

UNIFIED LAND DEVELOPMENT CODE
Chapter 2. ZONING
Article 2.2. Conventional Zoning Districts
Division 2.2.2. Residential

Section 2.2.2.3. Manufactured Home Conventional (MHC)

- (a) *Intent.* The purpose and intent of this district is to allow manufactured homes and single-family detached dwelling units and related uses on individual platted lots.
- (b) *Permitted Uses (P) and structures:*
 - (1) Manufactured home (HUD), minimum requirement is Wind Zone 3.
 - (2) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.
 - (3) Single-family detached.
 - (4) Emergency services.
 - (4) Noncommercial boat docks.
 - (5) Family day care home.
 - (6) Park, public or not-for-profit.
- (c) *Permitted Accessory Uses and Structures.* (For additional conditions, see Article 3.1. Accessory Uses and Structures)
- (d) *Conditional Use (C):* (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
 - (1) Telecommunications facility, 50 feet or less in height. (see Division 3.7.5. Communication Towers)
 - (2) Model residential unit.
 - (3) Bed and breakfast, 1 or 2 bedrooms.
 - (4) Home occupation Type 1. (see Article 3.4. Home Occupations)
- (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, including but not limited to:
 - (1) Ansi park models and park models.
 - (2) Travel trailers and motor homes used for residential purposes.
- (f) *Special Exceptions (S):* (For procedure see Division 1.1.5. Special Exception)
 - (1) Day care center, adult or child.
 - (2) Public building.
 - (3) Community garden. (see Division 3.7.4. Community Garden)
 - (4) Essential services.
 - (5) Bed and breakfast, 3 or more bedrooms.
 - (6) Clubhouse with or without restaurant, community center.
 - (7) Place of worship. (see Division 3.7.4. Place of Worship)
 - (8) Home occupation Type 2. (see Article 3.4. Home Occupations)
 - (9) Elementary, middle, or high school.
 - (10) Such other uses as determined by the Zoning Official or his/her designee to be:

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- 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 BZA 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/her designee shall be appealable pursuant to Division 1.1.1. BZA.

(g) *Development Standards:*

	MHC
Lot (min.)	
Area (sq. ft.)	7,500
Width (ft.)	60
Yards (min. ft.)	
Front	25
Side (interior)	7.5
Side (street)	15
Rear (interior)	15
Rear (street)	25
Abutting water	20
Bulk (max.)	
Lot Coverage	40%
Height (ft.)	38
Density (units/acre)	5

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article 4.7. Landscaping and Buffering, as the same may be amended.

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 Article 4.12. Waterfront Property.

- (h) *Signs.* Signs shall be in accordance with Article 4.10. Sign Code.
- (i) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards.