

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

Sec. 3-9-37. MHC

1 ~~Sec. 3-9-36. Mobile home subdivision (MHS).~~

2 ~~(a) *Intent.* The mobile home subdivision (MHS) district is intended for mobile homes on individually~~  
3 ~~platted lots in accordance with county subdivision regulations. This is a single-family residential~~  
4 ~~district, and uses and development standards are intended to promote a residential character.~~

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

7 ~~(1) Mobile homes.~~

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

9 ~~(3) Nonprofit parks, recreational facilities, including shuffleboard courts, swimming pools, tennis~~  
10 ~~courts and other similar recreational pursuits as part of a mobile home subdivision.~~

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

13 ~~(5) Noncommercial boat docks.~~

14 ~~(6) Art and music instruction, provided only one (1) student at a time is receiving instructions.~~

15 ~~(c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and~~  
16 ~~clearly incidental to permitted uses and structures are also permitted in this district, including:~~

17 ~~(1) Private garages and storage structures.~~

18 ~~(2) Greenhouses, growing of plants and horticultural specialties, provided no retail sales are made~~  
19 ~~on the premises.~~

20 ~~(3) Swimming pools.~~

21 ~~(4) Private stables (minimum one-acre parcel required to permit horses).~~

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

24 ~~(1) Commercial or industrial uses.~~

25 ~~(2) Travel trailers or motor homes used as a living unit.~~

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

28 ~~(1) Houses of worship in accordance with section 3-9-80.1.~~

29 ~~(2) Home occupations.~~

30 ~~(3) Child and adult day care facilities.~~

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

32 ~~(5) Such other uses as determined by reasonable implication and intent of the district:~~

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

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

36 ~~c. Not specifically prohibited in that district.~~

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

4 (f) ~~Development standards.~~ The following development standards shall apply in this district:

5 Minimum subdivision area, acres .....5

6 Minimum mobile home living area, square feet .....400

7 Minimum lot requirements:

8 Area, square feet .....7,500

9 Width, feet .....60

10 Minimum yard requirements:

11 Front yard, feet .....25

12 Side yard:

13 Interior, feet .....7.5

14 Abutting a road, feet .....15

15 Rear yard:

16 Abutting another lot, feet .....15

17 Abutting a road, feet .....25

18 Minimum setback of accessory buildings from:

19 Rear lot line, feet .....10

20 Side lot line, feet .....7.5

21 Road right of way line, same as principal building.

22 Rear or side line abutting a waterway, feet .....20

23 Maximum lot line coverage, percent .....35

24 Maximum building height, feet .....38

25 Maximum density, units per acre .....6

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

30 ~~Landscape buffers and screening shall be required in this district in accordance with the provisions of~~  
31 ~~article XXII, chapter 3-5, of the Code, as the same may be amended.~~

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

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

2 ~~(Minutes of 12-8-81, § 7; Res. No. 87-78, §§ 15, 16, 5-9-87; Ord. No. 89-34, § 10, 5-31-89; Ord. No.~~  
3 ~~90-23, § 2, 5-29-90; Ord. No. 94-55, §§ 17-19, 11-3-94; Ord. No. 2001-031, § 1(f), 6-12-01; Ord.~~  
4 ~~No. 2002-008, § 1, 1-28-02)~~

5 ~~**Editor's note—**~~

6 ~~These provisions were formerly found in § 3-9-35. The provisions of former § 3-9-36 are now found in § 3-~~  
7 ~~9-37.~~

8 ~~**Cross reference—** Tree requirement for MHS district, § 3-2-187; mobile homes, Ch. 3-4.~~

9 ~~**Sec. 3-9-37. Mobile home conventional (MHC).**~~

10 ~~(a) *Intent.* The mobile home conventional (MHC) district is intended to provide for mobile homes and~~  
11 ~~conventional single-family structures in an environment of residential character. Uses not compatible~~  
12 ~~with single-family residential uses are prohibited. This district shall be applied to existing~~  
13 ~~developments containing a mixture of mobile homes and conventional dwelling units.~~

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

16 ~~(1) Mobile homes and modular homes.~~

17 ~~(2) Conventional single-family dwelling units.~~

18 ~~(3) Occupied residences used as family day care homes.~~

19 ~~(4) Noncommercial boat docks.~~

20 ~~(5) Nonprofit parks, playgrounds and recreational facilities.~~

21 ~~(6) Art and music instruction, provided only one (1) student at a time is receiving instruction.~~

22 ~~(c) *Permitted accessory uses and structures.* Uses and structures which are customarily accessory and~~  
23 ~~clearly incidental to permitted uses and structures are also permitted in this district, including:~~

24 ~~(1) Private garages and storage structures.~~

25 ~~(2) Greenhouses, growing of plants and other horticultural uses, provided no retail sales are made~~  
26 ~~on the premises.~~

27 ~~(3) Swimming pools.~~

28 ~~(4) Private stables (minimum one-acre parcel required to permit horses).~~

29 ~~(5) Tennis courts.~~

30 ~~(d) *Prohibited uses and structures.* Any use or structure not expressly or by reasonable implication~~  
31 ~~permitted herein or permitted by special exception shall be unlawful in this district, including but not~~  
32 ~~limited to:~~

33 ~~(1) Commercial or industrial uses.~~

34 ~~(2) Travel trailers and motor homes used for residential purposes.~~

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

37 ~~(1) Houses of worship, in accordance with section 3-9-80.1~~

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- 1     ~~(2) Home occupations in accordance with section 3-9-79~~
- 2     ~~(3) Child and adult day care facilities.~~
- 3     ~~(4) Essential services and emergency services.~~
- 4     ~~(5) Adult congregate living facilities in accordance with section 3-9-63.1~~
- 5     ~~(6) Such other uses as determined by the zoning official or his/her designee to be:~~
- 6         ~~a. Appropriate by reasonable implication and intent of the district.~~
- 7         ~~b. Similar to another use either explicitly permitted in that district or allowed by special~~
- 8             ~~exception.~~
- 9         ~~c. Not specifically prohibited in that district.~~

10    ~~The board of zoning appeals shall review a favorable determination of the zoning official under this~~

11    ~~provision at the time the special exception application is presented to it. An unfavorable determination of~~

12    ~~the zoning official or his/her designee shall be appealable pursuant to section 3-9-6 of these regulations.~~

13    ~~(f) *Development standards.* The following development standards shall apply in this district:~~

14         ~~Minimum mobile home living area, square feet .....400~~

15         ~~Minimum lot requirements:~~

16             ~~Area, square feet .....7,500~~

17             ~~Width, feet .....60~~

18         ~~Minimum yard requirements:~~

19             ~~Front yard, feet .....25~~

20             ~~Side yard:~~

21                 ~~Interior, feet .....7.5~~

22                 ~~Abutting a road, feet .....15~~

23             ~~Rear yard:~~

24                 ~~Abutting another lot, feet .....15~~

25                 ~~Abutting a road, feet .....25~~

26         ~~Minimum setback for accessory buildings from:~~

27             ~~Rear lot line, feet .....10~~

28             ~~Side lot line, feet .....7.5~~

29             ~~Road right-of-way line, same as principal building.~~

30             ~~Rear or side line abutting a waterway, feet .....20~~

31         ~~Maximum lot coverage, percent .....35~~

32         ~~Maximum building height, feet .....38~~

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1        ~~Maximum density, units per acre .....5~~

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 one thousand two hundred (1,200) feet of the~~  
5        ~~water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish~~  
6        ~~Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in~~  
7        ~~accordance with section 3-9-98.~~

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

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

10        ~~(Minutes of 12-8-81, § 7; Res. No. 87-78, §§ 17, 18, 5-19-87; Ord. No. 89-34, § 11, 5-31-89; Ord. No.~~  
11        ~~94-57, §§ 1-3, 11-3-94; Ord. No. 2001-031, § 1(g), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02)~~

12        ~~Editor's note—~~

13        ~~These provisions were formerly found in § 3-9-36. The provisions of former § 3-9-37 are found in § 3-9-39~~

14        ~~Cross reference— Tree requirement for MHC district, § 3-2-187; mobile homes, Ch. 3-4.~~

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

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

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

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

21            (2) Emergency services.

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

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

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

25            (6) Model home. (see Sec. 3-9-78. Model Homes)

26            (7) Noncommercial boat docks.

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

28            (9) Single-family detached, which may have a guest suite that is structurally attached, with or  
29            without cooking facilities.

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

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

35            (1) Boat lifts, boat ramps, and noncommercial boat docks.

36            (2) Carports, garages, and storage structures.

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- 1        a.    Detached accessory structures greater than 250 square feet in area shall be compatible in  
2        appearance with the primary residence, at a minimum, materials and color shall be  
3        compatible with the primary residence.
- 4        b.    The total area of all detached accessory structures shall not exceed 10% of the parcel size  
5        or 1,000 square feet, whichever is greater.
- 6        c.    Detached accessory structures shall be located behind the leading edge of the living area  
7        of the residence except carports and garages, but must maintain required setbacks.
- 8        d.    Construction trailers and cargo containers are prohibited.
- 9        (3)   Fences or walls which may be permitted prior to the principal uses and structures.
- 10       (4)   Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall  
11       not be permitted in a detached guest suite. It must meet all applicable development standards  
12       set forth in the zoning district.
- 13       (5)   Keeping of pets, excluding animal breeding, boarding, and training.
- 14       (6)   Swimming pools, tennis courts, or other similar noncommercial recreational uses and  
15       structures.
- 16       (d) Conditional Uses and Structures (C): (For rules and regulations for any use designated as a  
17       Conditional Use or Structure, see Sec. 3-9-69. Conditional Uses and Structures)
- 18       (1)   Bed and breakfast, 1 or 2 bedrooms.
- 19       (2)   Clubhouse.
- 20       (3)   Guest home.
- 21       (4)   Subdivided lots with 50 foot wide frontage and 5,000 square foot lot.
- 22       (e) — Prohibited Uses and Structures: Any use or structure not expressly or by reasonable implication  
23       permitted herein or permitted by Special Exception shall be unlawful in this district, including but not  
24       limited to:
- 25       (1)   ANSI park models and park models.
- 26       (2)   Travel trailers and motor homes used for residential purposes.
- 27       (f) — Special Exceptions (S): (For procedure see Sec. 3-9-6.2. Special Exceptions)
- 28       (1)   All conditional uses and structures that cannot meet all conditions set forth in this Code.
- 29       (2)   Assisted living facility or day care center, adult, seven or more. (see Sec. 3-9-62. Adult  
30       Congregate Living Facilities)
- 31       (3)   Bed and breakfast, 3 or more bedrooms.
- 32       (5)   Community garden.
- 33       (6)   Day care center, child.
- 34       (7)   Elementary, middle, or high school.
- 35       (8)   Essential services. (See Sec. 3-9-71. Essential Services.)
- 36       (9)   Government uses and facilities.
- 37       (10) Major Home Occupation. (see Se. 3-9-74. Home Occupations)
- 38       (11) Place of Worship. (see Sec. 3-9-82. Places of Worship)
- 39       (12) Private clubs.

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

- 2 a. Appropriate by reasonable implication and intent of the district.
- 3 b. Similar to another use either explicitly permitted in that district or allowed by special
- 4 exception.
- 5 c. Not specifically prohibited in that district.

6 The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this

7 provision at the time the Special Exception application is presented to it. An unfavorable determination

8 of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning

9 Appeals.

10 (g) Development Standards:

<b>Lot (min.)</b>	
Area (sq. ft.)	<u>7,500</u>
Width (ft.)	<u>60</u>
<b>Setbacks (min. ft.)</b>	
Front	<u>25</u>
Side (interior)	<u>7.5</u>
Side (street)	<u>15</u>
Rear (interior)	<u>15</u>
Rear(interior) for All accessory structures	<u>10</u>
Rear (street)	<u>25</u>
Abutting water	<u>20</u>
<b>Bulk (max.)</b>	
Lot Coverage of All Buildings	<u>40%</u>
Height (ft.)	<u>38</u>
Density (units/acre)	<u>5</u>

11

12 Landscape buffers and screening shall be required in this district in accordance with the provisions of

13 Article XXII, Chapter 3-5, of the Code, as the same may be amended.

14 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor,

15 the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River,

16 the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-88.

17 Waterfront Property.

18 (h) Signs. Signs shall be in accordance with Sec. 3-9-85.

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