

PART 13 MOBILE HOME RESIDENTIAL ZONES

1301 RMH-1 Mobile Home Park

(1) Intent

This zone provides for the placement of *mobile homes*, within a *mobile home park*, on spaces which are leased or owned.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *Mobile home park*, as limited under Sub-section (3)(a)
- (b) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Accessory one-family residential*, as limited under Sub-section (3)(b)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)

(3) Condition of Use

- (a) A mobile home use is limited to:
 - (i) the placement of *mobile homes* on *mobile home spaces* or *strata lots* in a residential environment; and
 - (ii) the sale of a *mobile* where the *mobile home* is located on a *mobile home space* or *strata lot* to be rented, leased or sold to the buyer of the *mobile home*.
- (b) One *accessory one-family residential dwelling* unit per *mobile home park* is permitted.

(4) Lot Size

- (a) A *mobile home park use* is not permitted on a *lot* having an area less than 2 hectares.
- (b) A *mobile home* is not permitted on a *mobile home space* or *strata lot* having an area less than 325 m², which area must not include land occupied by *roadways* and other common facilities;
- (c) The maximum *lot size* for a public park is 0.8 hectares.

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(5) Density

No more than one *mobile home* is permitted per 500 m² of *lot area*, including lands occupied by *roadways* and common facilities.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a lot.

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines or other boundaries set out below:

Use	Interior Side Boundary of Mobile Home Space or Strata Lot (metres)	Rear Boundary of Mobile Home Space or Strata Lot (metres)	Buffer Area or Roadway (metres)	Mobile Home Space or Strata Lot (metres)
<i>Mobile home</i> or additions or <i>structures</i> accessory to the <i>mobile home</i> , not specifically mentioned below and public parks	1.8	3.0	3.0	-
Open carport or canopy	1.2	3.0	3.0	-
Detached <i>accessory residential structures</i> where sited 1.6 metres or more from the <i>mobile home</i> to which it is accessory	1.2	3.0	3.0	-
<i>Buildings</i> or <i>structures</i> not located within a <i>mobile home space</i> or <i>strata lot</i>	-	-	-	4.5

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- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

Not applicable in this zone.

(10) Height

Buildings and structures for the following *uses* must not exceed the corresponding *heights* set out below:

<u>Building or Structure</u>	<u>Maximum Height</u>
<i>Mobile home</i>	One storey
Any addition to a <i>mobile home</i> or any accessory residential <i>building</i> or <i>structure</i>	<i>Height of mobile home</i> to which it is accessory
<i>A building or structure</i> not located within a <i>mobile home space</i> or <i>strata lot</i>	7.5 metres

(11) Building Size

Not applicable in this zones.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

- (a) Additions to a *mobile home* are limited to carports, shelters against the sun and rain, vestibules to a maximum size of 3.6 m², and rooms.
- (b) Any room added to a *mobile home* must:
 - (i) have an exit or access to an exit other than through the *mobile home*; and
 - (ii) not diminish the means of egress from the *mobile home*.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.