LANDUSE DISTRICT

MOBILE HOME (MH)

Extracted from the City's Land Development Regulations (LDRs)

This residential land use district provides guidelines for Mobile Homes & Recreational Vehicle (RV) Parks. The purpose of this district is to provide for a mobile home urban environment in a rental park where the dwelling unit may or may not be owned by the tenant residing within, provided however, that the entire mobile home community is under single ownership.

City of Eustis

Permitted Uses:

- ❒ Elementary School
- ❒ Mobile Home
- ❒ Nature, Ecology Facilities
- ❒ Parks: tot lot, passive & picnic
- ❒ Recreational Vehicle (RV) Park
- ❒ Single Family Detached
- ❒ Wireless Communication Antenna &/or Towers Camouflaged

Conditional Uses (those approved by the City Commission):

- ❒ Bed & Breakfast
- ❒ Child Day Care Centers, Nursery Schools
- ❒ Churches & Accessory Uses including schools
- ❒ Commercial Neighborhood (permitted w/ limitations)
- ❒ Convenience Store with & without gas station
- ❒ Dry Cleaning/Laundry (permitted w/ limitations)
- ❒ Food & Beverage Store including Alcohol (w/limitations)
- ❒ General Agricultural
- ❒ Government Buildings (w/limitations)
- ❒ Home Occupation (permitted with limitations)
- ❒ Middle & High Schools
- ❒ Restaurant w/o drive through
- ❒ Retail Sales & Service
- ❒ Wireless Communication Antenna &/or Towers

(see Sec. 109-4: Use Regulations Table of the LDRs)

General Regulations:

The use of a trailer or mobile home as a dwelling or living unit on any lot other than a licensed & approved mobile home park, mobile home subdivision, or recreational vehicle park, within the MH/RV mobile home/recreational vehicle land use district shall not be permitted.
(see Sec. 110-5.14(a)(2)a: RV Storage/Parking in the City's Land Development Regulations)

At no time shall such vehicles be connected to any water, sewer or gas utility services unless they are within a MH/RV mobile home/recreational vehicle land use district. (see Sec. 110-5.14(a)(2)b: RV Storage/Parking in the City's Land Development Regulations)

All Recreational Vehicles (RVs) described herein, which are parked on residential property shall be licensed in accordance with all laws of the State of Florida. (see Sec. 110-5.14(a)(2)d: RV Storage/Parking in the City's Land Development Regulations)

Impervious Surface: Not more than **50%** of the total parcel.

Impervious surface is any surface that rain can't penetrate including driveways, sidewalks, pools & pool decks, structures, & gravel. (Percentage of net buildable area)

Maximum Building Height: 35' Single Family

Density: No greater than **8 Dwelling units/acre**

Minimum Open Space: 50%

Frontage Buildout: Not Applicable

Floor Area Ratio: Not Applicable

Setbacks*: Street: 0'/10'/18'/25'; Common Lot: 0'/5'/6'/10'; Rear: 5'/10'/15' * NOTE: Setbacks are dependent on the particular lot type along with the particular Design District.

Special Regulations:

Garages. All single family dwellings, including mobile homes, and the like shall possess a garage as follows:
(1) **Minimum size:** 300 sq. ft. (12 feet × 18 feet for car parking & 12 feet × 7 feet for storage).
(2) Equipped with an **operational overhead door** with minimum dimensions of 9 feet × 7 feet, which door, when closed, conceals the interior of the garage. (as defined in Sec. 110-5.8 of the City's Land Development Regulations).

Trash containers, garbage receptacles, dumpsters must be screened. (see Sec. 115-4.10 of the City's Land Development Regulations)

Landscaping & buffering must be addressed (see Sec. 115-9. General Landscaping Standards in the City's Land Development Regulations)

Developments within the **Wekiva Protection Overlay** that include longleaf pine, sand hill, sand pine & xeric oak communities shall protect these areas as dedicated open space or conservation easements with the total open space equal to at least 35% of the net buildable area.

Sheet Update: July, 2024

Sec. 115-4.11. - Mobile Home Park/RV Park.

(a) Location. The Mobile Home Park or Trailer Park shall be located on a well drained site, susceptible to quick drying following rains & shall be so located that its drainage will not endanger any water supply. Land within the 100-year flood plain will be left open space.

(b) Size & Spacing. The area of the park shall be large enough to accommodate the designated number of spaces, necessary streets & roadways & parking areas for motor vehicles.

(c) Mobile Home Space. Each mobile home space shall be clearly defined & shall abut on a driveway or other clear space with unobstructed access to a public street. Mobile home spaces in Trailer Parks hereafter constructed in mobile home spaces hereafter added to existing Trailer Parks shall meet the following specifications:

(1) Each independent mobile home space shall contain a minimum of 2,400 sq. ft . at least 40' wide.

(2) Each dependent mobile home space & each travel trailer space shall contain a minimum of 1,200 sq. ft., at least 20' wide.

(3) A minimum distance of 10' between mobile homes or any enclosed appurtenances thereof shall be maintained at all times. Said 10' distance shall also be maintained between mobile homes & trailer park buildings or structures, except where a dependent mobile home space is served by its own toilet or utility building. All mobile homes or appurtenances shall be more than 20' from the exterior boundary of the park. All mobile homes & appurtenances shall be placed as to leave public walkways, streets, highways, right-of-ways, trailer park roadways & walkways clear & unobstructed.

(d) Roads—Mobile Home Parks. Paved access roads shall be provided to each mobile home space. Roads in new Mobile Home Parks & roads added to existing Mobile Home Parks shall have a paved minimum width of 30' unless adequate off-street parking for cars is provided, in which event 24' shall be the minimum paved road width. Perimeter roads, having mobile homes parked on 1 side only, shall have a minimum width of at least 24' & be paved.

(e) Recreation Units—Density & Separation. The term "recreation units" as used in this subsection shall include all units defined in Chapter 100 of the LDRs.

(1) **Density**. The density shall not exceed 8 Mh/RVs per acre Of gross site.

(2) Separation. RVs shall be separated from each other & structure such as attached awnings, carports, or individual storage facilities shall, for purpose of this separation requirement, be considered to be part of the unit. All units or appurtenances shall be more than 20' from the exterior boundary of the park.

(f) Roads—For RVs. All RVs shall be located more than 25' from any public street or highway right-of-way. Each parking area shall be provided with safe & convenient vehicular access to & from public streets or roads. Alignment & gradient shall be properly adapted to topography. Surfacing & maintenance shall provide a smooth hard surface that shall be well drained. Access to each recreation unit space shall be designed to minimize congestion & hazards. Paved roadways shall be of adequate width to accommodate anticipated traffic & in any case shall meet the following minimum requirements:

(1) One-way, no parking, 11', only if less than 250' total length & serving less than 25 trailer spaces.
(2) One-way, parking on one side only, 18', only if serving less than 50 trailer spaces.
(3) Two-way, no parking, 24'.
(4) Two-way, parking on 1 side only, 27'.
(5) Two-way parking on both sides, 34'.

Each parking area shall provide sufficient parking & maneuvering space so that the parking, loading or maneuvering of recreation units incidental to parking shall not necessitate the use of any public street, sidewalk or right-of-way or any private ground not part of the parking area.

(h) **Water Supply.** An accessible, adequate, safe & potable supply of water shall be provided in each Trailer Park & shall be in compliance with the FL Administrative Code & according to the City specifications. Whenever a municipal or public water supply is available to the park, such water supply shall be used. A water supply outlet shall be available within a distance of 300' of any dependent trailer space or RV space.

(1) In Mobile Home Parks, at least 1 water service connection meter shall be provided for each mobile home space & shall be so constructed as to prevent damaging by the parking of mobile home.

(2) In Travel Trailer Parks or RV Parks, an easily accessible water supply outlet for filling trailer water storage tanks shall be provided as follows:

No. of Spaces	No. of Water Supply Outlets
0-250	1
251-600	2
601-1050	3

For each additional 500 spaces, 1 such water supply outlet shall be provided. Provided that in parks completely served by a water service connection & sewage connection to each space, only 1 common water supply outlet shall be required. Water supply outlets required in this section shall consist of at least a water hydrant & the necessary appurtenances & shall be protected against the hazards of backflow & siphonage. A sign shall be erected at this location indicating water is for filling trailer water storage tanks only.

(i) Sewage Disposal. An adequate & safe method of sewage collection, treatment & disposal shall be provided in each Trailer Park & shall be in compliance with the FL Administrative Code & according to City specification. Whenever a municipal or public sewer system is available to the park property, such system shall be used. A minimum figure of 3 persons per trailer coach space shall be used to estimate the daily sewage flow.

(1) In parks providing travel trailer or recreation unit spaces, a sanitary station shall be provided consisting of at least: a trapped 4-inch sewer riser pipe, connected to the park sewerage system, surrounded at the inlet end by a concrete apron sloped to the drain, & provided with a suitable hinged cover; & a water outlet with the necessary appurtenances, properly protected from backflow or back siphonage, connected to the park water supply system to permit wash down of the immediate adjacent areas. A sign shall be erected to indicate water at this location is not for filling trailer water storage tanks.

(2) Each park providing travel trailer or RV unit spaces shall be provided with sanitary stations as follows:

No. of Spaces	No. of Sanitary Dump Stations
0-250	1
251-600	2
601-1050	3

For each additional 500 spaces, 1 additional dump station shall be provided. Provided that in parks completely served by a water service connection & a sewage connection to each space, only 1 sanitary dump station will be required.

(j) Travel Trailer or RV Unit Parks restricted to completely self-contained units, including water supply tank, waste water tank, toilet, shower or tub, handwashing sink & kitchen sink, may omit public toilet facilities. All liquid waste on such units must be discharged into the unit waste tank. A sanitary station to accommodate such areas shall be required as provided in this Chapter.

(k) Toilet Facilities:
(1) Trailer parks accommodating, providing for, or catering to 1 or more dependent trailer units shall provide toilet & bathing facilities in accordance with overnight provisions of the FL Administrative Code.

(2) Trailer Parks shall provide minimum public toilet facilities in accordance with provisions of FL Administrative Code, for any trailer park structure used as a recreational center or other public gathering place. Minimum toilet facilities shall also be provided in all parks accepting trailers making 1 night stops only. Trailer Parks restricted entirely to independent trailers & not accepting trailers for 1 night stops nor providing structures for public use may omit public toilet facilities.

(3) Recreation Unit Parks shall provide toilet & bathing facilities in accordance with provisions of the FL Administrative Code. Toilet facilities shall be available within 300' of any dependent trailer space.

(l) **Plumbing.** Plumbing shall be in compliance with the FL Administrative Code, & City specifications. Trailer Park owners or operators shall refuse to connect trailer coaches with plumbing not complying with provisions of the Administrative Code. A self-drainage water & gas tight connection from the trailer coach waste line to the park sewer connection shall be made by means of a readily removable acid resistant semi-rigid or flexible connector. Sheet metal down spouts or other sheet metal pipes or tubes are not acceptable for this purpose. The park sewer outlet shall be tightly capped when not in use.

(m) **Sewage & Refuse Disposal.**
(1) Waste from showers, bathtubs, flush toilets, urinals, lavatories, slop sinks & laundries in service & other buildings within the park shall be discharged into a public sewer system in compliance with applicable ordinances.

(2) Each mobile home space shall be provided with a trapped sewer at least 4 inches in diameter, which shall be connected to receive the waste from the shower, bath tub, flush toilet, lavatory & kitchen sink of the mobile home harbored in such space & having any or all of such facilities.

The trapped sewer in each space shall be connected to discharge the mobile home waste into a public sewer system in compliance with applicable ordinances or into a private sewer disposal plant or septic tank system or such construction & in such manner as will present no health hazard.

(n) **Garbage Receptacles.** Garbage cans with tight fitting covers shall be provided in quantities adequate to permit disposal of all garbage & rubbish. Garbage cans shall be located not farther than 150' from any mobile home space. The cans shall be kept in sanitary conditions at all times. Garbage & rubbish shall be collected & disposed of as frequently as may be necessary to insure that the garbage cans will not overflow.

(o) **Electricity.** Electrical installations shall comply with all codes & ordinances & all electrical utilities shall be underground.

(1) In Mobile Home Parks, an electrical outlet supplying at least 110 volts shall be provided for each space. Such electrical outlets shall be certified for weatherproofing.

(2) In Recreation Unit Parks, if individual spaces are provided with electrical service, such service receptacle shall be located not more than 25' from the recreation unit.

(3) Electrical systems in mobile homes & travel trailers shall be in compliance with standards for mobile homes & travel trailers, as specified in Florida Statutes.

(p) Fire Protection. The Trailer Park shall conform to regulations or standards issued by the State Fire Marshal & shall be subject to the rules & regulations of the City's Fire Department. The park & space under individual trailer coaches shall be kept free of litter, rubbish, & flammable materials. Fire extinguishers of a type & size approved by the City's Fire Marshal shall be kept in service buildings & in all other locations named by such Fire Department & shall be maintained in good operating condition. Heating systems in mobile homes & travel trailers shall be in compliance with standards for mobile homes & travel trailers, as specified in FL Statutes.

(q) **Safety Shelter.** New trailer parks proposed within the City shall have an area designated as a safety shelter for residents within the trailer park. This shelter is provided for times of hurricane, tornado & other emergency situations. The clubhouse may serve such purpose. Construction of designated shelter shall be of standard construction material & to the construction standards adopted in these regulations.

(1) Master Park Plan Permit.

a. No construction, extension, alteration or disturbance of the land or its natural features & vegetation is recommended, nor shall any building permit be issued, prior to the review of a Master Park Plan by the Development Review Committee (DRC) & the City Commission. Prior to the issuance of a Master Park Plan permit, a Master Park Plan must be reviewed by DRC & approved by the City Commission. The entire procedure for the preparation of a Master Park Plan is as follows:

1. Upon completion of preliminary design plans, the developer shall contact the Development Services Director & arrange a Pre-Application Conference between his designer & the Development Services Director.

2. The Development Services Director shall review the preliminary design plans with the designer. When the preliminary plan receives the approval of the Development Services Director, the developer may proceed with his engineering. An adequate setback with or without vegetative buffers may be required.

3. Upon completion of the preliminary engineering plans in accordance with the approved preliminary design plans, the developer shall have his engineer and designer proceed the developer shall have his engineer & designer proceed through the Development Services Department.

4. After approval by the Development Services Department has been obtained, the developer may then submit the Master Park Plan to the City Commission & the Division of Health & the Department of Environmental Protection, State of Florida, for necessary approvals.

5. A professional engineer shall seal the Master Park Plan prior to submittal to the City. (Ord. No. 16-31, 12-15-2016)

Please Note: The regulations are general in nature & have not been deemed all inclusive.

MOBILE HOME (MH)

Excerpted from the City's Comp. Plan:
Mobile (referred to also as Manufactured) Home Community (MH): This designation applies to specific existing mobile home & recreational vehicle developments which are predominantly located north of Trout Lake. The purpose of this district is to provide for a mobile home urban environment in a rental park where the dwelling unit may or may not be owned by the tenant residing within, provided however, that the real property for the entire mobile home community is under single ownership. No new transient home developments are specifically provided for on the Future Land Use Map.

General Range of Uses: Single-family residential dwelling units, multi-family dwelling units, manufactured residential dwelling units, mobile homes, outdoor recreation, & schools. Public & utility services & facilities that are 2 acres or less in size are also permitted.

Maximum Density: Residential densities may not exceed 8 dwelling unit per net buildable acre.

Special Provisions:
(1)Permit the placement of residential units manufactured off site which otherwise meet all applicable federal & state regulations & standards, provided that:

a. all such housing is attached to foundations as in the case of conventional site-built construction; &

b. all such housing otherwise meets applicable lot, yard, & related residential classification as set forth in the Land Development Regulations (LDRs).

Bicycle Parking:

Land Use:	Spaces Required:
Schools, elementary, middle, jr. high & high school	0.75 per vehicle parking space (vps)
Outdoor recreation uses	0.10 per vps

Parking Space Requirement:
Day Care Center (Child or Adult): 1:12 Rated Patron Capacity (RPC)
Mobile Home: 2 spaces per dwelling unit
Parks and Recreation: Passive: 1 space per 10,000 s.f. of land area
Single Family: 2 spaces per dwelling unit

Miscellaneous (For Developers):
Trash containers, garbage receptacles, dumpsters must be screened. (see Sec. 115-4.10 of the City's LDRs)

Off-street parking must be addressed (see Sec. 115-4.4 Parking Requirements in the City's Land Development Regulations)

Landscaping & buffering must be addressed (see Sec. 115-9. General Landscaping Standards in the City's Land Development Regs.)

Site lighting must be addressed for pedestrians & vehicles (Sec. 115-4.5. Site Lighting in the City's Land Dev. Regs.)

Sign applications are permitted through the Building Dept. (Sec. 115-11. Signage Standards in the LDRs)

Developments within the Wekiva Protection Overlay that include longleaf pine, sand hill, sand pine, & xeric oak communities shall protect these areas as dedicated open space or conservation easements, with total open space equal to at least 35% of the net buildable area.

From the Sec. 110-5 of the LDRs:
All accessory uses and structures shall obtain a building permit or other permit or license.

Residential district accessory use/structure (multi-family). Customary accessory uses/structures may include, but are not limited to the following: swimming pools, spas/hot tubs, decks, tennis courts, fences, clubhouses, recreational and laundry rooms, sales/rental offices, utility/storage buildings, greenhouses, gardens, garages, satellite dishes/antennas, boathouses, docks, catwalks, or elevated walkways.

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For More Information:
City of Eustis - Development Services Department
4 North Grove Street, Eustis, FL 32726
352-483-5460

Please Note: The regulations are general in nature and have not been deemed all inclusive.