



1           ...

2     ~~*Dwelling, mobile home:* A structure, transportable in one or more sections, which is eight body feet~~  
3 ~~or more in width and which is built on a integral chassis and designed to be used as a dwelling when~~  
4 ~~connected to the required utilities and includes the plumbing, heating, air conditioning, and~~  
5 ~~electrical systems contained therein. All single family mobile home manufactured since June 1976,~~  
6 ~~must be built to standards established by the U.S. Department of Housing and Urban Development~~  
7 ~~(HUD), and must display a label certifying compliance. A dwelling built to the U.S. Department of~~  
8 ~~Housing and Urban Development (HUD) Manufactured Home Construction and Safety Standards~~  
9 ~~and is built on a permanent chassis and installed on a permanent or temporary foundation (concrete~~  
10 ~~pads, dry-stacked blocks, and tie-downs). A mobile home must bear the certifying HUD label and~~  
11 ~~be in compliance with the Department of Highway Safety and Motor Vehicles (DHSMV). For the~~  
12 ~~purpose of Division 7, Floodplain Management, see manufactured home definition.~~

13 ~~*Manufactured home:* A structure, transportable in one or more sections, which is built on a~~  
14 ~~permanent chassis and designed to be used with or without a permanent foundation when connected~~  
15 ~~to the required utilities. The term also includes park trailers, travel trailers and similar transportable~~  
16 ~~structures placed on a site for 180 consecutive days or longer and intended to be improved property.~~

17           ...

18 ~~*Existing manufactured mobile home park or subdivision:* A manufactured mobile home park or~~  
19 ~~subdivision for which the construction of facilities for servicing the lots in which~~  
20 ~~the manufactured mobile homes are to be affixed (including at a minimum the installation of~~  
21 ~~utilities, the construction of streets, and either final site grading or the pouring of concrete pads)~~  
22 ~~was completed before December 31, 1974.~~

23 ~~*Expansion to an existing manufactured home park or subdivision:* The preparation of additional~~  
24 ~~sites by the construction of facilities for servicing the lots on which the manufactured mobile homes~~  
25 ~~are to be affixed (including the installation of utilities, the construction of streets, and either final~~  
26 ~~site grading or the pouring of concrete pads).~~

27           ...

28 ~~*New manufactured mobile home park or subdivision:* A manufactured mobile home park or~~  
29 ~~subdivision for which the construction of facilities for servicing the lots on which~~  
30 ~~the manufactured mobile homes are to be affixed (including at a minimum, the installation of~~  
31 ~~utilities, the construction of streets, and either final site grading or the pouring of concrete pads)~~  
32 ~~was completed on or after December 31, 1974.~~

33           ...

34 ~~*Start of construction:* For other than new construction or substantial improvements under the~~  
35 ~~Coastal Barrier Resources Act (P.L. 97-348), this includes substantial improvement, and means the~~  
36 ~~date the building permit was issued, provided the actual start of construction, repair, reconstruction~~  
37 ~~or improvement was within 180 days of the permit date. The actual start means the first placement~~  
38 ~~of permanent construction of a structure (including a manufactured mobile home) on a site, such as~~  
39 ~~the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond~~  
40 ~~the stage of excavation or the placement of a manufactured mobile home on a foundation.~~  
41 ~~Permanent construction does not include land preparation, such as clearing, grading and filling; nor~~  
42 ~~does it include the installation of streets and/or walkways; nor does it include excavation for a~~  
43 ~~basement, footings, piers or foundations or the erection of temporary forms; nor does it include the~~  
44 ~~installation on the property of accessory buildings, such as garages or sheds not occupied as~~  
45 ~~dwelling units or not part of the main structure.~~

46           ...

47

48

1 *Substantially improved existing ~~manufactured~~ mobile home parks or subdivision:* Where the repair,  
2 reconstruction, rehabilitation or improvements of the streets, utilities and pads equals or exceed 50  
3 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement  
4 commenced.

5 ...

6 *Town house:* An individually owned single-family standard or ~~manufactured~~ modular dwelling  
7 constructed as a group of three or more attached single-family dwellings, each on its own lot.

8 ...

9  
10 **SECTION II.** Chapter 72, Article II, Section 72-241 of the Code of Ordinances, County  
11 of Volusia, permitted uses is amended to read as follows:

12  
13 FR FORESTRY RESOURCE  
14 CLASSIFICATION <sup>[5]</sup>

15 ...

16  
17 Single-family standard, ~~manufactured~~ modular or mobile home dwelling.

18 ...

19 RC RESOURCE CORRIDOR  
20 CLASSIFICATION <sup>[6]</sup>

21 ...

22  
23  
24 Single-family standard, ~~or manufactured~~ modular or mobile home dwelling.

25 ...

26  
27 ~~Mobile home dwelling~~ (Note: Removed from permitted special exception)

28 ...

29 A-1 PRIME AGRICULTURE  
30 CLASSIFICATION

31 ...

32  
33  
34 Single-family standard, ~~manufactured~~ modular or mobile home dwelling.

35 ...

36  
37 A-2 RURAL AGRICULTURE  
38 CLASSIFICATION <sup>[7]</sup>

39 ...

40  
41 Single-family standard, ~~or manufactured~~ modular or mobile home dwelling.

42 ...

43 ~~Mobile home dwelling as a temporary residence while building a standard or manufactured~~  
44 ~~dwelling (maximum duration of 18 months).~~ (Note: Removed from permitted special exception)

45 ...

46  
47

1 A-3 TRANSITIONAL AGRICULTURE  
2 CLASSIFICATION <sup>[8]</sup>

3  
4 ...

5 Single-family standard, ~~or manufactured~~ modular or mobile home dwelling.

6 ...

7 ~~Single-family mobile home dwelling with a minimum floor area of 480 square feet as a~~  
8 ~~temporary residence while building a standard or manufactured dwelling (maximum duration~~  
9 ~~of 18 months).~~ (Note: Removed from permitted special exception)

10  
11 A-4 TRANSITIONAL AGRICULTURE  
12 CLASSIFICATION <sup>[9]</sup>

13 ...

14 Single-family standard, ~~or manufactured~~ modular or mobile home dwelling.

15 ...

16  
17 ~~Single-family mobile home dwelling with a minimum floor area of 480 square feet as a~~  
18 ~~temporary residence while building a standard or manufactured dwelling (maximum duration~~  
19 ~~of 18 months).~~ (Note: Removed from permitted special exception)

20 ...

21 RR RURAL RESIDENTIAL CLASSIFICATION

22 ...

23 Single-family standard, ~~or manufactured~~ modular or mobile home dwelling.

24 ...

25 Skirting requirement for mobile home dwelling: The area between the ground and floor of the  
26 mobile home dwelling shall be enclosed with skirting.

27 ...

28 RA RURAL AGRICULTURAL ESTATE CLASSIFICATION <sup>[10]</sup>

29 ...

30  
31 Single-family standard, ~~or manufactured~~ modular or mobile home dwelling.

32 ...

33  
34 Skirting requirement for mobile home dwelling: The area between the ground and floor of the  
35 mobile home dwelling shall be enclosed with skirting.

36  
37 ...

38 R-1 URBAN SINGLE-FAMILY  
39 RESIDENTIAL CLASSIFICATION <sup>[12]</sup>

40 ...

41 Single-family standard or ~~manufactured~~ modular dwelling.

42 ...

43

1 R-2 URBAN SINGLE-FAMILY  
2 RESIDENTIAL CLASSIFICATION

3 ...  
4 Single-family standard or ~~manufactured~~ modular dwelling.

5 ...  
6 R-3 URBAN SINGLE-FAMILY  
7 RESIDENTIAL CLASSIFICATION

8 ...  
9 Single-family standard or ~~manufactured~~ modular dwelling.

10 ...  
11 ...  
12 R-4 URBAN SINGLE-FAMILY  
13 RESIDENTIAL CLASSIFICATION

14 ...  
15 Single-family standard or ~~manufactured~~ modular dwelling.

16 ...  
17 R-5 URBAN SINGLE-FAMILY  
18 RESIDENTIAL CLASSIFICATION

19 ...  
20 Single-family standard or ~~manufactured~~ modular dwelling.

21 ...  
22 ...  
23 R-6 URBAN TWO-FAMILY  
24 RESIDENTIAL CLASSIFICATION <sup>[13]</sup>

25 ...  
26 Single-family standard or ~~manufactured~~ modular dwellings.

27 ...  
28 ...  
29 Multifamily standard or ~~manufactured~~ modular dwellings, provided the following requirements

30 ...  
31 R-7 URBAN MULTIFAMILY  
32 RESIDENTIAL CLASSIFICATION <sup>[14]</sup>

33 ...  
34 Multifamily standard or ~~manufactured~~ modular dwellings, [town houses]. <sup>[15]</sup>

35 ...

1 R-8 URBAN MULTIFAMILY RESIDENTIAL  
2 CLASSIFICATION <sup>[16]</sup>

3 ...  
4 Multifamily standard or ~~manufactured~~ modular dwellings, [town houses]. <sup>[17]</sup>  
5 ...

6  
7 R-9 URBAN SINGLE-FAMILY  
8 RESIDENTIAL CLASSIFICATION <sup>[18]</sup>

9 ...  
10 Single-family standard or ~~manufactured~~ modular dwelling.

11 ...  
12 MH-3 RURAL MOBILE HOME  
13 CLASSIFICATION <sup>[21]</sup>

14 ...  
15 Single-family standard, ~~manufactured~~ modular, or mobile home dwelling.

16 ...  
17 MH-4 RURAL MOBILE HOME  
18 CLASSIFICATION

19 ...  
20 Single-family standard, ~~manufactured~~ modular, or mobile home dwelling.

21 ...  
22 MH-5 URBAN MOBILE HOME  
23 CLASSIFICATION

24 ...  
25 Single-family standard, ~~manufactured~~ modular, or mobile home dwelling.  
26 or mobile home dwelling.

27 ...  
28 MH-6 URBAN MOBILE HOME  
29 SUBDIVISION CLASSIFICATION <sup>[22]</sup>

30 ...  
31 Single-family standard, ~~manufactured~~ modular, or mobile home dwelling.

32 ...  
33 MH-8 RURAL MOBILE HOME  
34 ESTATE CLASSIFICATION <sup>[24]</sup>

35 ...  
36 Single-family standard, ~~manufactured~~ modular, or mobile home dwelling.

37 ...

1           **SECTION IV.** Chapter 72, Article II, Section 72-280 of the Code of Ordinances, County  
2 of Volusia, is amended to read as follows:

3           ...

4           (a) In the FR, RC, A-1, A-2, A-3, A-4, OTR, ORE, OCR, and MH-3 classifications, a  
5 principal structure, other than a residential dwelling, may be erected on a parcel, provided, such  
6 structure is designed, constructed and used solely for one or more of the following agricultural  
7 purposes: Livestock shelters or buildings; poultry buildings or shelters; barns; storage of  
8 equipment and machinery used in agriculture; horticultural structures, including detached  
9 production greenhouses and crop protection shelters or stables; or, is constructed on a property  
10 which satisfies the eligibility criteria for appraisal, assessment and taxation as agricultural parcel.  
11 Nothing in this section shall allow the construction of more than one principal, standard  
12 or ~~manufactured modular~~, single-family or mobile home dwelling on a parcel. The following  
13 guidelines apply to parcels having no agricultural exemption:

14           ...

15           **SECTION V.** Chapter 72, Article II, Section 72-286 of the Code of Ordinances, County  
16 of Volusia, is amended to read as follows:

17           ...

18

Residential Uses			
Single-family	standard		
Two-family		All uses	2 per dwelling unit
Townhouse			
<del>Manufactured modular</del>	<u>Modular</u>		
Mobile home			

19           ...

20           (10) Minimum requirements for off-street handicapped parking. Except for standard and  
21 ~~manufactured modular~~ single-family dwellings, mobile homes and two-family standard or  
22 ~~manufactured modular~~ dwellings, where off-street parking spaces are required by this article, the  
23 number to be reserved for the handicapped shall be determined from the following table:

24           ...

25           **SECTION VI.** Chapter 72, Article II, Section 72-296 of the Code of Ordinances, County  
26 of Volusia, is amended to read as follows:

27           ...

28  
29           (1) *Prohibited uses.* Notwithstanding the uses permitted in the underlying zoning  
30 classifications as provided in [section 72-241](#), the following uses are prohibited within  
31 any runway protection zone:

32           ...

33           Multifamily standard or ~~manufactured~~ modular dwellings;

34           ...

35           Single-family standard or ~~manufactured~~ modular dwellings

36           ...

37

1           **SECTION VII: SEVERABILITY** - Should any word, phrase, sentence, subsection or  
2 section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or  
3 unconstitutional, then that word, phrase, sentence, subsection or section so held shall be severed  
4 from this ordinance and all other words, phrases, sentences, subsections, or sections shall remain  
5 in full force and effect.

6  
7           **SECTION VIII: CONFLICTING ORDINANCES** - All ordinances, or part thereof, in  
8 conflict herewith are, to the extent of such conflict, repealed.

9  
10           **SECTION IX: EFFECTIVE DATE** – A certified copy of this Ordinance shall be  
11 transmitted to the state land planning agency by the County Manager within ten (10) days after  
12 enactment by the County Council and this Ordinance shall take effect thirty-one (31) days after the  
13 state land planning agency notifies Volusia County that the plan amendment package is complete.  
14


1 ADOPTED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN  
2 OPEN MEETING DULY ASSEMBLED IN THE COUNTY COUNCIL CHAMBERS AT THE  
3 THOMAS C. KELLY ADMINISTRATION CENTER, 123 WEST INDIANA AVENUE,  
4 DELAND, FLORIDA, THIS 21<sup>st</sup>, DAY OF February 2023.

5  
6  
7  
8 ATTEST:

COUNTY COUNCIL  
COUNTY OF VOLUSIA, FLORIDA

9  
10  
11  
12 

13 George Recktenwald  
14 County Manager

  
15 Jeffrey S. Brower  
16 County Chair

