

**CITY OF SPRINGFIELD, FLORIDA
ORDINANCE NO. 409
MANUFACTURED HOME SUBDIVISIONS**

AN ORDINANCE AMENDING AND SUPPLEMENTING ARTICLE III OF THE UNIFIED LAND DEVELOPMENT CODE; ESTABLISHING DEVELOPMENT CRITERIA AND DESIGN STANDARDS FOR MANUFACTURED HOME SUBDIVISIONS; 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;

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 by the addition of the following:

Article III, Section 3-4.15 Manufactured Home Subdivisions

A. Intent

It is the intent in this section to provide standards for the location and development of Manufactured Home Subdivisions.

B. Definitions:

Manufactured Home Subdivision: A parcel (or contiguous parcels) of land divided into lots developed and intended for use as a residential area occupied for manufactured homes; and conforming to an approved Development Plan with appropriate and adequate community services, recreation facilities, utilities, streets and sidewalks provided by the developer; where the resident owns the manufactured home and the manufactured home lot or where the resident rents the manufactured home and lot, both of which are owned as one by the developer or other third party. All manufactured homes located within a manufactured home subdivision must be installed in accordance with this ordinance, and all manufactured home subdivisions shall be designed in accordance with the applicable ordinances.

C. General Requirements

Manufactured Home Subdivisions are conditional use in MU and GC districts A. Manufactured Home Subdivision shall meet the same requirements and conditions as a standard residential subdivision set forth in the City LDR, Article III, Development Standards.

New construction or development of mobile home parks or trailer parks, as defined in Article I, Section 1- 4 of the Springfield Comprehensive Planning and Land Development Regulation Code, are no longer permitted inside the City limits of Springfield.

(1) *Development Criteria:*

(a) Minimum acreage for a mobile home subdivision shall be 4 acres consisting of contiguous parcels or lots. At least 50% of the planned lots shall be completed, which shall include water, sewer, other utilities, storm water treatment and landscaping, before a Certificate of Acceptance is issued. A Manufactured Home Subdivision shall meet the same density/intensity standards as a standard residential subdivision set forth in the City LDR, Article III, Section 3-5.6.

(b) Setbacks required. No manufactured home or attached structure shall be located closer than twenty-five (25) feet to the property lines of the subdivision or public right of way.

A manufactured home in a manufactured home subdivision shall not be less than 20 feet from another manufactured home to either side and no closer than 30 feet to the rear. The following minimum building setbacks shall apply for manufactured homes located on lots within a manufactured home subdivision:

Minimum Lot Width.....60 Feet

Set backs:

Front:.....25' from property line;

Side(s):.....10' from property line;

Rear:.....15' from property line;

For curved, cul-de-sac, or odd-shaped lots: as required, after review, by the Planning Board.

Corner Lots: 25' from primary (front of manufactured home) front lot line and 15' from secondary street lot line.

Orientation of homes - All manufactured homes shall be placed or constructed to face the street upon which the address for the lot has been assigned and will not be placed or constructed facing the side or rear property lines without specific approval from the City Commission. Any such orientation shall require a variance authorization as provided by City ordinance.

(c) No manufactured home shall be permitted within 25' of a subdivision perimeter street or a subdivision perimeter property line.

(d) **Private Streets.** No home in a Manufactured Home Subdivision shall be allowed direct access to a public street. All lots in a subdivision must have access from a private street which shall comply with regulations established in this ordinance and the City of Springfield LDR for subdivisions, Article III, Section 3-4.9, General Conditions.

(e) **Perimeter landscaping and buffering.** Manufactured Home Subdivisions shall maintain a perimeter buffer zone of vegetative matter. Where vegetation is used as a screen, such vegetation shall meet the requirements of attachment "A" of this ordinance.

(f) **Required Dedication of Recreational Areas** - Shall be the same as those required for standard residential subdivisions set forth in Article III, Section 3-4.9,9 of the City LDR.

(g) Each manufactured home shall be independently served by separate electric, gas and other utility services. All utilities shall be below ground except central pumps or tanks, which shall be screened from view using acceptable materials. Electrical service boxes and meters shall be mounted to the exterior wall of the home.

(h) A landscape buffer not less than 25 feet in width shall be located along the boundary of each manufactured home subdivision except where crossed by driveways.

(i) All residents of manufactured home subdivisions shall subscribe to City utilities

including water, sewage and garbage services.

(j) All manufactured homes located within the subdivision shall be installed according to all State and local codes and requirements. No Certificate of Occupancy shall be issued by the administrative official until compliance with these regulations.

(k) All other subdivision regulations set forth in the City LDR, Article III, Section 3-4 shall apply to Manufactured Home Subdivisions.

(l) There shall be one parking space for each 300 square feet of service buildings used by or for the benefit of the manufactured home subdivision occupants. Construction of the parking spaces must comply with local regulations.

(m) Each manufactured home in the subdivision shall have unobstructed access of at least 15 feet to a subdivision street.

(n) **Maintenance responsibilities** - The licensee, permittee or duly authorized attendant, caretaker or resident manager shall be in charge at all times to keep the manufactured home development, its facilities and equipment in a clean, orderly and sanitary condition. The attendant, caretaker or resident manager shall be answerable, with the licensee or permittee, for the violations of any provision of this ordinance to which the licensee or permittee is subject. The occupant and owner of the manufactured home shall also be responsible for insuring the home and lot comply with applicable laws and Springfield city ordinances.

(o) **Storage space** - In manufactured home developments, a minimum of ninety (90) cubic feet of covered and enclosed accessory building for general storage space shall be provided on each manufactured home lot. Outdoor equipment, tools, indoor furniture and appliances, etc. shall not be stored in the open. No vehicles of any type shall be stored or parked beyond the property line of any individual residence.

(p) **Access control** - All authorizations or permits for vehicular traffic access points and connections to State highway systems must be obtained before a development order will be issued from the City. Location and placement of access points and intersections in manufactured homes subdivisions shall comply with development design standards of the Springfield Land Development Regulations.

Emergency access - All manufactured homes subdivisions with internal roadway segments over 500 feet in length shall have at least two roadway outlets to public roadways in order to accommodate emergency ingress and egress needs.

(q) **Temporary permits** - The building official may issue a temporary permit for the use of a manufactured building or home for the temporary use exclusively for office space during the construction phase of a subdivision.

The building official may issue a temporary permit, to be valid for one year, for use of a manufactured building or home for the exclusive use as a sales office for properties within the

subdivision. Appropriate landscaping and setup regulations shall apply to the sales office.

(2.) Design Standards

(a) Each manufactured home lot shall have either a stabilized pad of not less size than the outer perimeter of the approved manufactured home intended to be set thereon or an approved foundation and an outdoor concrete patio of at least 180 square feet located near the entrance.

(b) Manufactured homes located in manufactured home subdivisions shall have the wheels, axle and tongue removed.

(c) Manufactured homes not placed on slabs shall comply with the following:

Within sixty (60) days from the date the home is physically placed on the site, the bottom of the home shall be enclosed with a wall curtain as described in this ordinance or skirted with a continuation of the same materials as the siding on the home. If a wall curtain is used it shall be coated and blend complimentary with the homes exterior finish. The entire perimeter of the home, including extensions and additions shall be enclosed with the same materials and properly maintained.

The home shall have an entrance porch with a landing of not less than four (4) feet in width and four (4) feet in length. The porch shall be stable and secured to prevent movement.

(d) Each manufactured home lot shall have two (2) improved parking spaces and a driveway of concrete or asphalt surface. The driveway shall be access to a carport or garage attached to the main structure constructed to meet local building codes. The carport or garage shall be located on the side or rear of the home and shall accommodate at least one full sized vehicle.

(e) Landscaping for individual homes shall include suitable shrubs spaced not less than four feet apart the entire front length of the home.

(3) The owner of each lot in a manufactured home subdivision shall annually return his/her lot and the manufactured home thereon as an improvement to real estate for ad valorem tax purposes.

(4.) All manufactured housing developments approved prior to the adoption of this ordinance shall be declared nonconforming developments and shall be exempt from these regulations for minimum lot size, area, and setbacks when permits are requested for replacement of existing manufactured or mobile homes.

(5.) Existing mobile home parks, trailer parks, or other manufactured housing developments shall conform to the requirements of this ordinance and other LDR requirements on any new developments, expansions or additions to such mobile home, trailer park or manufactured housing development.

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 upon passage.

PASSED AND ADOPTED by the City Commission, in Regular Session, in Springfield, Bay County, Florida, on this the 2nd day of July, 2001.

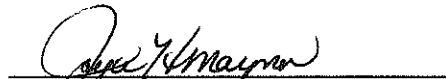
CITY OF SPRINGFIELD



Robert E. Walker, Mayor

ATTEST:

First Reading: June 4, 2001
Second Reading: July 2, 2001
Date Published: June 14, 2001



Joyce Maynor, City Clerk

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Florida Freedom Newspapers, Inc.

PUBLISHERS OF THE NEWS HERALD
Panama City, Bay County, Florida
Published Daily

State of Florida County of Bay

Before the undersigned authority appeared _____
Pam Gregory
_____, who on oath says that (s)he
is _____
Advertisng Director _____ of the News Herald, a daily
newspaper published at Panama City, in Bay County, Florida; that the attached copy
of advertisement, being a _____
Legal Advertisement
in the matter of _____
Notice of Proposed Ordinance
_____ PO#3109
_____ in the _____
Court, was published in said newspaper in the issues of _____
June 14, 2001

Affiant further says that the News Herald is a direct successor of the Panama City News and that this publication, together with its direct predecessor, has been continuously published in said Bay County, Florida, each day (except that the predecessor, Panama City News, was not published on Sundays), and that this publication together with its said predecessor, has been entered as a second class mail matter at the post office in Panama City in said Bay County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement, all in accordance with the provisions of section 49.03, Florida Statutes; and affiant further says that (s)he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



State of Florida
County of Bay
Sworn to and subscribed before me this _____ 14th _____ day of _____ June _____,
A. D., 2001 by _____ Pam Gregory _____, Advertising Director of The
News Herald, who is personally known to me or has produced _____
as identification.

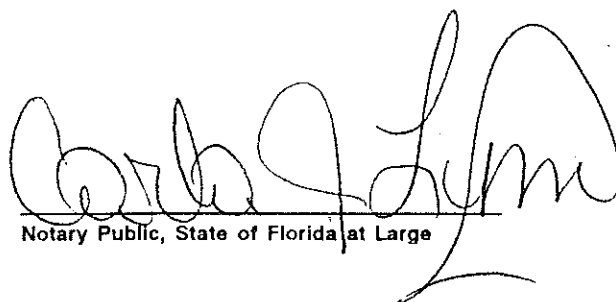
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NOTICE OF PROPOSED
ORDINANCE
CITY OF SPRINGFIELD
ORDINANCE NO. 409
MANUFACTURED HOME
SUBDIVISIONS
AN ORDINANCE AMEND-
ING AND SUPPLE-
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SIGN STANDARDS FOR
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ING FOR AN EFFECTIVE
DATE.

The second reading of the above titled Ordinance is scheduled for July 2nd, 2001, at 6:30 p.m. at a meeting of the City of Springfield Commission in its meeting room in City Hall. The proposed Ordinance may be inspected during regular business hours in the City Clerk's Office. Interested parties may appear at the meeting and be heard with respect to said proposed Ordinance.

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact Joyce H. Maynor, Acting City Clerk, at City Hall, 3529 E. 3rd Street, Springfield, Florida, 32401 or by telephone at (850) 872-7570, ext. 112, at least five (5) calendar days prior to the meeting.
June 14, 2001

CARLA J. LYNN
MY COMMISSION # CC 702066
EXPIRES: December 14, 2001
Bonded Thru Notary Public Underwriters



Notary Public, State of Florida at Large