.
- 9 (f) *Special Exceptions (S):* (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 10 (1) All conditional uses and structures that cannot meet all conditions set forth in this Code.
- 11 (2) Assisted living facility or day care center, adult, seven or more. (see Sec. 3-9-62. Adult
 12 Congregate Living Facilities)
- 13 (3) Bed and breakfast, 3 or more bedrooms.
- 14 (5) Community garden.
- 15 (6) Day care center, child.
- 16 (7) Elementary, middle, or high school.
- 17 (8) Essential services. (See Sec. 3-9-72. Essential Services.)
- 18 (9) Government uses and facilities.
- 19 (10) Major Home Occupation. (see Se. 3-9-75. Home Occupations)
- 20 (11) Place of Worship. (see Sec. 3-9-83. Places of Worship)
- 21 (12) Private clubs.
- 22 (13) Such other uses as determined by the Zoning Official or his/her designee to be:
- 23 a. Appropriate by reasonable implication and intent of the district.
- 24 b. Similar to another use either explicitly permitted in that district or allowed by special
 25 exception.
- 26 c. Not specifically prohibited in that district.
- 27 The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this
 28 provision at the time the Special Exception application is presented to it. An unfavorable determination
 29 of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning
 30 Appeals.
- 31 (g) *Development Standards:*

	MHC
Lot (min.)	
Area (sq. ft.)	7,500
Width (ft.)	60
Setbacks (min. ft.)	
Front	25
Side (interior)	7.5
Side (street)	15
Rear (interior)	15
Rear(interior) for All	10

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accessory structures	
Rear (street)	25
Abutting water	20
Bulk (max.)	
Lot Coverage of All Buildings	40%
Height (ft.)	38
Density (units/acre)	5

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2 Landscape buffers and screening shall be required in this district in accordance with the provisions of
 3 Article XXII, Chapter 3-5, of the Code, as the same may be amended.

4 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor,
 5 the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River,
 6 the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-89.
 7 Waterfront Property.

8 (h) *Signs*. Signs shall be in accordance with Sec. 3-9-86.

9 (i) *Off-street parking*. Off-street parking shall be in accordance with Sec. 3-9-80.