

## M-1 Mobile Home Park District Zoning

### City of Bradenton Beach LDC Excerpt

307.5. M-1, Mobile Home Park District.

307.5.1 Statement of intent. Two mobile home parks exist in the City of Bradenton Beach. Both contain legal nonconforming uses and structures. The provisions of the nonconformities as defined in the City of Bradenton Beach's Code of Ordinances shall apply to these mobile home parks.

307.5.2. Permitted Uses: Single family mobile home units, manufactured homes, park trailers, preservation uses, conservation uses.

307.5.3. Accessory Uses: Park management offices, park maintenance facilities, private recreation facilities including clubhouses, tennis courts, swimming pools, shuffleboard courts, laundry facilities and the like, non-commercial boat docks/piers. Structures without conditional use. Open carports, screen rooms, sheds, open shelters including chickees less than 150 square feet.

307.5.4 Conditional Uses. Retail established for the use of the occupants provided no signage or display advertising shall be visible from outside the park, open shelters including chickees more than 150 square feet.

307.5.5. Prohibited Uses: Any use not specifically permitted. Stand-alone or multi-level parking structures/facilities.

307.5.6. Lot, Yard and Bulk Limitations:

Maximum Density: Mobile home parks shall not increase density beyond the following number of units:

For Sandpiper Co-Op Resort, the maximum number of mobile home lots shall not exceed 193 lots. For the Pines Mobile Home Park, the maximum number of mobile home lots shall not exceed 86 lots.

Minimum Unit Size: 320 square feet.

Fire Separation Requirements (from adjacent structures): See Section 69A-42.041 F.A.C. and Section 307.5.13 for exceptions.

Side to Side: 10 feet

End to Side: 8 feet

End to End: 6 feet

Maximum Habitable Stories: permitted uses, 1 with loft; accessory uses and conditional uses, 2

Maximum Height for any Structure: 29 feet above Design Flood Elevation.

Minimum Ground Floor Elevation above Mean Sea Level: Not less than 4 inches nor more than 8 inches above crown of adjacent roadway

Projections from Structure: No cornice, overhang, eave, gutter or similar overhead projection shall protrude from the structure more than one foot.

Decks: Over 12 inches in height above grade shall be set back not less than 4 feet from edge of pavement. Decks 12 inches and under shall be set back not less than 3 feet from edge of pavement:

Mobile Homes, Carports, Storage Facilities. All structures shall be set back 5 feet from edge of

pavement of public right-of-way and 3 feet from edge of pavement of private streets. Minimum Width Requirements for Roads within a Mobile Home Park:

One-way: 9 feet

Two-way: 18 feet

Conventional buildings within Mobile Home Parks shall be set back a minimum of 25 feet from Anna Maria Sound, 10 feet from Gulf Drive and 3 feet from any edge of pavement for any private street.

Mobile homes, carports and storage structures shall be set back a minimum of 5 feet from public streets and 3 feet from edge of pavement of private streets.

307.5.7. General Requirements. No permitted use shall be placed or replaced in any Park unless in full conformity with all the provisions of Section 307.5. In addition to the requirements of this Code, placement or replacement of manufactured homes shall be subject to the Floodplain Management requirements of the Code of Ordinances. Each mobile home shall be assigned one parking space.

307.5.8. Plot Plans Updated - Before any permitted use can be placed or replaced, the location of the lot shall be established as set forth on the Master Plot Map maintained in Bradenton Beach City Hall. The City Clerk shall maintain one up-to-date copy on file at City Hall and the Planning and Development Department shall maintain copies of succeeding plot plan revisions in order to provide tracking records.

307.5.9. Applications. Applications for permits to place or replace a permitted use shall include the following information:

1. Name of owner of the manufactured home;
2. Physical size of the manufactured home;
3. Occupancy rating of the manufactured home;
4. Name and license number of the Installer of the manufactured home;
5. Setup, blocking and tie-down drawings as required for compliance with those rules promulgated by the Florida Division of Motor Vehicles through Statute and Administrative Code, including copies of the manufacturer's model-specific engineering as pertinent. All setup information shall comply with the design specifications, including, but not limited to, Wind Zone III and Exposure D design pressures. For floodplain design, the setup and foundation shall be designed pursuant to FEMA P-85, "Protecting Manufactured Homes from Floods and Other Hazards";
6. Type, size and location of any proposed accessory structures; and
7. A fully dimensioned plot plan, showing locations and dimensions of the site. This plan shall clearly denote the distance between the proposed unit, carport, storage facility or conventional building located next to, or across from, such unit.

307.5.10. Minimum Lot Size. There shall be no specific minimum lot size required. However, setback requirements and distance separation between structures shall be met. A variance

process is available for hardship circumstances.

307.5.11. Land Coverage. Land coverage within the manufactured home parks shall not be increased in any manner; however, proposals for projects which involve mitigation activities to reduce runoff, or which propose parking or walkways engineered and installed in a manner which captures, stores or re-uses rainfall or runoff, may be allowed, subject to review and approval of the Floodplain Manager, Public Works Director and the City's consulting engineer.

307.5.12. Height of Structures. The maximum permitted heights are as follows:

1. Manufactured homes are limited to 29 feet over Design Flood Elevation.
2. Conventional buildings are limited to 29 feet over Design Flood Elevation.
3. Overall height of any structure shall not exceed 29 feet over design Flood Elevation.

307.5.13 Alternative separation regulations. Non-combustible accessory structures such as carports, screen rooms or sheds shall not be required to be separated from adjacent manufactured homes, carports or other accessory structures.

These distance requirements can be waived administratively if (1) the exposed composite walls and roof of either structure are without opening, are constructed of materials that will provide a one-hour fire resistance rating or the structures are separated by a one-hour fire rated barrier or (2) if the Fire Marshall finds that a lesser setback is necessary to avoid undue hardship and comply with Section 723.041, Florida Statutes and Section 633.0104, F.S.

307.5.14 Density Limitations. The manufactured home park property include in the Master Plot Plan per Section 3.7.5.8 shall not be subdivided in any manner that will increase density. Provided, however, lots may be combined to accommodate a larger unit.

307.5.15 Minimum Living Areas. The minimum required living area is as follows:

1. Manufactured homes are subject to minimum living area requirements as established by State agencies. The minimum size shall be 320 square feet.
2. Conventional buildings shall not be utilized for habitable living space in a Manufactured Home (M-1) Zoning District.

307.5.16 Minimum Width of Streets. The minimum width requirements for private streets within the Park are as follows:

1. One-way. 9 feet.
2. Two-way. 18 feet.

307.5.17 Florida Building Code Compliance. Accessory structures, including carports, screen rooms, lanais, decks, storage sheds, etc., are required to meet the requirements of the Florida Building Code for wind design and anchoring.

307.5.18 Floodplain Development Compliance. Pursuant to the City's floodplain development regulations, all accessory structures located below the Base Flood Elevation shall be designed and constructed of flood proof materials; shall be anchored for resistance to flotation; and shall provide flood openings to allow for the equalization of hydrostatic water pressure.