

Sec. 2-20. T-1, Manufactured/Mobile Home Zoning District.

A. PURPOSE: The purpose of the Manufactured/Mobile Home (T-1) Zoning District is to provide the opportunity to maintain, quality housing units in areas of the city to accommodate the housing needs of those residents who prefer manufactured/mobile home living and those who desire and economic alternative to conventional dwellings. This district is further intended to aid in community-initiated redevelopment, but is not intended to be applied to undeveloped areas of the city.														
B. DIMENSIONAL STANDARDS														
1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size (see H below)	7. Minimum Lot Width (see H below)	8. Minimum Lot Depth	9. Minimum Perimeter	10. Setbacks					
									a. Front	b. Rear	c. Side	d. Street Side/Corner	e. Waterbody	
Single-Family, Manufactured or Mobile Home	5.80	30'	35%	75%	7,500 SF	75'	100'	None	20'	20'	7½' total 15'	30'	30'	
Manufactured Home Community	8.71 units per acre	30'	35%	75%	25 acres	24'	None	None	20' from edge of curb	30' between structure	20' between structure	20' from all streets	30'	
Mobile Home Community	8.71 units per acre	30'	35%	75%	10 acres	50'	100'	None	20' from edge of curb	30' between structure	20' between structure	20' from all streets	30'	
C. PERMITTED USES			D. CONDITIONAL USES				E. SPECIAL EXCEPTION USES		F. OTHER STANDARDS					
1. Community Residential Home 2. Dwelling, Single-Family, Detached 3. Manufacture Housing, Mobile Home 4. Public School			1. Adult Day Care Center 2. Family Day Care Home 3. Foster Home 4. Group Home 5. Parks and Recreation Facilities, Private 6. Parks and Recreation Facilities, Public 7. Public Facilities/Utilities 8. Wind Energy System 9. Manufactured Home Community 10. Mobile Home Community 11. Water Survival Instruction				1. Child Care Facility 2. House of Worship 3. School, Private		All development must comply with setback requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. Any other special requirements pursuant to this Code. 4. Use of dwelling units for transient lodging is prohibited in order to protect and maintain the residential character of the zoning district. 5. All single-family residential buildings shall have a minimum floor area of 850 square feet. After April 1, 1993, whenever an individual site is designated MDR and zoned T-1, the density of development of such site shall be limited to a maximum of 5 DU/acre. In the event that such site is subsequently rezoned or is otherwise developed under zoning provisions other than those for T-1, the maximum density shall nevertheless remain 5 DU/acre unless changed pursuant to a duly adopted amendment to the comprehensive plan.					
G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.														
H. SPECIAL STANDARDS:														
<p>Previously Existing Manufactured/Mobile Home Parks. The provisions of this section notwithstanding, individual units within manufactured home parks which were in operation on July 1, 1984, and which have continued in operation without abandonment or closure for 6 months, and which manufactured home parks do not comply with one or more of the dimensional requirements set forth in subsection (b) of this section, may be replaced with new units provided there is no greater nonconformity than existed with prior unit and provided that the Uniform Fire Safety Standards for Mobile Home Parks, as set forth in F.A.C. 69A-42.0041, as the same may be amended from time to time, are fully complied with.</p> <p>The following dimensions shall apply to lots of record in existence on November 6, 1996, that are located within the T-1 Manufactured/Mobile Home zoning district, when such lots are used for a mobile home, a single-family modular dwelling unit or a single-family dwelling unit:</p> <ul style="list-style-type: none"> a. Lot Width: 50' b. Lot Area: 5,500 square feet 														

(Ord. No. 2013-13, § 13, 2-5-2013; Ord. No. 2015-23, § 2, 6-2-2015)