

13.01.00.00 INTENT

It is the intent of the City Commission through the regulations of this Article to provide separate areas for mobile home development. Separate areas are provided because mobile homes are constructed to different design standards than conventional dwelling units and the mixture of the two has a destabilizing effect on both housing types. Separate areas for mobile home development are also needed to allow for the provision of adequate emergency shelter for mobile home residents in accordance with adopted policy of the Central Florida Regional Planning Council.

Uses permitted by right include mobile home parks and mobile home subdivisions. Mobile home parks are developments in which individual mobile home pads are rented, leased or held in condominium ownership by occupants. Mobile home subdivisions are developments in which mobile home lots are individually owned as in conventional single-family subdivisions.

Recreational vehicle parks are permitted as conditional uses. It is the intent of this code that recreational vehicle park facilities not be mixed with mobile home parks or with mobile home subdivisions.

Development regulations in the Mobile Home District are intended to provide a reasonably spacious and well-designed environment which offers a desirable level of amenity.

The MH Mobile Home District is intended for mapping in areas designated RM and RH by the City of Lakeland Future Land Use Plan.

13.02.00.00 USE RESTRICTIONS

13.02.01.00 PRINCIPAL USES PERMITTED BY RIGHT

- Mobile home parks, including mobile homes located on individual sites, under common or condominium ownership
- Mobile home subdivisions, including mobile homes located on lots under individual ownership
- Family day care homes
- Public non-commercial principal uses
- Utility and essential service facilities, Level 1
- Enclosed storage for use by park or subdivision residents
- Outdoor storage areas for use by park or subdivision residents

13.02.02.00 PRINCIPAL USES PERMITTED AS CONDITIONAL USES

- Churches, synagogues and other houses of worship
- Day care centers
- Amend.4 Ground-mounted personal wireless service facilities
- Recreational vehicle parks, provided that no recreational vehicle occupies a site for more than one hundred eighty (180) consecutive days
- Utility and essential service facilities, Level II

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13.02.03.00 USES PERMITTED ACCESSORY TO MOBILE HOME DWELLING UNITS

Any use typically incidental to a principal use permitted by right or as a conditional use when conducted as an accessory to such principal use

Business mail address and business telephone service accessory to dwelling units as regulated by Section 30.02.01.02

Foster care services accessory to mobile home dwelling units

Golf courses and other recreational facilities

Amend.4 Structure-mounted personal wireless service facilities

Amend.4 Utility pole mounted personal wireless service facilities accessory to electric transmission and distribution facilities, street lights, traffic signals and similar facilities within a public right-of-way or easement

13.02.04.00 STRUCTURES ACCESSORY TO INDIVIDUAL MOBILE HOME DWELLING UNITS

13.02.04.01 Accessory Structures Permitted In Required Setback Areas

Driveways and parking areas

Fences and garden walls

Heating, ventilating and air conditioning equipment

Pumps

13.02.04.02 Accessory Structures Permitted In Conformance With Mobile Home Unit Setbacks

Carports, attached or detached

Decks, patios, porches, terraces, walkways greater than twelve (12) inches above grade but not greater than four (4) feet above grade

Garages, attached or detached

Screen enclosures

Storage sheds

13.02.05.00 STRUCTURES ACCESSORY TO MOBILE HOME PARKS, MOBILE HOME SUBDIVISIONS, AND RECREATIONAL VEHICLE PARKS

13.02.05.01 Accessory Structures Permitted In Required Perimeter Setback Areas

Decks, patios, porches, terraces and walkways not greater than twelve (12) inches above grade

Docks

Driveways and parking areas

Fences and garden walls

Parking lots

Pumps

Safety and security buildings necessary to control points of access

Signs

Swimming pool filters

13.02.05.02 Accessory Structures Permitted In Conformance With Perimeter Setbacks

All accessory structures permitted in required yards/perimeter setback areas
Antenna-type transmitters and receivers such as radio, television, and ham radio
Boat houses
Carports, attached or detached
Community buildings, including a park office
Decks, patios, porches, terraces and walkways greater than twelve (12) inches above grade
Dish-type transmitter and receivers such as satellite dish receivers
Garages, attached or detached
Greenhouses
Laundry buildings
Parking structures
Recreation facilities, indoor, such as gymnasiums, indoor swimming pools, indoor racquet-ball courts and indoor tennis courts
Recreation facilities, outdoor, such as golf courses, executive golf courses, parks, outdoor swimming pools and outdoor tennis courts
Screen enclosures
Sheds and tool houses
Storage areas, paved
Storage buildings
Swimming pools, in ground or above ground

13.02.06.00 PROHIBITED USES

Any use not listed as permitted shall be prohibited unless it is determined to be essentially the same as a permitted use pursuant to the provisions of Section 13.02.00.00. The storage of flammable liquids in outside, aboveground tanks shall be prohibited except those used in connection with heating appliances. Bulk plants and the bulk storage of liquefied petroleum gas shall be prohibited.

13.03.00.00 DEVELOPMENT REGULATIONS APPLICABLE TO MOBILE HOME PARKS, MOBILE HOME SUBDIVISIONS AND RECREATIONAL VEHICLE PARKS

13.03.01.00 PERIMETER SETBACK REQUIREMENTS

Mobile home sites, mobile home lots and recreational vehicle sites shall be set back from the perimeter of mobile home parks, mobile home subdivisions and recreational vehicle parks as follows:

Minimum perimeter setback.....	20 feet
Minimum perimeter setback from local street.....	25 feet
Minimum perimeter setback from collector street	40 feet
Minimum perimeter setback from arterial street.....	55 feet

13.03.02.00 PERIMETER LANDSCAPED BUFFER

A landscaped buffer not less than fifteen (15) feet in depth shall be provided around the entire perimeter of each mobile home park, mobile home subdivision and recreational vehicle park. The landscaped buffer shall be interrupted only where necessary to provide for vehicular and pedestrian access. It shall contain a visual screen consisting of berms and vegetation which have a minimum opacity of seventy-five (75) percent to a height of not less than six (6) feet. It shall be landscaped as set forth in Section 33.05.03.00. Masonry or

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wooden fences meeting the requirements of Section 30.03.08.00 may be substituted along common property lines other than street right-of-way lines.

13.03.03.00 RECREATION SPACE REQUIREMENTS

- Minimum percent of total mobile home park, mobile home subdivision or recreational vehicle park devoted to recreation space7 percent
- Maximum percent of total recreation space devoted to recreationally used water bodies30 percent
- Minimum size of any single recreation area 5,000 square feet
- Minimum dimension of any single recreation area on one side 60 feet
- Minimum separation of active recreation area from any mobile home site 30 feet

Developers of new mobile home parks, mobile home subdivisions or recreational vehicle parks shall provide an onsite structure(s) to shelter the development's projected hurricane season population. Such shelters may include, but not be limited to, clubhouses and recreation centers.

13.03.04.00 UNDERGROUND PLACEMENT OF UTILITIES REQUIRED

All utilities distribution and collection systems, including water supply, sewage disposal, electricity, gas, telephone and television cable, shall be placed underground.

13.03.05.00 CONNECTION TO PUBLIC WATER AND SEWER FACILITIES

All water supply and sewage disposal systems shall be connected to public facilities.

13.04.00.00 DEVELOPMENT REGULATIONS SPECIFIC TO MOBILE HOME PARKS AND MOBILE HOME SUBDIVISIONS

13.04.01.00 DEVELOPMENT AREA REGULATIONS

13.04.01.01 Size And Density Regulations

- Minimum development area.....20 acres
- Maximum number of mobile home dwelling units per gross acre..... 7 units

13.04.01.02 Access Requirements

- Minimum number of access points 2

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13.04.01.03 Internal Street Construction Requirements

Internal streets which are dedicated to public use shall be constructed according to the City of Lakeland Subdivision Regulations. Internal streets which are reserved for private use shall be constructed with subgrade, base and surface combinations meeting minimal structural requirements established by the Department of Public Works.

13.04.01.04 Internal Street Width Requirements

Right-of-way and pavement widths for internal streets which are dedicated to public use shall be determined according to the standards contained in the city's subdivision regulations (see Article 37).

Right-of-way and pavement widths for internal streets which are reserved for private use shall be determined according to function, anticipated traffic volume and subject to site plan approval, provided that no right-of-way or pavement shall be less than as follows:

Minimum right-of-way width for private interior streets.....	30 feet
Minimum pavement width of private access drives, excluding curbs.....	20 feet
Minimum pavement width of private collector streets, excluding curbs.....	24 feet
Minimum pavement width of one-way lanes divided by landscaped median, excluding curbs.....	12 feet

13.04.01.05 Common Area Maintenance Provisions For Mobile Home Subdivisions

The Planning and Zoning Board shall approve a final plat for a mobile home subdivision only after making a determination that there is a feasible program for the full maintenance and operation of common areas, common improvements and common facilities included in the plat consistent with the common area maintenance provisions contained in Section 37.04.02.04.

13.04.02.00 INDIVIDUAL SITE REGULATIONS

13.04.02.01 Mobile Home Site Area And Width Requirements

Minimum lot area	4,000 square feet
Minimum lot width.....	40 feet

13.04.02.02 Mobile Home Unit Setback Requirements

Minimum front and street side setback from pavement	15 feet
Minimum interior side setback	5 feet
Minimum rear setback.....	10 feet

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13.04.02.03 Mobile Home Unit Parking Requirements

Minimum number of paved on-site parking spaces per
mobile home site 1 space

13.04.03.00 SITE PLAN REVIEW

Applications for a permit to construct a mobile home park shall be processed in a manner similar to the procedures established in Section 37.03.00.00. A site plan and construction plans shall be submitted in accordance with Sections 37.03.03.00 and 37.03.04.00. A final plat of record is not required.

Applications for a permit to construct a mobile home subdivision shall be processed in accordance with the platting procedures outlined in Sections 37.03.00.00 and 37.04.00.00.

13.05.00.00 DEVELOPMENT REGULATIONS SPECIFIC TO LEGAL NONCONFORMING MOBILE HOME PARKS AND MOBILE HOME SUBDIVISIONS

13.05.01.00 PLACEMENT AND REPLACEMENT OF UNITS PERMITTED

Amend.10 Units may be placed or replaced within legally non-conforming mobile home park developments which were existing or approved prior to November 20, 1972 in accordance with the separation and setback requirements of Section 13.05.03.00, provided the resulting density does not exceed that originally approved.

13.05.02.00 ALTERATIONS TO MEET SITE IMPROVEMENT REQUIREMENTS PERMITTED

Alterations or development site area expansions which increase conformance with site improvement requirements are permitted, in accordance with Section 42.05.02.01. All regulations pertaining to use non-conformities as set forth in Section 42.05.00.00 shall apply to non-conformities within MH Districts.

13.05.03.00 SEPARATION AND SETBACK REQUIREMENTS FOR NEW OR REPLACED UNITS

Minimum separation between side of one mobile home and
side or end of another mobile home measured perpendicular
to each side or side and end 10 feet

Minimum end-to-end and corner-to-corner separation
between mobile homes 6 feet

Minimum separation between noncombustible appurtenances
(such as screen rooms, awnings, carports and accessory
storage buildings) measured perpendicularly
to sides and ends 3 feet

Minimum setback of permanent buildings and mobile home
units from perimeter boundaries 5 feet*

* An existing mobile home located closer than 5 feet to a perimeter boundary may be replaced with another unit at the same location.

13.06.00.00 DEVELOPMENT REGULATIONS SPECIFIC TO RECREATIONAL VEHICLE PARKS

13.06.01.00 RECREATIONAL VEHICLE PARK SIZE AND DENSITY REGULATIONS

Minimum recreational vehicle park area..... 15 acres
Maximum number of recreational vehicle units
per gross acre..... 12 units

13.06.02.00 VEHICLE SITE REQUIREMENTS

Minimum area of vehicle site..... 2,500 square feet
Minimum width of vehicle site 35 feet

13.06.03.00 ACCESS REQUIREMENTS

Minimum easement of internal street..... 25 feet
Minimum pavement width 18 feet

13.06.04.00 CENTRAL REFUSE COLLECTION REQUIREMENTS

All refuse shall be stored in water-and pest-proof containers located within a convenient distance from all vehicle sites and shall be collected and placed in one or more central containers daily. Collection from central containers shall be in accordance with the collection schedule of the city Refuse Division.

13.06.05.00 INDIVIDUAL OR CENTRAL SEWAGE DISPOSAL SYSTEM REQUIREMENTS

Facilities for disposal of liquid wastes from vehicle holding tanks may be provided at each vehicle site or at central sanitary stations. Central sanitary stations, if used, shall be provided at a ratio of at least one for every seventy-five (75) vehicle sites or fractional part thereof. Such sanitary stations shall be separated from any vehicle site by a minimum distance of fifty (50) feet and shall be suitably screened from other activities by visual barriers such as fences, walls or natural barriers.

13.06.06.00 SITE PLAN REVIEW

A site plan shall be submitted with applications for a permit to construct a recreational vehicle park. The site plan shall include complete engineering plans and specifications in sufficient detail to demonstrate full compliance with all applicable provisions of this land development code and other applicable municipal ordinances.