6.9. - Manufactured Homes, RV Parks and Campgrounds.

6.9.1. *In General.* No manufactured home shall be used for dwelling purposes, or be parked, stored or located, except as specifically set out in these zoning regulations.

a. *Temporary Government Use.* Any agency of local, municipal, state, or federal government may utilize a manufactured home or trailer for temporary purposes in any zoning district, provided such uses shall not be or include a residential use.

b. *Office Use Prohibited.* Except as specifically set out in Section 5.5, Temporary Uses, no manufactured home, mobile home or recreational vehicle may be used for temporary or permanent office purposes in any district, including manufactured home sales.

6.9.2. *Nonconforming Manufactured Home, Mobile Home or Recreational Vehicle.*

a. The use of a manufactured home, mobile home or recreational vehicle located on an individual lot (or situated on a site not located in a manufactured home park or recreational vehicle park) and in a district not permitting such use, shall not thereafter be allowed to resume when the use is removed from the lot or site for a period of more than six months.

b. The following provision applies to existing nonconforming manufactured home parks that may be nonconforming because they are on land zoned other than RMH, or are on lands zoned RMH but are nonconforming by reason of noncompliance with current RMH development standards in Section 6.8.3, 6.8.4 or 6.8.5.

1. Manufactured homes and their accessory structures in such existing, nonconforming manufactured home parks may be replaced, provided that in all cases and without any regard to time limits, replacement manufactured homes and structures shall comply with the requirements of the National Fire Protection Association (NFPA) Standard 501A, as may be amended, and shall comply (regardless of zoning district) with the standards relative to replacement homes in Section 6.8.6 (regarding maximum lot coverage), Section 6.8.7 (regarding minimum yards) and with the standards of Section 6.8.8 (regarding height).

6.9.3. *Minimum Distance Between Manufactured Homes.* No manufactured home, including its accessory structures, shall be located closer than ten feet to another manufactured home, including its accessory structures, in any zoning district except under the following circumstances:

a. In existing nonconforming manufactured home parks as defined in Section 6.9.2.b., manufactured homes and their accessory structures may be replaced without regard to time limits provided that, in all cases, replacement structures shall comply with the requirements of the National Fire Protection Association (NFPA) Standard 501A, as may be amended.

6.9.4. *Rezoning Existing Manufactured Home Parks.* Existing manufactured home parks which have a permit to operate under F.S. ch. 513, may, regardless of land area, be rezoned to the RMH District after demonstrating that they meet all minimum health and sanitation requirements as determined by the Sarasota County Health Department and all requirements for health and safety as determined by the Development Services Business Center.

6.9.5. *Development Standards.*

a. Sites in recreational vehicle parks and campgrounds shall be occupied only by travel trailers, truck campers, motor homes, camping trailers, private motor coaches, van conversions, park trailers and tents.

b. Detached utility storage buildings are permitted accessory uses in a recreational vehicle park or campground on a recreational vehicle site and need not be dismantled upon removal of the recreational vehicle.

c. Except for recreational vehicle sites in the RMH, OUE and OUR Zoning Districts that contain a park trailer, no external appurtenances such as carports, cabanas, screened porches or patios, or similar structures shall be erected upon any site for recreational vehicles, provided, however, that any such structures existing on sites on September 2, 1980, shall be deemed lawfully existing, nonconforming, nonresidential structures pursuant to Article 8.

d. *Additional Standards for Park Trailers.*

1. In RMH, OUE and OUR Zoning Districts, any park trailer that remains on site for longer than 45 consecutive days must obtain a park trailer placement permit after 45 days and be installed according to applicable codes for park trailer placement.

i. All external appurtenances attached to park trailers for longer than 45 consecutive days are required to obtain a building permit. Reasonable building permit and inspection fees shall be due upon petition for placement of a park trailer, or installation of an external appurtenance.

ii. No other charges or fees shall be due, including, but not limited to, road assessment fees and other impact fees, if the site on which the park trailer shall be placed, or the external appurtenance installed, had been previously approved for occupancy.

iii. Park trailers located in Federal Emergency Management Agency (FEMA) flood hazard zones for more than 45 days must be elevated to meet the Sarasota County Flood Plain Management Ordinance, as amended, and NFPA (National Fire Protection Association) structure separation #501A, as amended. Where required, a current elevation certificate indicating the lowest floor elevation of the park trailer is required prior to the unit receiving a certificate of occupancy; however, in unnumbered "A" flood hazard zones, park management and/or property owners may submit a letter to the Development Services Permitting and Inspections Office certifying that all park trailers will be installed a minimum of 24 inches above existing adjacent grade. This elevation certificate or letter shall bear the seal of a Florida Registered Surveyor or Engineer.

iv. No impact fees or other assessments shall be charged if the site on which the park trailer is installed is within the number of sites previously approved for occupancy.

v. The removal of wheels and placement of a park trailer on a foundation in a recreational vehicle park in an OUR and OUE District is prohibited, except in Federal Emergency Management Agency (FEMA) flood hazard zones.

vi. Structural or nonstructural improvements to recreational vehicle sites in OUE and OUR Districts are permitted.

2. External appurtenances such as screened enclosures and awnings on recreational vehicle sites are permitted provided that the appurtenance meets the following limitations:

i. External appurtenances may be attached to park trailers provided that such appurtenances are constructed following issuance of a building permit.

ii. Such external appurtenances shall be dismantled if the recreational vehicle to which they are attached is removed from the recreational vehicle site.

iii. Screened enclosures shall meet the following standards.

(a) No more than one screened enclosure is permitted on a recreational vehicle site.

(b) The screened enclosure may not exceed ten feet in width nor extend past the front or rear of the park trailer.

(c) The screened enclosure must have a roof made of canvas or composite aluminum.

(d) The walls of the screened enclosure must be made of nonrigid material such as canvas, screen or soft vinyl; conventional material such as aluminum, wood, glass and glazing is not permitted. Supports required by the Building Code shall be exempt from this requirement.

(e) No screened enclosure shall be installed so as to be free standing from the park trailer.

(f) The screened enclosure shall be supported by posts, columns or other suitable material that will be securely attached to the park trailer and the ground in accordance with current Building Code requirements.

(g) No HVAC systems, plumbing systems or electrical systems shall be installed in any screened enclosure, however, electric service may be provided to the screened area through exterior outlets installed in the park trailer.

(h) No screened enclosure shall be located closer than five feet to any recreational vehicle site line.

iv. Recreational vehicles other than park trailers may have an aluminum awning in lieu of a canvas or vinyl awning provided the aluminum awning can be folded against the recreational vehicle and attached to the recreational vehicle when it is moved to other locations. Nonrigid or conventional walls are not permitted with a hinged aluminum awning system attached to a recreational vehicle other than a park trailer.

3. After October 27, 2003, every building permit or placement permit issued for a park trailer site shall also require that appurtenances meet the standards of this section.

4. Notwithstanding the provisions above, any park trailer and associated external appurtenances located on sites for recreational vehicles in recreational vehicle parks and campgrounds on October 27, 2003, shall be deemed lawfully existing, nonconforming structures, for which building permits shall not be required.

e. *Minimum Park Area.* 50 acres.

f. *Location and Access.* A recreational vehicle park and campground shall be so located that no entrance or exit from a park shall discharge traffic into any residential district, nor require movement of traffic from the park through a residential district. A recreational vehicle park and campground shall have a minimum of 150 feet of frontage on a public street.

g. *Site Conditions.* Condition of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion of the park subject to flooding, subsidence, or erosion shall be used for any purpose which would expose persons or property to hazards.

h. *Accessory Uses.* Management headquarters, recreational facilities, toilets, dumping stations, showers, coin operated laundry facilities, recreational vehicle and boat storage areas, and other uses and structures customarily incidental to operation of a recreational vehicle park and campground are permitted as accessory uses to the park. In addition, stores, restaurants, beauty parlors, barber shops, and other convenience establishments shall be permitted as accessory uses in recreational vehicle parks, and campgrounds in districts where such uses are not allowed as principal uses, subject to the following restrictions:

1. Recreational vehicle and boat storage areas shall not occupy more than five percent of the gross area of the park. Recreational vehicle and boat storage areas in recreational vehicle parks and campgrounds shall be surfaced in grass, shell, gravel, paving or other suitable material. Recreational vehicle storage shall be construed to mean placement of the recreational vehicles in an area of the recreational vehicle park where the recreational vehicle will be unoccupied and will not be connected to essential utilities such as water, sewer and electric. Recreational vehicle and boat storage areas do not include or allow servicing or washing of the recreational vehicles or boats.

2. Such establishments shall be restricted in their use to occupants of the park.

3. Such establishments shall present no visible evidence from any street outside the park of their commercial character which would attract customers other than occupants of the park.

4. The structures housing such facilities shall not be located closer than 100 feet to any public street and shall not be directly accessible from any public street, but shall be accessible only from a street within the park.

i. *Streets.* Streets in recreational vehicle parks and campgrounds shall be private, but shall be constructed in accordance with the Chapter 74, Land Development Regulations, or the Sarasota County Code.

j. *Buffers.* A landscaped buffer area of not less than 25 feet and in accordance with Sections 7.3.6. and 7.3.8. of these zoning regulations is required along all streets and boundaries of the recreational vehicle park or campground, provided that at the time of the granting of a special exception, additional buffer areas and types may be required in developed areas and areas of projected future growth.

k. *Sites.* Each recreational vehicle site or space shall be at least 2,500 square feet in area. However, in no case shall the maximum density of a recreational vehicle park exceed five units per acre. Each site shall contain a stabilized vehicular parking pad of shell, marl, paving, or other suitable material. In no case shall a recreational vehicle be located closer to another recreational vehicle than ten feet.

l. *Other Regulations to be Met.* All other applicable regulations of the State of Florida and Sarasota County shall be met, and particularly, but not limited to, sanitary and safety facilities. All sites shall have central water and sanitary sewer facilities.

m. *Recreation Facilities.* A minimum of eight percent of the gross site area for the recreational vehicle park or campground shall be set aside and developed as common use areas for open or enclosed recreation facilities. No recreational vehicle or campground site, required buffer, street right-of-way, storage area, or utility site shall be counted as meeting recreational purposes.

n. *Design of Access to Park.* Entrance and exits to recreational vehicle parks and campgrounds shall be designed for safe and convenient movement of traffic into and out of the park, and to minimize impacts on movement of traffic on adjacent streets. All traffic into or out of the park shall be through such entrances and exists. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached. No material impediment to visibility shall be created or maintained which obscures the view of an approaching driver in the right lane of the street within (a) 100 feet where speed limit is less than 45 m.p.h., or (b) 150 feet where speed limit is 45 m.p.h. or more, of any portion of the approach lane of the accessway within 25 feet of its intersection with the right hand lane of the street.

o. *Off-Street Parking, Loading and Maneuvering Space.* In connection with use of any recreational vehicle park or campground, no parking, loading, or maneuvering incidental to parking or loading shall be permitted on any public street, sidewalk, required buffer, or right-of-way, or on any public grounds, or on any private grounds not part of the recreational vehicle park, unless the owner has given written permission for such use. Each recreational vehicle park or campground shall provide off-street parking, loading, and maneuvering space located and scaled so that the prohibitions above may be observed, and park owners shall be held responsible for violations of these requirements.

p. *Procedures.*

1. Petitions for rezoning to the RMH District which include a recreational vehicle park or campground, or petition for special exception in the RMH, OUR or OUE Districts for a recreational vehicle park or campground, shall submit a development concept plan containing sufficient information to provide the Planning Commission and the Board of County Commissioners a sound basis upon which to reach a decision.

2. Site and development plans for recreational vehicle parks and campgrounds shall be processed in accordance with procedures set out in the Sarasota County Land Development Regulations. The same information and data shall be furnished at each stage of plan approval as is required in preliminary subdivision plan approval, but no final plat shall be made of record.

3. After all required improvements have been completed for a recreational vehicle park and campground, or an approved construction unit of a park or campground, the County Departments involved shall in writing confirm that the improvements have been completed. Until that confirmation has been received, no recreational vehicle or other unit shall be placed thereon.

q. *Recreational Vehicle Park Combined with Manufactured Home Park.*

1. Where the owner of a parcel zoned RMH desires to carry on a joint manufactured home park and recreational vehicle park, such total operation shall be presented in the rezoning to the RMH District, in conjunction with the filing of a special exception. The petition shall clearly delineate those areas to be devoted to such uses and shall particularly include details as to how the manufactured home section shall be buffered from the recreational vehicle or campground section.

2. No mixing of recreational vehicle and manufactured home sites is permitted, except that existing parks with a mix or recreational vehicles and manufactured homes may replace such units with a unit of the same type.

3. No vehicular access to the recreational vehicle park or campground shall be through the manufactured home section of the park and the manufactured home portion of the park shall have at least one entrance and exit which does not require passage through the recreational vehicle park or campground section.

4. Recreation facilities may be jointly used, but the total percentages of land area to be devoted to recreation facilities must total the percentages for the manufactured home park and recreational vehicle park or campground separately computed.

(Ord. No. 2004-054, § 36, 10-27-2004)