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Residential–Manufactured Home Park (RMH)

LDC Section 45-79

Residential–Manufactured Home Park (RMH)

Purpose

The purpose of the RMH zoning district is to provide a residential zoning district for the manufactured home park land use in the Rural Center, Urban Reserve and Urban Service future land use classifications shown on the Putnam County Future Land Use Map.

Use Categories and certain uses allowed in the RMH district:

Manufactured Home Park.

Religious Facility (less than 10,000 square feet of gross floor area). Except that a mobile home shall not serve as a structure for such religious facility.

Lodging

Mobile Home

Recreational Vehicle Site (up to a maximum of four within the Manufactured Home Park and subject to the temporary occupancy requirements for Overnight Recreational Parks set forth in section 3.02.36)

Use Categories that require a Special Use Permit to locate in the RMH district:

Residential – Multi-Family, provided the use will not exceed the density of the applicable future land use designation.

Education
Club
Cultural
Essential Public Services

Certain uses that require a Special Use Permit to locate in the RMH district:

Site-Built Home

Recreational Vehicle Site (greater than four within a Manufactured Home Park and subject to the temporary occupancy requirements for Overnight Rec. Parks set forth in section 3.02.36)

Golf Course
Bed and Breakfast
Day Care Center
Group Residential Home
Hospital
Boarding House/Tourist Home
Religious Facility (equal to or greater than 10,000 square feet of gross floor area).

RMH*

*See Article 2 and Article 3 for RMH zoning and special mobile home park development requirements.

Minimum setback requirements:

Property Line setbacks:

Front: 25 feet

Rear: 10 feet

Side: 10 feet

Corner side: 20 feet

Internal Separation between structures/units: 20 feet, except that one accessory building 150 square feet or less in size may be placed no closer than 3 feet the unit being served and 6 feet from any other units or accessory buildings.

Minimum lot requirements:

Mobile Home Park Width:

1. 100 feet at ingress and egress points.
2. 200 feet at the portion of the site used for mobile home lots.

Lot Area for Mobile Home Park: 5 acres

Maximum Gross Density: 8 dwelling units per acre.

Maximum Impervious Surface area: 35%

Maximum building height: 35 feet

This brochure is provided for informational purpose only and is not intended to be approval of a specific development or the issuance of a permit. Additional information may be found in the Putnam County Land Development Code (LDC) available online at <http://www.putnam-fl.com> or copies may be purchased from the Putnam County Department of Planning and Development Services.