



CITY OF SANIBEL
Planning Department
MANUFACTURED HOMES/RVs
(CONDITIONS TO DEVELOPMENT PERMIT)

DEVELOPMENT PERMIT NO. _____

OWNER: _____

DATE: _____

- ___ 1. The principle structure (manufactured home or recreational vehicle) chassis shall be supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

- ___ 2. The principle structure shall be anchored to prevent flotation, collapse, or lateral movement by providing over the top and frame ties to ground anchors. Special requirements shall be that:
 - (a) Over the top ties must be provided at each of the four (4) corners of the principle structure, with two (2) additional ties per side at intermediate locations. Principle structures less than fifty (50) feet long require only one additional tie per side.
 - (b) Frame ties must be provided at each corner of the principle structure with five (5) additional ties per side at intermediate points. Principle structures less than fifty (50) feet long require only four (4) additional ties per side.
 - (c) All components of the anchoring system must be capable of withstanding a force of four thousand eight hundred (4,800) pounds.
 - (d) Any additions to principle structure shall be similarly anchored.
 - (e) Adequate surface drainage and access for a hauler shall be provided.

- ___ 3. The area below the lowest floor of the principle and accessory structure shall be screened from view. All construction materials used for screening shall be resistant to flood damage as listed on "Approved Flood Resistant Materials".

- ___ 4. The principle structure shall be connected to the sewer system.

- ___ 5. The principle structure shall be connected to the potable water system.

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- ___ 6. The principle or accessory structure is set back a minimum of ten (10) feet from all other buildings (measured wall-to-wall).
- ___ 7. The principle or accessory structure is set back a minimum of ten (10) feet from any property line of the subject parcel (measured from any structural appurtenance, such as a roof overhang or exterior stairs).
- ___ 8. The principle or accessory structure is set back a minimum of twenty (20) feet from the average high water line of an open body of water (measured from any structural appurtenance).
- ___ 9. Screen rooms shall be used exclusively as an accessory use, including;
 - (a) No electrical wiring or outlets are permitted on the structure;
 - (b) No plumbing or plumbing fixtures are permitted on the structure;
 - (c) No mechanical heating or cooling of the structure is permitted.
- ___10. The value of the screen room cannot exceed ten thousand dollars (\$10,000.00).
- ___11. The total floor area of the screen room shall not exceed four hundred (400) square feet.
- ___12. The floor of the structure (i.e., screen room or other addition) shall be elevated to, or higher than, the floor of the manufactured home or recreational vehicle.
- ___13. Any solid enclosure of the screen room shall not extend more than thirty (30) inches above the floor; however, aluminum or vinyl encasements for window enclosures may be added to the screened portion of the structure.
- ___14. The screen room shall not extend beyond the front or rear of the manufactured home or recreational vehicle; however, steps from the floor of the screen room to the ground are exempt from this restriction.
- ___15. The maximum height of the screen room shall not exceed the height of the manufactured home or recreational vehicle.
- ___16. The screen room shall not be permanently attached to the manufactured home or recreational vehicle. The screen room shall be self-supporting.
- ___17. The screen room shall be built with materials resistant to flood damage;

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- ___18. All outdoor lighting shall be installed in such a manner and be so shielded that the cone of light shall fall, substantially within the perimeter of the property and where applicable, landward of the Coastal Construction Control Line. Through the use of shielding and limitation upon intensity, ambient light traveling outward and upward, producing a sky glow shall be reduced to the greatest extent possible without unduly interfering with the intent and purpose of the outside lighting in the first instance.

All lighting shall be so hooded or shielded as to reflect the light in such a manner that no illumination source or glare creates a nuisance to any adjoining property or unreasonably interferes with the lawful use and enjoyment of any adjoining property. Such lighting shall not, under any circumstances, exceed a maximum intensity of 25 foot-candles at ground level.

Any lighting in connection with off-street parking and driveways shall be so arranged and shielded as to direct and reflect the light downward and away from adjoining streets or properties and to restrict glare and ambient light.

- ___19. This permit shall not relieve the applicant from the requirement of obtaining permits from and complying with lawful requirements imposed by the U.S. Army Corps of Engineers, the Florida Department of Natural Resources, the Florida Department of Environmental Regulation and any applicable local, state and federal law.

AUTHORIZED BY: _____ DATE: _____