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**Sec. 3-21. RESIDENTIAL MOBILE HOME PARK DISTRICT (Zone RMHP)**

- (a) *Intent.* All land designated as Zone RMHP is subject to the regulations of this Section, and in Sec. 20.3-10. Such areas are established to accommodate the housing needs of those residents desiring mobile homes or mobile home sites.
- (b) *Uses Permitted.*
- (1) Mobile Homes (Not to include Travel Trailers and Recreation Vehicles). Mobile homes must meet the requirements as stated in Sec. 20.3-3, Subsection (d).
  - (2) Accessory structures to mobile homes as follows: cabanas, carports, porches or awnings, and other customary accessory buildings and uses.
  - (3) Structures and uses relating to and for the exclusive use of residents of the mobile home park as follows:
    - (i) Recreational facilities and areas.
    - (ii) One (1) single-family residence not less than 750 square feet indoor area use by the resident manager.
    - (iii) Community centers.
    - (iv) Washing facilities for use by residents.
    - (v) Private marinas.
    - (vi) Storage of travel trailers, recreational vehicles and boats provided such units are stored in a separate area, landscaped, and maintained. Storage of these units shall not be permitted on individual lots. (No old cars)
  - (4) Satellite dish receivers, limited to the specific development in which it is located.
- (c) *Conditional Uses.* The following uses are permitted in the RMHP zoning district subject to the conditions provided in Sec. 20.3-5.
- (1) Home occupations.
  - (2) Public Educational Facilities (Amended 10/99 - Ord. 99-55)
- (d) *Uses Not Permitted.*
- (1) Any use not allowed in (b) or (c) above.

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- (e) *Density Lot and Building Requirements.*
- (1) *Minimum Site for a Residential Mobile Home Park.* An area not less than ten (10) acres, having a minimum width of 300 feet measured along a public right-of-way.
  - (2) *Minimum Individual Mobile Home Site Size.* An area not less than 5,000 square feet and having a minimum width of not less than 50 feet.
  - (3) *Density Requirements.* Maximum densities are as follows:
    - (i) Urban Fringe Residential
 

Central water and sewer	4 units per acre
Without central water and sewer	2 units per acre
    - (ii) Urban Core Residential with central water and sewer 6 units per acre
  - (4) *Setbacks.* Mobile homes and structures shall be set back not less than 50 feet from all property lines, unless such line is contiguous to property zoned RD, BA, BB, IS, IA, IB, BSC, PO and PS, in which case the setback shall be 15 feet. Individual structures within the park shall set back not less than 20 feet from all public rights-of-way or pavement edges of private streets.
  - (5) *Minimum Distance Between Structures.* Fifteen (15) feet.
  - (6) *Minimum Floor Area.* Five hundred (500) square feet.
  - (7) *Maximum Height of Structures.* Thirty-five (35) feet.
  - (8) *Patio.* Each mobile home space shall have a concrete patio of not less than ten (10) feet by twenty-four (24) feet, conveniently located at the entrance of each mobile home.
  - (9) All structures shall be set back a minimum of 50 feet landward from the ordinary high water line or mean high water line, whichever is applicable; for waters designated as Aquatic Preserves or Outstanding Florida Waters, the setback will be 100 feet. (amended 5/05 – Ord. 05-18)
- (f) *Criteria for Site Plan Approval.* The site plan submitted for such development as defined in this chapter shall provide that the proposed lot sizes, density, setback provisions, and other factors are in conformity with the requirements of the Clay County Land Development Code and other applicable ordinances and laws, and that such plan and use is in harmony with adjacent and surrounding land use and with the land use character in the proposed area. In addition to such general considerations, said plan shall be approved

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only after a consideration of the following factors which are deemed to be additional conditions upon the use of land for purposes for which a site plan is required as provided in this chapter under this article:

- (1) The ingress and egress to the property and proposed structures, both pedestrian and vehicular, shall be so controlled to provide safe traffic control and flow within the property and between adjoining property and existing public roads and rights-of-way.
  - (2) The drainage of the property shall be in conformity with the established plan of drainage within the surrounding area and must not alter said established drainage so as to adversely affect the public land or adjoining property.
  - (3) All methods of utility connection shall be indicated and shall be in conformity with the standards and requirements for connection to utility companies proposed to serve the property, whether said utility companies are public or private.
  - (4) All off-street parking shall be indicated and shall provide safe traffic control and flow to the property and between the property, adjoining property, and existing public roads and rights-of-way.
  - (5) The proposed use of the property shall be in conformity with, and compatible to, the character of the surrounding property and shall not substantially interfere with the safety, light, air and convenience of the surrounding private and public property.
  - (6) All recreational areas, open space, setbacks, parking areas, and accessory structures shall be so landscaped, located and constructed so as not to interfere with the use or potential use of surrounding property both public and private.
- (g) *Site Plan Requirements.* Site plans shall additionally be subject to the following:
- (1) Upon the approval of the site plan and the issuance of a building permit, the park shall be built substantially in accordance with the site approval, should the owner/applicant or his successors desire to make any changes to said site plan, such changes shall first be submitted to the Planning and Zoning Department. If the Department deems that there is a substantial change or deviation from that which is shown on the approved site plan, the owner/applicant or his successors shall be required to return to the County Commission where it is determined that the public interest warrants same.
  - (2) Upon final approval of a site plan, a designation of such approval shall be incorporated on the Zoning Map of Clay County, and said approval shall become a binding condition on the use of the land encompassed by the approval site plan under the applicable land use classification. Any conveyance of any portion of

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such land encompassed by the approved site plan prior to completion of construction shall automatically revoke any building permit issued based upon said site plan unless prior approval of such conveyance is obtained from the County Commission to ensure that such conveyance does not substantially deviate from the terms, conditions, and objectives of the approved site plan. No conveyance of any portion of such land encompassed by the approved site plan subsequent to construction shall be permitted unless prior approval of such conveyance is obtained from the County Commission to ensure that such conveyance does not substantially deviate from the terms, conditions and objectives of the approved site plan.