

CITY OF SPRINGFIELD, FLORIDA

ORDINANCE NO. : 391

AN ORDINANCE CONCERNING AMENDING AND SUPPLEMENTING ARTICLE I AND ARTICLE III OF THE UNIFIED LAND DEVELOPMENT CODE; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Springfield, Florida, has previously adopted a Unified Land Development Code pursuant to the authority of Section 163.3202, Florida Statutes; and,

WHEREAS, the City of Springfield, under said Unified Land Development Code, has extensive duties and responsibilities to review and permit development within the City of Springfield; and

WHEREAS, the City of Springfield has extensive duties and responsibilities to promote and protect public health, safety and welfare; and,

WHEREAS, the City Commission finds the need to amend the City of Springfield's Unified Land Development Code to include the necessary following provisions; and,

WHEREAS, the public hearing for the adoption of this Ordinance was held for the purpose of receiving public comments on March 1, 1999, now, therefore,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SPRINGFIELD, FLORIDA, THAT

SECTION 1. The City of Springfield Land Development Code is hereby changed as follows.

Article I, Sec. 1-4. Definitions

MANUFACTURED HOME. A single-family dwelling unit fabricated on or after June 15, 1976 in an off-site manufacturing facility for installation or assembly at the building site, with each section bearing a

seal certifying that is built in compliance with the U. S. Department of Housing and Urban Development construction and safety standards (HUD Code). Manufactured homes are treated the same as site built homes and are allowed within any residential land use district, provided that they are compatible with existing, conventional dwellings.

MOBILE HOME. A transportable, factory-built home, designed to be used as a year-round residential dwelling but not conforming to the definition of a manufactured home.

MOBILE HOME PARK. A development designed specifically to allow for areas of residential manufactured home use. The area is intended to allow sitting of manufactured home built in compliance with the 1976 U. S. Department of housing and Urban Development construction and safety standards (HUD Code) as well as those mobile homes fabricated prior to enactment of those standards.

MODULAR HOME. A single-family dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the Florida Department of Community Affairs construction and safety standards. Modular homes are treated the same as site built homes and are allowed within any residential land use district, provided that they are compatible with existing conventional dwellings.

Article III, Section 3-5.5 District Purposes and Allowable Uses

1. Residential Low Density

(c) Conditional Uses

- A single Manufactured housing unit or Modular home on one individual lot or parcel with approval of City Commission and subject to the design standards in Section 3-5.9.

2. Mixed Use

(b) Allowable Uses

- Mobile home parks or subdivisions subject to the requirements of Section 3-5.10.

Article III, Section 3-5.9 Design Standards for Manufactured and Modular Homes

A. Intent

It is the intent in this section to establish design standards for manufactured and modular homes to ensure that they are compatible with existing, conventional dwellings.

B. General Requirements

Manufactured housing units and Modular homes proposed to be located on individual lots within the Residential Low Density District shall meet the following requirements:

1. The unit shall comply with the U.S. Department of Housing and Urban Development Mobile Home Construction and Safety Standards or the Florida Manufactured Building Act;
2. The minimum horizontal dimension of the main body, as assembled on the site, shall not be less than twenty (20) feet, as measured across the narrowest portion;
3. The unit shall be skirted;
4. Foundation siding/skirting and back up framing shall be weather-resistant and must blend with the exterior siding of the home;
5. The pitch of the main roof shall not be less than one (1) foot of rise for each four (4) feet of horizontal run with a minimum roof overhang of four inches per side;
6. The siding and roofing material used shall be similar in texture, color and appearance to that of detached single-family dwelling units in the same character district in which it is to be located;
7. All transportation equipment must be removed and the manufactured home must be placed on a permanent foundation and properly anchored according to the County's Building Code or the manufacturer's recommendations;
8. Manufactured homes which do not meet the above design criteria for siding and roofing material and roof pitch will be allowed to obtain permits for on-site installation, with the condition that building permits must be acquired for alterations necessary to meet the design criteria within ninety (90) days of installation and construction must be completed within one hundred eighty (180) days of installation;

9. Below grade level and for a minimum of six (6) inches above finish grade the materials shall be unaffected by decay or oxidation.

Article III, Section 3-5.10 Mobile Home Parks

A. Intent

It is the intent in this section to provide standards for the location and development of mobile home parks.

B. General Requirements

A mobile home park shall meet the following requirements:

- (1) *Minimum size of park; permitted location.* A mobile home park shall have a minimum of one and one half (1 1/2) acres and contain a minimum ten (10) mobile home spaces. Mobile home parks will be permitted in Mixed Use district.
- (2) *Development Criteria:*
 - (a) Setbacks required. No mobile home or attached structure shall be located closer than twenty-five (25) feet to the property lines of the mobile home park or public right of way. In addition, the building setback requirements of Section 3-4.9(7) must be met.
 - (b) Maximum density. Density shall not exceed seven (7) mobile home units per acre.
 - (c) Private Streets. No mobile home in a park shall be allowed direct access to a public street. All lots in a mobile home park must have access from a private street which shall comply with regulations established in Section 3-10.
 - (d) Landscaping and buffering. Mobile home parks shall be screened from view according to the following requirements: Screen of vegetation and /or opaque fence six (6) feet in height shall be provided and maintained around the perimeter of the park. Where vegetation is used as a screen, such vegetation shall be at least three (3) feet in height when planted.
 - (e) Recreational area equipment. Mobile home parks with 10 or more units shall retain an area of not less than 5% of the gross site area devoted to recreational facilities, generally provided in an area accessible to all property owners.

- (f) Each mobile home shall be independently served by separate electric, gas and other utility services.
- (g) A minimum of one (1) off-street parking space shall be required for each mobile home.

SECTION 2. SEVERABILITY

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 3. EFFECTIVE DATE

This Ordinance shall become effective when filed with the Florida Department of State.

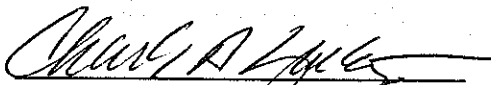
PASSED AND ADOPTED this 5th day of April, 1999.

CITY OF SPRINGFIELD, FLORIDA



JERRE DEASON, Mayor

ATTEST:



CHARLES A. YAUTZ, City Clerk

First Reading: 03/01/99

Second Reading: 04/05/99

Date Published: 03/15/99