

Sec. 4.3.5. - Manufactured buildings and manufactured homes.

- A. Manufactured Buildings. Manufactured Buildings, as defined in this Code and Chapter 553, Part IV, Florida Statutes, which are used for residential structures and approved by the Department of Economic Opportunity with proper insignia attached, will be allowed as a matter of right in all zoning classifications, which allow residential structures.
- B. Manufactured Homes and Mobile Homes. Manufactured Homes and Mobile Homes, as defined in this Code and Chapter 553, Part IV, Florida Statutes, which are used for residential structures, will be allowed as a matter of right in the following zoning classifications: A-1, A-2, A-3, RR-1, and R-4.
- C. Special Use Permit (SUP). The Board may approve the installation of manufactured homes in the R-2, R-3, and R-E zoning classifications by SUP, subject to the following requirements.
 - (1) Compatibility. The applicant shall demonstrate that the installation of the manufactured home is compatible with existing uses in the surrounding area and meets all requirements for issuance of a SUP.
 - (2) Construction. The manufactured home must be new (never previously titled or occupied).
 - (3) Main Body. The main body of the manufactured home, as located on the site, shall be a minimum width of 20 feet.
 - (4) Roof Pitch, Overhang and Materials. The main roof of the manufactured home shall have a nominal roof pitch of at least one foot rise for each four feet of horizontal run and the minimum roof overhang shall be one foot. All roofing material shall be consistent on such roof and shall be compatible with site built houses in adjacent or nearby locations.
 - (5) Exterior Finish. Exterior finish shall be consistent with site built homes in adjacent or nearby locations, provided however, that reflection from such exterior finish shall not be greater than from siding coated with clean white gloss exterior enamel.
 - (6) Skirting. All manufactured homes shall have stucco skirting on all sides of simulated or real block, brick, stone or equivalent.
 - (7) Foundations. All manufactured homes shall be located on approved foundations similar and compatible in appearance to foundations of adjacent or nearby site built residences.
 - (8) Site Orientation. All manufactured homes shall be placed on lots in such a manner as to be compatible with and reasonably similar in orientation to the site built housing which has been constructed in adjacent or nearby locations.
 - (9) Garages, Carports and Driveways. A manufactured home shall be required to have a garage or carport compatible with adjacent or nearby site built garages or carports. Driveways and the floors of garages or carports shall be paved compatible with adjacent or nearby site built residences.
 - (10) Steps. Front and back steps to manufactured homes shall be concrete with hand rails, as required by the Building Code. Wooden steps with an attached deck may be allowed if compatible with adjacent or nearby sites.
 - (11) Underground Utilities. Underground electric service shall be required.
 - (12) Additional Conditions. The Board may include additional conditions or modify these required conditions to assure similarity in exterior appearance and compatibility between manufactured housing and site built dwellings in adjacent or nearby locations.
- D. Recreational vehicle (RV) and manufactured home park permitted accessory structures.

- (1) The following structures shall be permitted as an accessory structure in a recreational, park trailer, or manufactured home park , provided that written approval is received from the park HOA or property owner if the lots within the park are not under individual ownership;
 - (a) A storage shed shall be permitted provided it does not exceed 100 square feet in area.
 - (b) Temporary structures such as canvas awnings, screened enclosures, or platforms may be erected but must be removed when the recreational vehicle or manufactured home space is vacated.
- (2) All accessory structures must meet the setbacks under the standards set forth for each classification under Sec. 4.2 of the Land Development Code

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)