

ZONING RESOLUTION #3-R-69

MODIFYING THE REGULATIONS GOVERNING  
MOBILE HOME PARKS AND RECREATIONAL UNIT PARKS

ADOPTED 6-5-69

BE IT RESOLVED BY THE ZONING COMMISSION OF PALM  
BEACH COUNTY, FLORIDA in regular session assembled this the  
5th day of June, 1969 that the following modifications are hereby  
adopted as an Amendment to Zoning Resolution #3 pursuant to the  
authority vested in said commission by Chapter 57-1691, Special  
Laws of Florida 1957 and Chapter 59-1686, Special Laws of  
Florida 1959:

SEE ATTACHED

Attest:

Credley H Dalton  
Clerk

[Signature]  
Chairman

[Signature]  
[Signature]  
[Signature]  
As and constituting the Zoning Com-  
mission of Palm Beach County,  
Florida

MODIFYING AND SUPPLEMENTING REGULATIONS  
GOVERNING MOBILE HOME PARKS AND  
RECREATIONAL UNIT PARKS

Under Section 2 - DEFINITIONS, delete Trailer Camp or Court definition as written and insert the following definitions in their proper alphabetical order:

Engineering Department. The Office of the County Engineer for Palm Beach County.

Health Department. The State Board of Health or its authorized representative of Palm Beach County.

Land Use Permit. A written permit or certification issued by the Planning, Zoning and Building Department, approving the use of the land for the construction, alteration and extension of Mobile Home or Recreational Rental Parks (See Section 14-25)

Mobile Home. A manufactured, detached, transportable, single family dwelling unit designed for long term occupancy and arriving at the site where it is to be occupied as a complete dwelling, containing all conveniences and facilities, with plumbing and electrical connections provided for attachment to approved utility systems. To retain mobility, undercarriage and axels must remain attached to the unit.

Planning, Zoning and Building Department. The Department charged with planning, zoning and building for the unincorporated area of Palm Beach County.

Recreational Unit. A travel trailer, camper, truck or bus camper, expandable tent trailer or any vehicle or unit designed and constructed for temporary or intermittent use for vacationing or recreation. Recreational Vehicles may have a maximum floor area of 256 square feet.

Review Committee. A committee consisting of one representative from each of the following: Office of the County Engineer, Palm Beach County Health Department and two (2) representatives from

Palm Beach County Planning, Zoning and Building Department.

Delete Section 4-C-8(a) through (j) as written and substitute the following:

**8.1 Mobile Home Parks**

(a) Site area for the Park shall be a minimum of ten (10) acres. All applications to the Zoning Commission shall include a scaled boundary drawing and legal description of entire area to be included in petition and shall show all existing perimeter and interior roads and/or rights-of-way.

(b) All sites shall have the approval of the Zoning Commission to construct, alter or extend any Mobile Home Park and shall be subject to the Conditions For Land Use Permit. (See Section 14-23 and Section 14-25)

**8.2 Recreational Unit Park**

(a) Site area for the Park shall be a minimum of five (5) acres. All applications to the Zoning Commission shall include a scaled boundary drawing and legal description of entire area to be included in petition and shall show all existing perimeter and interior roads and/or rights-of-way.

(b) All sites shall have the approval of the Zoning Commission to construct, alter or extend any Recreational Unit Park and shall be subject to the Conditions For Land Use Permit. (See Section 14-24 and Section 14-25)

Delete Section 4-C-14 (e) as written and substitute the following:

(e) That each site have an area of not less than the minimum square feet and the minimum frontage required for a single family dwelling in the District it is located.

Delete Section 4-C-22.

Add the following after Section 5-C-10:

11. Mobile Home Parks meeting the requirements as set forth in Section 4-C-8. 1 and Recreational Unit Parks meeting the requirements as set forth in Section 4-C-8. 2.

Delete Section 7-C-6 and renumber 7 and 8 as 6 and 7.

Delete Section 7-C-9.

Delete Section 9-C-1 and substitute the following:

1. Mobile Home Parks meeting the requirements as set forth in Section 4-C-8. 1 and Recreational Unit Parks meeting the requirements as set forth in Section 4-C-8. 2.

Under Section 9-C-2, add the following: "subject however, to the same restrictions as if located in an R-2 District."

Add the following after Section 10-C-1:

2. Mobile Home Parks meeting the requirements as set forth in Section 4-C-8. 1 and Recreational Unit Parks meeting the requirements as set forth in Section 4-C-8. 2.

Add the following after Section 11-B-3 (b):

- (c) Mobile Home Parks and Recreational Unit Parks.

Add the following after Section 12-2-(u):

- (v) Mobile Homes; a minimum of two (2) spaces for each mobile home.

- (w) Recreational Unit; a minimum of one and one-half (1 1/2) spaces for each recreational Unit.

Under Section 14-11, in the first sentence as written, delete Section 4-C-8 and substitute Sections 4-C-8. 1, 4-C-8. 2, 5-C-11, 9-C-1, 10-C-2.

Add the following after Section 14-22:

23. Mobile Home Parks - General Requirements

When, after a review of an application and hearing thereon, the Zoning Commission finds as a fact that the proposed use is consistent with the general zoning plan and with the public interest,

the following uses may be permitted in a Mobile Home Park:

A. Single Family Mobile Home Dwelling Units and related or accessory uses customarily incidental to Mobile Home Parks and subject to the Conditions For Land Use Permit.

(See Section 14-25), including but not limited to:

1. Sewage and water treatment plants, required by the State Board of Health.
2. Golf, swimming, tennis and country clubs and community owned and operated clubs and associations.
3. Non-commercial parks and recreation areas.
4. Private docks and marinas to accommodate pleasure water craft.
5. Day nurseries, kindergartens, provided however that a fenced area equivalent to two hundred (200) square feet for each enrolled child is established.
6. Dwelling structure occupied by owner and/or manager of park.

B. Building Height Regulations

No building or structure shall exceed thirty-five (35) feet in height and mobile homes shall be limited to single story unless after review by the Zoning Commission, they find a special exception may be granted.

C. Building And Site Area Regulations

1. Minimum site area - ten (10) acres.
2. Maximum density - seven (7) mobile homes per gross acre.
3. Building and Mobile Home separation:
  - (a) Minimum of ten (10) feet between mobile homes and their appurtenances and other

mobile homes and their appurtenances.

(b) A minimum of twenty (20) feet between any mobile home or appurtenance and service building or structure.

(c) A minimum of twenty (20) feet between service buildings or structures.

(d) A minimum of a twenty (20) foot setback for Mobile Home and their appurtenance from centerline of interior roads.

**D. Buffer And Perimeter Shielding Regulations**

1. A perimeter buffer of twenty-five (25) feet shall be required and may be included in computing density as being a part of the gross acreage but shall not be used for anything other than walkways, plantings, walls, fences or utilities. Areas used only as legal access to mobile home park shall be excluded from the gross acreage and from the buffer and shielding regulations.

2. Perimeter shielding for the purpose of safety and screening of a minimum of six (6) feet in height shall be provided by planting, walls, fences or other methods so as to create a minimum of a seventy-five (75) percent opaqueness within one (1) year.

3. In the case of planting, a minimum height of three (3) feet must be attained prior to being issued a certificate of occupancy.

4. In case the perimeter abuts publicly owned land or easements of record (except streets or roads) such as drainage canals and parks or canal

waterways, then the twenty-five (25) feet perimeter buffer shall be reduced to ten (10) feet.

E. Offstreet Parking Regulations

See Section 12

F. Conditions For Land Use Permit

See Section 14-25.

24. Recreational Unit Parks - General Requirements

When, after a review of an application and hearing thereon, the Zoning Commission finds as a fact that the proposed use is consistent with the general zoning plan and with the public interest,

the following uses may be permitted in a Recreational Unit Park:

A. Recreational Units and related or accessory uses customarily incidental to Recreational Unit Parks and subject to the Condition For Land Use Permit (See Section 14-25)

including but not limited to:

1. Sewage and water treatment plants or sanitary facilities, required by the State Board of Health.
2. Golf, swimming, tennis and country clubs and community owned and operated clubs and associations.
3. Private docks and marinas to accommodate pleasure water craft.
4. Non-commercial parks and recreation areas.
5. Day nurseries, kindergartens, provided however, that a fenced area equivalent to two hundred (200) square feet for each enrolled child is established.
6. A dwelling structure occupied by owner and/or manager of park.
7. A commissary or service building designed and so located to serve the park residents only.

B. Building Height Regulations

No building or structure shall exceed thirty-five (35) feet in height.

C. Building and Site Area

1. Minimum site area - five (5) acres.
2. Maximum density - fifteen (15) recreational units per gross acre.
3. Building and Recreational Unit separation:
  - a. A minimum of ten (10) feet between recreational unit or appurtenance.
  - b. A minimum of twenty (20) feet between any recreational Unit or appurtenance and service building or structure.
  - c. A minimum of twenty (20) feet between service buildings or structures.
  - d. A minimum of a twenty (20) foot setback for Mobile Home and their appurtenance from centerline of interior roads.

D. Buffer and Perimeter Shielding Regulations

1. A perimeter buffer of twenty-five (25) feet shall be required and may be included in computing density as being a part of the gross acreage but shall not be used for anything other than walkways, plantings, walls or fences. Areas used only as legal access to Recreational Unit Park shall be excluded from the gross acreage and from the buffer and shielding regulations.
2. Perimeter shielding for the purpose of safety and screening of a minimum of six (6) feet in height shall be provided by planting, walls, fences or

other methods so as to create a minimum of  
seventy-five (75) percent opaqueness within one  
(1) year.

3. In the case of planting, a minimum height of three  
(3) feet must be attained prior to being issued a  
certificate of occupancy.

4. In case the perimeter abuts publicly owned land  
or easements of record (except streets or roads)  
such as drainage canals and parks or canal water-  
ways, then the twenty-five (25) feet perimeter  
buffer shall be reduced to ten (10) feet.

**E. Offstreet Parking Regulations**

See Section 12.

**F. Conditions For Land Use Permit**

See Section 14-25.

**25. Conditions For Land Use Permit**

It shall be unlawful for any person, firm or corporation to con-  
struct, alter or extend any Mobile Home Park (See Section 14-23)  
or Recreational Unit Park (See Section 14-24) unless a valid land  
use permit has been issued by the Palm Beach County Planning,  
Zoning and Building Department for the specific construction,  
alteration or extension proposed within six (6) months after  
approval by the Palm Beach County Zoning Commission.

All applications for permit shall contain or have attached the  
following and shall be reviewed by the Review Committee for  
compliance with their respective regulations:

1. Name and address of applicant.
2. Survey and legal description of proposed development by  
a registered land surveyor.

3. Certification by a registered engineer that the Master Plan was designed with knowledge of information furnished by the Palm Beach County Engineering Department with reference to flood levels and construction elevations of interior roads.
4. Unity of Title, condominium or automatic property owners agreement containing covenants and including that buffer areas shall remain as buffers and used only for walkways, plantings, walls, fences and utilities.
5. Location of accessory and service buildings and recreational facilities.
6. Complete Engineering plans and specifications of the proposed park showing but not limited to the following:
  - a. Area and dimensions of tract of land.
  - b. Location and width of interior and exterior road and walkways.
  - c. Location of water and sewer lines and riser pipes as required by the State Board of Health.
  - d. Site and location of the water supply, refuse and sewage disposal facilities.
  - e. Site and location of all buildings constructed or to be constructed within the park.
  - f. Layout of the location of mobile homes or recreational units showing maximum density proposed.
7. A filing fee as set by the Board of County Commissioners.
8. Upon approval of the Master Plan by the Review Committee, a land use permit shall be issued by the Palm Beach County Planning, Zoning and Building Department and the approved plan shall remain on file in the office of the Zoning Department. No deviation from the Master Plan shall be made,

except upon approval of the Review Committee which will require re-submitting plans on the area to be modified and paying the filing fee on same.

9. In the event that the Park name and/or ownership changes, a new Land Use Permit shall be issued for a fee as set by the Board of County Commissioners providing, however, there are no other changes from the approved Master Plan.