

Section 4.4.4 Mobile Home (MH) District:

(A) **Purpose and Intent:** The Mobile Home (MH) District is provided to make provision for certain existing mobile home parks and subdivisions in the City. The MH District is not intended to be applied to the development of vacant land.

(B) **Principal Uses and Structures Permitted:** The following types of use are allowed within the (MH) District as a permitted use:

(1) Mobile Home Parks which provide the sale or rental of sites for occupancy by mobile homes, wherein the park is operated as a unit.

(2) The sale, by its owner or licensed dealer, of used mobile homes on sites presently or previously occupied by the owners of such mobile homes.

(3) Storage or parking of mobile homes on sites preparatory to occupancy or between periods of occupancy.

(4) Public educational facilities of The School District of Palm Beach County, pursuant to the regulations set forth in Section 4.3.3 (HH). **[Amd. Ord. 24-02 7/16/02]**

(C) **Accessory Uses and Structures Permitted:** The following uses are allowed when a part of, or accessory to, the principal use:

(1) Attached appurtenant and accessory structures such as enclosed porches, screened enclosures, storage closets, and carports.

(2) Family Day Care pursuant to restrictions set forth in Section 4.3.3(T) (Child care, up to five children)

(3) Recreational facilities attendant to a mobile home park such as: tennis courts, swimming pools, exercise area, clubhouse, and golf courses.

(D) **Conditional Uses and Structures Allowed:** There are no conditional uses prescribed in the MH District.

(E) **Review and Approval Process:**

(1) All principal uses and accessory uses thereto shall be allowed upon application to and approval by the Chief Building Official for structures which require a building permit and otherwise comply with applicable use restrictions.

(F) **Development Standards:** The development standards as set forth in Section 4.3.4 shall apply to individual sites within a Mobile Home Park. The following standards apply to the Park, itself:

SECTION 4.4.4 (F) (1)

- (1) Minimum area of two (2) acres
- (2) Minimum width of 120 feet
- (3) Setbacks around the perimeter of the Park as follows:
 - (a) Front of 25 feet
 - (b) Interior side of 7-1/2 feet
 - (c) Street side of 15 feet
 - (d) Rear of 10 feet

(G) **Supplemental District Regulations:** The supplemental district regulations as set forth in Article 4.6 shall apply.

(H) **Special Regulations:**

(1) A mobile home consisting of one or more units designed as a single dwelling shall not be placed on a lot which is less than 3,200 square feet in area and which is not less than 40 feet in average width on sites in being as of November 12, 1985.

(2) No part of any mobile home, or any addition or appurtenance thereto shall be located within ten feet (10') of any accessory or service building or structure used in connection with a mobile home park.

(3) Structures of a permanent nature shall not be added or attached to a mobile home, unless such mobile home is placed upon a site conforming to the minimum requirements for a mobile home.

(4) The combined area of all additions or attachments shall not exceed the gross area of the mobile home itself. Carports are not included in the above limitation, if the width of site is adequate for separation requirements.