

**ORDINANCE NO. 2019-07**

**AN ORDINANCE AMENDING CHAPTER 62 ZONING AND LAND DEVELOPMENT REGULATIONS OF THE HILLIARD TOWN CODE; AMENDING SECTION 62-287 MOBILE HOME DISTRICT RMH; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Hilliard has received public interest in allowing for recreational vehicle parks of high quality within the Town;

**WHEREAS**, the Town of Hilliard has received public input regarding the viability of allowing recreational vehicle parks on property in the RMH zoning district;

**WHEREAS**, the Town of Hilliard finds that amending the RMH zoning district requirements to allow recreational vehicle parks by exception will not change the character of the Town, the character of the RMH zoning district, or frustrate the intent of the Town's zoning scheme;

**WHEREAS**, the Town of Hilliard has found it necessary to enact the following ordinance;

**NOW, THEREFORE, BE IT ORDAINED**, by the Town Council of the Town of Hilliard, Florida that the following Section of the Hilliard Town Code, Chapter 62, Zoning and Land Development Regulations, shall be amended as follows:

**Section 1.**

**Sec. 62-287. - Mobile home district RMH – is hereby amended to read as follows:**

- (a) *Intent.* The provisions of the RMH district provides for the development of areas for individual mobile home parks for residents desiring the unique environments characteristic of mobile home living. It shall be the responsibility of those entities establishing an RMH district to provide for these areas the community services as set forth in this amendment for their orderly development.
- (b) *Permitted uses and structures.*
  - (1) Mobile home parks.
  - (2) Mobile home subdivisions shall be handled as prescribed in chapter 46, Subdivision Code.
- (c) *Permitted accessory uses and structures.*
  - (1) Each mobile home park shall be permitted to display one identifying sign at each park entrance, provided said sign does not exceed nine square feet and may be lighted by indirect lighting only.
  - (2) Each mobile home park shall be permitted to contain accessory or support facilities customarily incidental to the operation of the mobile home park as

approved on the site plan. Such facilities may include recreational facilities, maintenance facilities and laundry facilities for use by the park residents.

(d) Permissible uses by exception. The following uses may be permitted by exception after site plan review:

(1) Recreational vehicle parks.

~~(de)~~ Procedure.

(1) New or revised mobile home parks shall comply with the provisions of the latest amended zoning and land development regulations.

(2) Developers of mobile home parks shall file site plans for review as required in art. II section 62-40. Said site plan shall be supplemented with a legal description of the overall development plan, mobile home spaces, open space, together with a description of the manner in which the water and sewer facilities shall be provided.

~~(ef)~~ Minimum lot requirements.

(1) Mobile home park.

a. Minimum site width:

1. One hundred feet at site ingress and egress points.
2. Two hundred feet at the portion of the site used for mobile home stands.

b. Minimum site area:

1. Ten acres.
2. Maximum density of eight mobile homes per gross acre.

~~(fg)~~ Maximum lot coverage by all buildings and structures. Maximum lot coverage by all buildings and structures shall not exceed 35 percent of lot area.

~~(gh)~~ Minimum yard requirements.

(1) Mobile home park:

a. Front yard: Twenty-five feet from any boundary of park to any mobile home stand or accessory building.

~~(hi)~~ Mobile home parks. All mobile home parks developed in the town shall meet the following minimum standards:

(1) All mobile home parks shall have a minimum area of ten acres.

(2) Each mobile home lot shall have a minimum area of 5,000 square feet.

(3) The maximum density of any mobile home park shall not exceed eight mobile home units per gross acre.

(4) Each mobile home lot shall have the following front, rear and side yards:

a. Front yard: 20 feet.

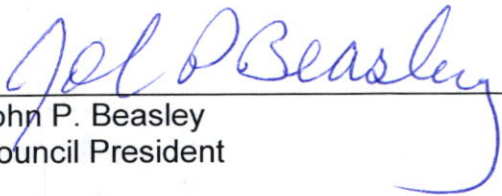
b. Rear yard: ten feet.

- c. Side yard: 7½ feet.
- (5) Each mobile home space shall be provided with two paved off-street parking spaces as required under subsection (h)(10).
- (6) Each mobile home shall be securely anchored in compliance with state regulations.
- (7) Prior to occupancy, skirts shall be installed around every mobile home.
- (8) Each mobile home park shall be provided with adequate park or recreational areas for residents based on a recreation standard of 150 square feet per mobile home lot.
- (9) All streets and roads within a mobile home park shall have a minimum width of 50 feet. Cul-de-sac or dead end streets shall have a turning radius of at least 50 feet.
- (10) All streets have a minimum paved surface width of 20 feet and a minimum thickness of six inches. Any of the following pavement bases shall be utilized:
  - a. Sand-bituminous road mix.
  - b. Florida lime rock base.
  - c. Lime rock stabilized base (300 per square yard).
  - d. Shell cement mix.
  - e. Soil cement mix.
- (11) All drainage plans for the mobile home park shall be approved by the St. Johns River Water Management District.
- (12) A landscaped buffer at least eight feet wide and six feet high or privacy fence six feet high shall be maintained along the exterior boundary of the mobile home park.

## **Section 2.**

This ordinance shall become effective upon passage.

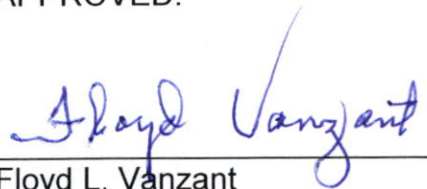
Adopted this 19<sup>th</sup> day of September, 2019, by the Hilliard Town Council, Hilliard, Florida.

  
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John P. Beasley  
Council President

ATTEST:

  
\_\_\_\_\_  
Lisa Purvis  
Town Clerk

APPROVED:

  
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Floyd L. Vanzant  
Mayor

Planning & Zoning Board Introduction:	July 2, 2019
Town Council Introduction:	July 18, 2019
Town Council First Reading:	August 1, 2019
Planning & Zoning Board Publication:	August 14, 2019
Town Council Publication:	August 14, 2019
Planning & Zoning Board Public Hearing:	September 3, 2019
Planning & Zoning Board Public Hearing:	September 10, 2019 Rescheduled
Town Council Public Hearing:	September 19, 2019
Town Council Final Reading:	September 19, 2019