

UNIFIED LAND DEVELOPMENT REGULATIONS CODE

Chapter 2. ZONING

Article 2.2. Conventional Zoning Districts

Division 2.2.2. Residential

Section 2.2.2.3-3-9-37. Manufactured Mobile 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. ~~The mobile home conventional (MHC) district is intended to provide for mobile homes and conventional single-family structures in an environment of residential character. Uses not compatible with single-family residential uses are prohibited. This district shall be applied to existing developments containing a mixture of mobile homes and conventional dwelling units.~~
- (b) Permitted principal uses (P) and structures. ~~The following uses and structures are permitted in this district:~~
- ~~(1) Manufactured home (HUD), minimum requirement is Wind Zone 3. Mobile homes and modular homes.~~
 - ~~(2) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.~~
 - ~~(3) Single-family detached. Conventional single-family dwelling units.~~
 - ~~(34) Emergency services. Occupied residences used as family day care homes.~~
 - ~~(4) Noncommercial boat docks.~~
 - ~~(55) Family day care home. Nonprofit parks, playgrounds and recreational facilities.~~
 - ~~(66) Park, public or not-for-profit. Art and music instruction, provided only one (1) student at a time is receiving instruction. (7) _____~~
 - ~~(7) Clubhouse with restaurant~~
- (c) Permitted Accessory Uses and Structures. ~~(For additional conditions, see Article 3.1. Accessory Uses and Structures) Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are also permitted in this district, including:~~
- ~~(1) Private garages and storage structures.~~
 - ~~(2) Greenhouses, growing of plants and other horticultural uses, provided no retail sales are made on the premises.~~
 - ~~(3) Swimming pools.~~
 - ~~(4) Private stables (minimum one-acre parcel required to permit horses).~~
 - ~~(5) Tennis courts.~~
- (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) Section ?? "Special Use Standards"~~
 - ~~(2) Model residential unit.~~
 - ~~(3) Bed and breakfast, 1 or 2 bedrooms.~~
 - ~~(4) Home Occupation Type 1. (see Article 3.4. Home Occupations) Section ?? "Special Use Standards"~~
- (de) 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:

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- (1) ~~Ansi park models and park models 550 square feet or less. Commercial or industrial uses.~~
- (2) Travel trailers and motor homes used for residential purposes.
- (ef) ~~Special Exceptions (S):~~ (For procedure see ~~section 3-9-7 Division 1.1.5. Special Exception~~) ~~section 3-9-7, "Special exceptions."~~ The following are special exceptions in this district:
 - (1) ~~Day care center, adult or child. Houses of worship, in accordance with section 3-9-80.1~~
 - (2) ~~Public building Home occupations in accordance with section 3-9-79.~~
 - (3) ~~Community garden Child and adult day care facilities. (see Division 3.7.4. Community Garden) Section ?? "Special Use Standards"~~
 - (4) ~~Essential services Essential services and emergency services.~~
 - (5) ~~Bed and breakfast, 3 or more bedrooms. Adult congregate living facilities in accordance with section 3-9-63.1~~
 - (6) ~~Clubhouse with or without restaurant, community center.~~
 - (7) ~~Place of worship in accordance with Division 3.7.4. Place of Worship. (see Division 3.7.4. Place of Worship)~~
 - (8) ~~Home oOccupation Type #2. (see Article 3.4. Home Occupations) Section ?? "Special Use Standards"~~
 - (9) ~~Elementary, middle, or high school.~~
 - (10) 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~~ 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 ~~section 3-9-6 Division 1.1.1. BZA~~ of these regulations.

(g) ~~Development Standards:~~ The following development standards shall apply in this district:

~~Minimum mobile home living area, square feet400~~

~~Minimum lot requirements:~~

~~Area, square feet7,500~~

~~Width, feet60~~

~~Minimum yard requirements:~~

~~Front yard, feet25~~

~~Side yard:~~

~~Interior, feet7.5~~

~~Abutting a road, feet15~~

~~Rear yard:~~

~~Abutting another lot, feet15~~

~~Abutting a road, feet25~~

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Minimum setback for accessory buildings from:

Rear lot line, feet10

Side lot line, feet7.5

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

Rear or side line abutting a waterway, feet20

Maximum lot coverage, percent35

Maximum building height, feet38

Maximum density, units per acre5

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	5040%
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 ~~article XXII, chapter 3-5, of the Code, 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 ~~section 3-9-98~~ Article 4.12. Waterfront Property.-

(gh) *Signs.* Signs shall be in accordance with ~~section 3-9-95~~ Article 4.10. Sign Code.

(hi) *Off-street parking.* Off-street parking shall be in accordance with ~~section 3-9-90~~ Article 4.9. Parking Standards.

(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. 94-57, §§ 1-3, 11-3-94; Ord. No. 2001-031, § 1(g), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02)

Editor's note—

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

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