

City of  
Gainesville

080198

Inter-Office Communication  
Planning and Development Services  
Phone 334-5022, FAX 334-2648, Station 11

Item No. 7  
Date: July 17, 2008

**TO:** City Plan Board  
**FROM:** Planning Division Staff  
**SUBJECT:** Petition 90TCH-08PB. City Plan Board. Land Development Code section 30-52 MH (12 units/acre mobile home residential district). Change general requirements regarding dimensional requirements for principal and accessory structures.

**Recommendation**

Staff recommends the Plan Board approve Petition 90TCH-08PB.

**Explanation**

This petition requests a change to the text of the Land Development Code regarding setbacks for principal and accessory structures in the Mobile homes (MH) zoning district.

This change is intended to bring setbacks in the MH district more in conformance with other zoning districts with similar lot sizes, such as the Residential Conservation (RC) district and Alachua County Manufactured/mobile home park (RM) district. A comparison of these districts with the current and proposed setbacks in the MH district shows how the proposed change will resemble other similar districts:

	MH Proposed	MH Current	RC	Alachua County RM
<b>Density</b>	No change	12 du/ac	12 du/ac	8 du/ac
<b>Lot size (s.f.)</b>	No change	3,000	3,000	3,000
<b>Principal Structures</b>				
<b>Front</b>	No change	15 ft.	Average of 2 adjoining lots	8 ft.
<b>Side</b>	5 ft.	10 ft.	5 ft.	5 ft.
<b>Rear</b>	10 ft.	15 ft.	20 ft.	5 ft.
<b>Accessory Structures</b>				
<b>Side</b>	3 ft.	10 ft.	5 ft.	5 ft. (Same as principal)
<b>Rear</b>	3 ft.	5 ft.	5 ft.	5 ft. (Same as principal)

080198

A review of setbacks for mobile homes in other Florida cities and counties indicates that rural areas tend to have the largest setbacks, while more urban areas have more compact setback standards.

	Front	Rear	Side
Alachua County	8	5	5
Altamonte Springs	15	15	5
Atlantic Beach	8	8	8
Bradenton	5	5	5
Brevard County	15	15	5
Broward County	6	8	2
Clearwater	7.5	6	6
Green Cove Springs	15	10	7.5
Gulfport	15	15	7.5
Leon County	10	10	8
Levy County	10	15	15
Live Oak	35	25	25
Marion County	15	10	8
Newberry	35	25	25
Ocala	20	8	8
Wakulla County	20	20	20
Average	15.0	12.5	10.0

An added benefit of the proposed reduction in side- and rear-yard setbacks is that it will potentially assist with the provision of affordable housing options, as it may allow reduced land and maintenance costs.

#### Summary

Staff recommends approval of this petition because it will bring the setback requirements in conformance with other zoning districts in the City and Alachua County; will assist with the provision of affordable housing; and will not have an adverse impact on other areas designated MH – Mobile homes.

Respectfully submitted,



Ralph Hilliard  
Planning Manager

RH:SBN

**Attachment 1**  
**Proposed Amendments to the Land Development Code**

**ARTICLE IV. USE REGULATIONS**

**Sec. 30-52 Residential low density districts (RMF-5, RC and MH)**

TABLE 2. DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL  
 LOW DENSITY AND RC DISTRICTS  
 Principal Structures

TABLE INSET:

		MH	RMF-5	RC
Maximum density		12 du/a	12 du/a	12 du/a
Minimum lot area <sup>1</sup> :				
	Single-family dwelling unit	3,000 sq. ft.	3,500 sq. ft.	3,000 sq. ft.
	Two-family dwelling unit <sup>1</sup>	N/A	7,000 sq. ft.	6,000 sq. ft. <sup>3</sup>
	Three-family dwelling unit	N/A	10,500 sq. ft. <sup>7</sup>	N/A
	Four-family dwelling unit	N/A	14,000 sq. ft. <sup>7</sup>	N/A
Minimum lot width at minimum front yard setback:				
	Single-family dwelling unit	N/A	40 ft.	35 ft.
	Two-family dwelling unit	N/A	75 ft. <sup>4</sup>	70 ft. <sup>4</sup>
	Three-family dwelling unit	N/A	85 ft. <sup>7</sup>	N/A
	Four-family dwelling unit	N/A	100 ft. <sup>7</sup>	N/A
	Five and six-family dwelling unit		120 ft.	N/A
Minimum yard setbacks:				
	Front	15 ft.	20 ft.	The average of the actual distance (up to 20 feet) between the street right-of-way and principal structures on the 2 adjoining lots, using 20 feet for any adjoining

080198

				vacant lot.
	Side (interior)	40 <u>5</u> ft.	7.5 ft. <sup>5</sup>	5 ft. <sup>6</sup>
	Side (street)	N/A	10 ft.	N/A
	Rear	45 <u>10</u> ft.	20 ft.	20 ft.
Maximum building height		25 ft.	3 stories	3 stories
Maximum lot coverage		N/A	35%	50%

Accessory Structures for MH, RMF-5 and RC

TABLE INSET:

		MH	RMF-5	RC
Minimum front and side yard setbacks		Same requirements as for the principal structure, excluding fences and walls.		
Minimum yard setback, rear		5 <u>3</u> ft.	5 ft.	5 ft. <sup>1</sup>
Maximum building height		25 ft.	25 ft.	25 ft.
Transmitter towers <sup>2</sup>		80 ft.	N/A	80 ft.

**Petition 90TCH-08 PB. City Plan Board. Land Development Code section 30-52 MH (12units/acre mobile home residential district). Change general requirements regarding dimensional requirements for principal and accessory structures.**

Susan Niemann, Senior Planner gave the Staff presentation and stated that city setbacks for mobile home parks are apparently larger than other similar districts in Florida cities and counties; and to bring the city code more into conformance, a text change for both principal and accessory structures is required. Ms. Niemann further stated that principal structure front setbacks will now be 15 feet, side setbacks will go from 10 feet to 5 feet and the rear setbacks will go from 15 feet to 10 feet; accessory structures side and rear setbacks will be 3 feet.

Ralph Hilliard, Planning Manager stated that most mobile homes are land leased and placed on lots without any land regulations or setback requirements; however, this regulation would make it more flexible to allow for a range of manufactured types of homes. Mr. Hilliard further stated that some of the land will go towards roadways, stormwater facilities and common areas.

<b>Motion:</b> Laura High	<b>Seconded By:</b> Bob Ackerman
<b>Moved To:</b> Approve.	<b>Upon Vote:</b> 6 – 0.