~~Sec. 3-9-35. Mobile home park (MHP).~~

~~(a) *Intent.* The mobile home park (MHP) district is intended to provide for parks consisting of mobile homes occupied as single-family dwellings in an environmental of residential character.~~

~~(b) *Permitted principal uses and structures.* The following uses and structures are permitted in this district:~~

~~(1) Mobile homes.~~

~~(2) Mobile homes occupied as residences used as family day care homes.~~

~~(3) Park recreation facilities, including community room or center, courts for games, docks, piers, and boat launching areas.~~

~~(4) Park offices and maintenance facilities.~~

~~(5) Enclosed storage structures and garage facilities with use limited to park management and its residents.~~

~~Site plan approval is required for all mobile home parks and the expansion or modification of existing parks.~~

~~(c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures; are located on the same lot or parcel as the mobile home park; are not likely to attract visitors in large numbers; and involve operations or structures consistent with the character of a mobile home park, including the following:~~

~~(1) Laundry facilities and sales of groceries and sundries, subject to the following:~~

~~a. Such establishments and parking areas related primarily to their operations shall not occupy more than two (2) percent of the area of the park.~~

~~b. Such establishments shall be used primarily by occupants of the park.~~

~~c. The commercial nature of such establishments shall not be visible from any street outside the park so as to attract customers other than occupants of the park.~~

~~d. Such establishments shall not be located closer than one hundred (100) feet from any public street and shall be accessible only from a street within the park.~~

~~(2) Additions of mobile-home-type construction, adjacent to and attached to mobile homes, including cabanas, carports and storage units.~~

~~(d) *Prohibited uses and structures.* Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.~~

~~(e) *Special exceptions.* (For procedure see section 3-9-7, "Special exceptions.") The following are special exceptions in this district:~~

~~(1) Resort marinas.~~

~~(2) Group home facilities, child and adult day care facilities.~~

~~(3) Open storage areas for mobile homes and recreational equipment, the use of which is limited to park residents. No such areas shall exceed five (5) percent of the total park area.~~

~~(4) Essential services and emergency services.~~

~~(5) House of worship in accordance with section 3-9-80.1~~

~~(6) Such other uses as determined by the zoning official or his/her designee to be:~~

a. Appropriate by reasonable implication and intent of the district.

b. Similar to another use either explicitly permitted in that district or allowed by special exception.

c. Not specifically prohibited in that district.

The board of zoning appeals shall review a favorable determination of the zoning director under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning director or his designee shall be appealable pursuant to section 3-9-6 of these regulations.

(f) *Development standards (mobile home parks).* The following development standards shall apply in mobile home parks:

(1) *Lot and yard requirements:*

Minimum park area: twenty (20) acres.

Minimum mobile home living area: four hundred (400) square feet.

Minimum lot requirements:

Lot area, four thousand (4,000) square feet.

Lot width, fifty (50) feet.

Minimum yard requirements.

a. No structure other than screening required pursuant to article XXII, chapter 3-5, of the Code, shall be located closer than twenty-five (25) feet to a park boundary. A buffer in compliance with article XXII, chapter 3-5 shall be located within the twenty-five (25) foot setback.

b. No structure shall be located closer than ten (10) feet to another structure and ten (10) feet to the pavement line of any internal street.

Maximum height of structures: thirty-eight (38) feet.

Maximum density, units per acre, subject to the underlying land use designation:

Low density residential 5

Mobile home 6

(2) *Street improvements.* All streets within the proposed mobile home park are to be private and not public. All interior streets shall be designed and constructed using good engineering practices and principles. The streets shall be designed to provide safe, efficient and convenient access to all uses within the development and to provide safe and adequate access by all emergency vehicles. All streets located within the boundaries of the mobile home park shall have a pavement width of not less than twenty (20) feet. All proposed street design and accompanying drainage design and facilities shall be approved subject to appropriate review by the county engineer.

(3) *Street lighting and electrical utilities.* All streets within the park shall be lighted at night and a lighting plan shall be included upon the site plans submitted for approval. All electrical service lines and facilities shall be placed underground.

(4) *Garbage disposal.* Mobile home park owners shall allow franchised garbage collectors access throughout park streets for the purpose of collection of garbage and trash. Where residential waste is to be picked up at individual sites, containers shall not exceed twenty (20) gallons nor

shall waste be tied in bundles to exceed fifty (50) pounds each. If the location of central garbage collection areas are used, the location of the collection areas may not be more than three hundred (300) feet from any site to be served. The central garbage collection areas shall be shown on the development plan with approved access for the collection. In addition, at the time of development approval, the developer shall submit evidence of approval from the appropriate franchised garbage collector for the collection areas.

(5) *Recreational areas.* A minimum of five (5) percent of the gross land area within park boundaries shall be used as a park and/or recreation area. If any portion of a lake or waterway contained within the boundaries of a mobile home park is proposed to be used for a portion of the recreational area, only that portion which supports active recreation shall be counted. In no case may any portion of a lake or waterway be used for more than ten (10) percent of the required recreation area. In addition, no areas less than five thousand (5,000) square feet may be used towards meeting the recreational area requirement nor may any drainage attenuation structures or buffers be utilized in the calculation of required recreation area.

(6) *Buffers.* Landscape buffers and screening shall be required in this district in accordance with the provisions of article XXII, chapter 3-5, of the Code, as the same may be amended.

(7) *Landscaping.* In addition to the landscaping required in buffers, each site shall provide for on-site landscaping consisting of at least two (2) shade trees uniformly located on each lot according to an overall landscape plan (for the purpose of this section, palm trees are not to be considered shade trees). The minimum size tree at time of planting shall not be less than four (4) feet in overall height. In addition to landscaping required for the individual mobile home sites, open space areas and recreational areas shall provide for an equivalent amount of shade tree installation. Mobile home parks shall be exempt from the tree ordinance.

(8) *Water and sewer.* Each lot shall be serviced by a central water and sewer system. The location of any water or sewer plants within the boundaries of the mobile home park shall be designed, located, landscaped and buffered so as not to be visible from adjacent properties.

(9) *Fire protection.* All mobile home parks shall have an appropriate fire protection plan and appropriate base facilities for fighting fire as approved by the county fire prevention director.

(10) *Emergency shelters.* Emergency shelters shall be required as a development improvement in new mobile home parks. The minimum size of emergency shelters shall be determined by requiring the minimum area of fifteen (15) square feet per lot unless the county disaster preparedness official determines that greater space is warranted. More than one (1) building may be designated as complying with this requirement provided that in no case, however, shall any required shelter be constructed which contains less than one thousand (1,000) square feet. Shelter areas can be provided in community/recreation buildings provided that the required area of such building and the construction design thereof is reviewed and approved by the county disaster preparedness official.

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with section 3-9-98.

(g) *Signs.* Signs shall be in accordance with section 3-9-95

(h) *Off-street parking.* Off-street parking shall be in accordance with section 3-9-90

(Minutes of 12-8-81, § 7; Res. No. 85-314, § 1, 11-19-85; Res. No. 87-78, §§ 13, 14, 5-19-87; Ord. No. 89-34, § 9, 5-31-89; Ord. No. 90-23, § 1, 5-29-90; Ord. No. 92-35, § 1, 6-2-92; Ord. No. 94-56, §§ 1—4, 11-3-94; Ord. No. 2001-031, § 1(d), (e), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02)

Editor's note—

~~These provisions were formerly found in § 3-9-34. The provisions of former § 3-9-35 are now found in § 3-9-36~~

~~**Cross reference**— Tree requirement for MHP district, § 3-2-188; mobile homes, Ch. 3-4.~~

Sec. 3-9-36. Manufactured Home Park (MHP)

(a) *Intent.* The purpose and intent of this district is to allow parks consisting of manufactured homes occupied as single-family detached dwelling units. The park may be platted or non-platted. Site plan approval is required for all new mobile home parks and the expansion or modification of existing parks.

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

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

(2) Minor Home Occupation. (see Sec. 3-9-74. Home Occupations)

(3) Park offices and maintenance facilities.

(4) Park, public or not-for-profit.

(5) Park recreational facilities.

(6) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-68. Communication Towers)

(c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and clearly incidental to permitted and conditional uses and structures; are located on the same lot or parcel as the mobile home park; are not likely to attract visitors in large numbers; and involve operations or structures consistent with the character of a mobile home park, including but not limited to the following:

(1) Accessory structures designed to meet Florida Building Code may be placed adjacent (not attached) to primary structures. These accessory structures shall be structurally independent, self-supporting and free standing. These structures must also meet the fire code. Construction trailers and cargo containers are prohibited.

(2) Additions to manufactured homes (HUD), adjacent to and attached to manufactured homes.

(3) Enclosed storage structures and garage facilities with use limited to park management and its residents.

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

(5) Laundry facilities and sales of groceries and sundries, subject to the following:

a. Such establishments and parking areas related primarily to their operations shall not occupy more than two percent of the area of the park.

b. Such establishments shall be used primarily by occupants of the park.

c. The commercial nature of such establishments shall not be visible from any street outside the park so as to attract customers other than occupants of the park.

d. Such establishments shall not be located closer than 100 feet from any public street and shall be accessible only from a street within the park.

(6) Open storage areas. This area may be used for open storage of items including but not limited to mobile homes, recreational vehicles, boats, and recreational equipment, the use of which is limited to park residents. No such areas shall exceed five percent of the total park area.

(d) *Conditional Uses and Structures (C):* (For rules and regulations for any use designated as a Conditional Uses or Structure, see Sec. 3-9-69. Conditional Uses and Structures)

(1) Clubhouse.

(2) Recreational Vehicle use.

(e) *Prohibited Uses and Structures:* Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception shall be unlawful in this district.

(f) *Special Exceptions (S):* (For procedure see Sec. 3-9-6.2. Special Exceptions)

(1) All conditional uses and structures that cannot meet all conditions set forth in this Code.

(2) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62. Adult Congregate Living Facilities)

(3) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult Congregate Living Facilities)

(4) Community garden.

(5) Emergency services.

(6) Essential services. (See Sec. 3-9-71. Essential Services)

(7) Major Home Occupation. (see Sec. 3-9-74. Home Occupations)

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

(9) Place of Worship. (see Sec. 3-7-82. Places of Worship)

(10) Private clubs.

(11) Such other uses as determined by the Zoning Official or his/her designee to be:

a. Appropriate by reasonable implication and intent of the district.

b. Similar to another use either explicitly permitted in that district or allowed by Special Exception.

c. Not specifically prohibited in that district.

The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this provision at the time the Special Exception application is presented to it. An unfavorable determination of the Zoning Official or his designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning Appeals.

(g) *Development Standards*:

Park (min.)	Not Platted	Platted
Area (acres)	20	20
Width (ft.)	250	250
Site (min.)		
Area/Lot (sq. ft.)	5,000	5,000
Width (ft.)	50	50
Setbacks (min. ft.)		
Park boundary	25	N/A
Front	10	10
Side	N/A	5
Rear	N/A	10

Another structure	10	N/A
Abutting water	20	20
Bulk (max.)		
Park coverage	60%	N/A
Lot Coverage of All Buildings	N/A	50%
Height (ft.)	38	38
Density (units/acre)	5	5

(1) Street Improvements. Streets within the proposed manufactured home park may be public if platted and accepted by the County. Any necessary developer-funded improvements to the existing right-of-way will not receive any impact fee credits.

(2) Recreational Areas. A minimum of five percent of the gross land area within park boundaries shall be used as a park and/or recreation area. No more than ten percent of the stormwater lake may be used for the required recreation area otherwise determined by State or Federal agencies.

(3) Water and Sewer. Each lot shall be serviced by a central water and sewer system. The location of any water or sewer plants within the boundaries of the mobile home park shall be designed, located, landscaped and buffered so as not to be visible from adjacent properties.

(4) Emergency Shelters. Emergency shelters shall be required to be built to meet the standards set forth in the Florida Building Code.

(5) Fire Protection. All parks shall have an appropriate fire protection plan and appropriate base facilities for fighting fire as approved by Charlotte County Fire/EMS.

Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-88. Waterfront Property.

(h) *Signs.* Signs shall be in accordance with Sec. 3-9-85. Sign Code.

(i) *Off-Street Parking.* Off-street parking shall be in accordance with Sec. 3-9-79.

(j) Landscaping and buffering shall be in accordance with Chapter 3-5. Article XVIII. Landscaping and Buffers.

(k) Tree removal/ preservation shall be in accordance with Chapter 3-2. Article IX. Tree Requirements.

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