

DIVISION 5. MOBILE HOME PARKS

Sec. 118-1226. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Mobile home means a detached single-family dwelling unit with all of the following characteristics:

- (1) Designed for longterm occupancy and containing sleeping accommodations, a flush toilet, a tub or showerbath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.
- (2) Designed to be transported after fabrication on its own wheels, or on a flatbed or other trailer or detachable wheels.
- (3) Arriving at the site where it is to be occupied as a complete dwelling, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports, connection to utilities, and the like.
- (4) Any vehicle, trailer or similar portable structure, with or without its own movable power, having no integral foundation other than wheels, jacks, or skirtings, and used, designed or constructed to be used as a conveyance on the public streets and designed or connected to permanent occupancy for dwelling or sleeping purposes. Removal of the means of conveyance from a mobile home or the construction of a permanent foundation for a mobile home does not change the meaning of the term "mobile home" as defined in this section or used in this division. The term "mobile home" does not include travel trailers as defined in section 118-1261.

Mobile home park means a tract of land, under a single ownership, prepared and approved ac-

cording to the procedures of this division to accommodate ten or more mobile homes. Individual lots shall not be sold.

(Code 1988, § 24-78(a)(1), (b))

Cross reference—Definitions generally, § 1-2.

Sec. 118-1227. Districts where permitted; compliance.

A mobile home park may be permitted only in those zoning districts where it is designated as a special exception or permitted as a principal use. All mobile home parks shall conform with all provisions of the state and shall conform with all applicable sections of this chapter. All mobile home parks shall be subject to this division.

(Code 1988, § 24-78(c))

Sec. 118-1228. Plan.

The mobile home park site plan to be submitted to the director of planning, along with a special exception permit application if such is necessary, shall show at least the following information and shall be approved by the planning and zoning board:

- (1) Name and address of the applicant.
- (2) Name and location of the mobile home park.
- (3) Dimensions and locations of all lot lines, setback lines, roads and easements. Each mobile home lot shall be numbered. Lot corner markers or monuments are required in accordance with chapter 110.
- (4) Contour lines to indicate slope and drainage.
- (5) Location of all utilities including public and private water, sewerage, drainage, and electrical facilities and easements. Utilities and facilities will be provided by the owner, meeting the requirements of chapter 110.
- (6) Visitor parking areas, recreation areas or other similar uses, if such areas are provided.
- (7) Large scale plan of one typical mobile home lot showing the mobile home location, mobile home parking space and open space.

- (8) Location of landscaping, separation or buffer strip and protective screening if required as a special condition.
(Code 1988, § 24-78(c)(1))

Sec. 118-1229. Uses.

The premises of a mobile home park shall be used for mobile homes and those accessory buildings and uses specifically designated in the approved plan or special exception permit only. The sale of mobile homes is specifically prohibited in mobile home parks.
(Code 1988, § 24-78(c)(2))

Sec. 118-1230. Compatibility.

The tract of land must be suitable for a mobile home park by virtue of its location, slope, topography and the nature of the surrounding development.
(Code 1988, § 24-78(c)(3))

Sec. 118-1231. Standards.

All mobile home parks shall conform with the following standards of development:

- (1) All mobile home parks shall include lots for at least ten mobile homes.
- (2) Lot area for doublewide mobile homes shall be at least 5,000 square feet with no portion of the lot width being less than 55 feet. Lot area for singlewide mobile homes shall be at least 4,000 square feet with no portion of the lot width being less than 45 feet.
- (3) All mobile home parks shall front on a public street for at least 150 feet.
- (4) All mobile home park access points on a public street shall be located at least 50 feet apart, and all mobile home park access points shall be located at least 75 feet from the intersection of any public street right-of-way lines. The planning and zoning board shall require wider spacing between access points and intersecting public street right-of-way lines when the mobile home park has more than the minimum required frontage on a public street. All

- access points shall be specifically approved by the planning and zoning board.
- (5) All mobile homes shall be located at least ten feet from all property lines.
 - (6) A landscaped separation strip or buffer zone, at least five feet in width, shall be provided along property lines and public streets on which the project is located. The planning and zoning board may also require that the mobile home park be permanently screened from adjoining and contiguous properties by a wall, fence, evergreen hedge or other approved enclosures. Such screening, if required, shall be located within the required separation strip and shall have a minimum height of 4½ feet and a maximum height of seven feet.
 - (7) No mobile home or permanent attachment thereto shall be located closer than 16 feet to another mobile home or accessory use or structure.
 - (8) Streets within the mobile home park must conform to the requirements of chapter 110. However, the developer may elect not to place the subdivision plat of record and thereby dedicating the streets and, for such election, the developer must furnish the city an easement for ingress and egress over, across, upon and under the streets and must maintain the streets to city specifications as long as the land is used as a mobile home park.
 - (9) There shall be a minimum of two (200 square feet) of off-street paved parking spaces for each mobile home lot.
 - (10) All mobile home parks shall conform with the state department of health regulations which prescribe standards for water supply, sewage disposal and other facilities.
 - (11) All mobile home parks shall be adequately drained so that no mobile home park shall be subjected to the collection of stormwater.
 - (12) Only one unlighted sign, not over four square feet in area, identifying the mobile home park on the premises shall be permitted.

- (13) A minimum of 200 square feet per lot of common, usable open space for recreational uses is required. This common open space is in addition to lot area requirements.

- (14) Density for mobile home parks shall not exceed eight units per gross acre.
(Code 1988, § 24-78(c)(4))

Sec. 118-1232. Construction permit required.

After the approval by the planning and zoning board of the plan and the granting of the special exception if necessary, the building official shall not issue a building permit for an approved mobile home park until the applicant presents a valid construction permit from the state department of health, as required.
(Code 1988, § 24-78(c)(5))

Sec. 118-1233. Operator's permit required.

The building official shall not issue a certificate of occupancy for any approved mobile home park until the applicant presents a valid operator's permit from the state department of health, as required.
(Code 1988, § 24-78(c)(6))

Sec. 118-1234. Impact fees.

All mobile home parks must comply with the impact fee in division 2 of article V of chapter 110.
(Code 1988, § 24-78(d))

Sec. 118-1235. Reserved.

Editor's note—Ord. No. 98-03, § IV, adopted Feb. 12, 1998, repealed § 118-1235, which pertained to tie-down inspection fees and derived from Code 1988, § 24-78(e).

Secs. 118-1236—118-1260. Reserved.

DIVISION 6. RECREATIONAL VEHICLE PARKS*

Sec. 118-1261. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Long term recreational vehicle. Any "park trailer," "travel trailer," "fifth-wheel trailer," or "motor home" on a recreational vehicle lot for six months or more.

Long term recreational vehicle lot. A recreational vehicle lot which can accommodate a recreational vehicle for six months or more.

Manufactured homes. Are as defined by the F.S. ch. 320.

Mobile home. As defined by the F.S. ch. 320.

Recreational vehicles, to include:

- Travel trailers
- Camping trailer
- Truck campers
- Motor homes
- Park trailers
- Private motor coaches
- Van conversions, and
- Fifth-wheel trailers

Are defined in F.S. § 320.01.

Recreational vehicle lot. A lot within a recreational vehicle park which can accommodate a recreational vehicle that may be occupied by humans and which is intended to be connected to essential utilities such as water, sewer and electric.

Recreational vehicle park. A parcel of land where recreational vehicle lots are offered for placement of recreational vehicles for long-term

***Editor's note**—Ordinance No. 03-10, § II, adopted July 10, 2003, amended §§ 118-1261—118-1266 to read as herein set out. Formerly, such sections pertained to similar provisions and derived from §§ 24-78(a)(2), 24-79(1)—(4) of the 1988 Code.

and temporary dwelling use. Recreational vehicle parks may also contain lots for camping and recreational vehicle storage use as well as facilities, structures and improvements for the use and benefit of the residents and users of residential vehicle park and for care and maintenance of the park.

Recreational vehicle storage lot. A lot within a recreational vehicle park which can accommodate a recreational vehicle that will be unoccupied by humans and will not be connected to essential utilities such as water, sewer and electric.

Temporary recreational vehicles. Any "travel trailer," "camping trailer," "truck camper," "motor home," "private motor coach," "van conversion," or "fifth-wheel trailer" on a recreational vehicle lot for less than six months.

Temporary recreational vehicle lot. A recreational vehicle lot which can accommodate a temporary recreational vehicle for a period less than six continuous months.

(Ord. No. 03-10, § II, 7-10-03)

Sec. 118-1262. Special exception; compliance.

(a) Recreational vehicle parks may be permitted only in C-2 districts as a special exception use under this chapter, and then only if the proposed recreational vehicle park is approved as a special exception use by the planning and zoning board in accordance with this division and conditions, limitations and provisions imposed by the board.

(b) All recreational vehicle parks shall conform with all applicable regulations of the state department of health and shall conform with all applicable sections of this division as may be conditioned, limited and provided for in the special exception approval. All recreational vehicle parks shall be subject to this division, in addition to the regulations for all special exception uses.

(Ord. No. 03-10, § II, 7-10-03)

Sec. 118-1263. Lot map.

The lot map shall be prepared by the owner/developer of each RV park and updated whenever the owner desires to change any lot dimension or location. The lot map of a recreational vehicle

park shall be submitted to the city manager for approval and shall show the following information, in addition to the information required for the special exception use:

- (1) Dimensions and locations of all recreational vehicle lots and setback lines. Each recreational vehicle lot shall be numbered.
- (2) Large scale plan of the typical recreational vehicle lots showing recreational vehicle location, automobile parking space and open space.
- (3) Location of stormwater, utilities, driveways, open space, management offices, and other proposed or existing improvements.

(Ord. No. 03-10, § II, 7-10-03)

Sec. 118-1264. Standards.

All recreational vehicle parks shall conform with the following minimum standards of development:

- (1) Recreational vehicle parks shall contain not less than five acres.
- (2) Each recreational vehicle lot shall have a lot area of at least 2,000 square feet, with a minimum lot width of 35 feet.
- (3) The overall density of a recreational vehicle parks shall not exceed 14 recreational vehicle lots per gross acre. Recreational vehicle storage lots within a recreational vehicle park shall not be included in the recreational vehicle lot density calculation.
- (4) All recreational vehicle parks shall front on a street for at least 150 feet.
- (5) All recreational vehicle park access points on a street shall be located at least 150 feet apart and at least 150 feet from the intersection of any street right-of-way lines. The planning and zoning board shall require wider spacing between access points and intersection street right-of-way lines when the recreational vehicle park has more than the minimum required frontage on a street.

- (6) All recreational vehicles shall be set back at least 30 feet from the right-of-way of all collectors, arterials or abutting residential zones or 20 feet from a local street.
- (7) All recreational vehicles and their attachments shall be setback at least ten feet from other recreational vehicles located on adjacent lots.
- (8) An access road shall provide direct access to each recreational vehicle lot. No recreational vehicle shall be located any closer than ten feet to the edge of this access road. The area occupied by the access road shall not fulfill any part of the area requirements for any lot. All dead-end roads within the recreational vehicle park shall be designed to enable recreational vehicles to reverse direction without having to back more than one recreational vehicle length.
- (9) A landscaped buffer strip at least 20 feet in width shall be provided along all streets of at least collector classification and abutting residential uses, and ten feet along local streets. (See section 118-1299.)
- (10) No recreational vehicle shall be connected to electric, gas, telephone, water, sewer or any other utility or service in, through or at another structure. All such utility and service connections shall be made directly to the recreational vehicle from regular utility service lines in the same manner that connections are provided to other structures within the area.
- (11) All recreational vehicle parks shall conform with the state department of health regulations which prescribed standards for water supply, sewage disposal, and other facilities. A minimum of 75 percent of all recreational vehicle lots within each recreational vehicle park, and all long term recreational vehicle lots must be served with sewage disposal facilities.
- (12) All recreational vehicle parks shall be adequately drained so that no recreational vehicle lot shall be subject to the collection of stormwater.
- (13) All streets shall meet the construction standards of chapter 110 as relates to base materials and surfacing.
- (14) Temporary recreational vehicles lots. All recreational vehicles located on any temporary recreational vehicle lot shall remain in a temporary status and mobile condition at all times. Compliance with the following is required:
 - a. No wheels or tires shall be removed except for repairs.
 - b. No axles shall be removed except for repairs.
 - c. No tongues shall be removed from trailers except for repairs.
 - d. No enclosures or attachments shall be present on any lot unless they are accessories which are of a type that may be purchased from the manufacturer of the specific trailer or are used consistent with the purpose for which they were designed and manufactured and, further, unless they are temporary attachments or enclosures. The term "temporary" means transient as opposed to the term "permanent," which means fixed, not expected to change in status, condition or place. As an example, an awning that retracts to the trailer is temporary and permitted; a screen enclosure on or around a concrete slab is permanent and prohibited.
 - e. Skirting is permitted but must be of a temporary nature. Temporary skirting for temporary recreational vehicles is required if the recreational vehicle is to remain on a lot for six months or more.
 - f. Types of recreational vehicles. Park trailers are not allowed in established temporary recreational vehicle lots. All other types of recreational vehicles (to include "travel trailers," "camping trailers," "truck campers," "motor homes," "private motor coaches," "van conversions," and "fifth-wheel trailers") are al-

lowed on temporary recreational vehicle lots provided that they remain portable and only remain inhabited by humans for a maximum of six continuous months per year commencing on the first day the recreational vehicle is placed upon a lot and is occupied.

- (15) Long term recreational vehicles lots. Up to 80 percent of the recreational vehicle lots may be designated as long term recreational vehicles lots provided they are in compliance with the following:

- a. Types of recreational vehicles. Only "park trailers", "travel trailers", "fifth-wheel trailers," or "motor homes" located on a long term recreational vehicle lot may remain inhabited by humans for more than six continuous months per year commencing on the first day the recreational vehicle is placed upon a lot and is occupied. All other recreational vehicles (to include "camping trailers," "truck campers," "private motor coaches," and "van conversions") located on a long term recreational vehicle lot must remain portable and may only be inhabited by humans for a maximum of six continuous months per year commencing on the first day the recreational vehicle is placed upon a lot and is occupied.
- b. Building permits and impact fees. All long term recreational vehicles must be blocked, tie-down, and skirted in compliance with state and city regulations. All long term recreational vehicles must comply with the separation and setback requirements identified above. Building permits are required. Unless vested, the owner must pay the following impact fees for each long term recreational vehicle lot:
 1. Roads—\$824.00
 2. Trash—\$20.00
 3. Police—\$130.00

4. Recreation—\$215.00

5. Fire—\$165.00

Impact fee vesting. All long term recreational vehicle lots which are currently occupied by recreational vehicles or are mapped as long term recreational vehicle lots as of the effective date of this division, are vested against and shall not be subject to nor required to pay any impact fees. Change in the ownership of recreational vehicle lots or the long term recreational vehicles that occupy the lots, or the change in the recreational vehicles that occupy the lots or future vacancy of the recreational vehicle lot, does not affect the impact fee vesting of recreational vehicle lots. Proof of vesting of long term recreational vehicle lots for impact fees will be established for recreational vehicle parks by the city commission via resolution or vested rights agreement. The owner of a recreational vehicle park may request a vesting determination by petitioning the city. The owner must provide evidence of long term renters for each lot for which the owner is requesting vesting. This evidence may include photos, leases, utility bills, maps, testimony and other evidence. The commission will grant vesting status against impact fees for each long term recreational vehicle lot that is established as having been in continuous service since the date impact fees were established in the City of Winter Garden.

- c. Lease. A written rental agreement for all long term recreational vehicle leases is required. The lease shall contain the following requirements:
 1. All animals or pets must comply with the city's ordinance pertaining to animals.
 2. No business shall be conducted from the recreational vehicle park unless they comply with the city's home occupation requirements and providing said business is an "office only" business that has no outside employees, no customers that visit

the site, and no trucks, vans, and/or trailers on the site at any time.

- d. Accessory structures. Each long term recreational vehicle that complies with the tie-down section of this Code may have one covered or uncovered (but not enclosed) attached permanent structure such as a deck, a porch or a car port. These structures must maintain a ten-foot separation from another recreational vehicle, shed, or other permanent structure as well as being ten feet from an internal access road. A tool or storage shed is permitted on each long term recreational vehicle lot.
 - e. Segregation. Prior to allowing long term recreational vehicles in the park, the owner must submit a plan to be approved by the city commission via resolution identifying the number and location of the long term recreational vehicles. This area must be segregated from the short term lots. The plan must also identify residents that are present for six months and gone for six months and residents that are present for longer than six months.
- (16) Recreational vehicle storage lots. Recreational vehicles may be stored on lots designated as recreational vehicle storage lots so long as the recreational vehicle remains unoccupied by humans and will not be connected to essential utilities such as water, sewer and electric.
 - (17) Camping lots. Camping tents are allowed in the park on designated camping lots for a period of up to of 30 days for each camping tent. The location of camping tent lots must be segregated from the recreational vehicle lot portion of the park.
 - (18) For sale. Although each individual owner of a recreational vehicle may place one "for sale" sign in the window of the recreational vehicle that is for sale, there shall be no sales or advertisement of sales for recreational vehicles by the park owner or his designee without special exception permit issued by the planning and zoning board. The board may place reasonable conditions such as time, place, and manner restrictions.
 - (19) Proper care and maintenance. All recreational vehicles and recreational vehicle lots shall be clean and in good repair at all times. Periodic visual inspection of units and the premises shall be conducted by the property owner or his designee to insure each unit is in good condition, as well as mechanically and cosmetically sound. The owner or his designee shall also insure all premises are in a clean orderly, and law abiding manner and to keep the yards thereof free of weeds, debris, and/or material that may become unsightly or a detriment to the appearance of said premises. The park manager shall have the right to enter and inspect said premises at any and all reasonable times. All park managers must oversee and regulate all lots and tenants for standards for maintenance of all property and individual lots and recreational vehicles. City code enforcement officials may also make periodic inspections to ensure compliance with the city's codes.
 - (20) Mobile homes. No mobile homes or manufactured homes are allowed in the recreational vehicle park on either long term or temporary recreational vehicle lots or on recreational vehicle storage lots or camping lots.
 - (21) Nonconforming situations. All recreational vehicle parks must come into compliance with subsections (6), (7) and (14) through (20) of section 118-1264, within 18 months of the effective date of this division. However, any pre-existing recreational vehicle park which is non-conforming may enter into a vested rights agreement with the city commission prior to, on or after the effective date of this division. Such vested rights agreement may allow the non-conforming status of the recreational vehicle park to continue pursuant to the

terms of such vested rights agreement regardless of the provisions of this division.

- (22) Recreational vehicle lot conversion. Conversion of long term recreational vehicle lots to six-month present, six-month absent lots and vice versa shall be allowed and no impact fees or building permit fees shall be assessed for any such change. However, written notice of such conversion shall be provided to the city. Conversion of temporary recreational vehicle lots to long term recreational vehicle lots may require the payment of impact fees.

(Ord. No. 03-10, § 2, 7-10-03)

Sec. 118-1265. Construction permit required.

The building official shall not issue a building permit for an approved recreational vehicle park until the applicant presents construction plans bearing the state department of health approval serial numbers as required.

(Ord. No. 03-10, § 2, 7-10-03)

Sec. 118-1266. Operator's permit required.

The building official shall not issue a certificate of occupancy for an approved recreational vehicle park until the applicant presents a valid operator's permit from the state department of health.

(Ord. No. 03-10, § 2, 7-10-03)

Secs. 118-1267—118-1295. Reserved.

DIVISION 7. FENCES, BUFFERS

Sec. 118-1296. Visibility at intersections.

On a corner lot in any residential district, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of 2½ feet and ten feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line adjoining points along street lines 50 feet from the point of the intersection.

(Code 1988, § 24-101)

Sec. 118-1297. Fences and walls.

(a) *Permitted in required yards.* Notwithstanding other sections of this chapter, fences and walls may be permitted in any required yard or along the edge of any yard subject to the following:

- (1) *Front yards.* Three feet in height, and set back from the property line one-half foot. Chain link fences are not permitted in the front yard. Exceptions to no chain link fence in the front yard are:

- a. For corner lots, the yard that is located on the side of the house oriented toward the street will be allowed for chain link fence not to exceed four feet in height along with the installation of a landscape hedge in front of the fence;
- b. For parcels larger than two acres for agricultural use, a chain link fence not to exceed four feet in height in the front yard and six feet in height in the side and rear yard is permitted.

- (2) *Side yards.*

- a. Three feet in height to the building line and six feet in height for the remaining side yard. Chain link fence is not permitted in the front yard area.

Option 1: With the submission of a scaled drawing indicating the location and dimensions of the fence or wall overlaid on a sealed survey, the fence or wall can be located on the property line.

Option 2: Without the submission of a scaled drawing indicating the location and dimension of the fence or wall overlaid on a sealed survey, the fence or wall must be located at least six inches from the property line.

Option 3: Without the submission of a scaled drawing indicating the location and dimension of the fence or wall overlaid on a sealed survey, the fence or wall may be located on the