

**MH1 – MOBILE AND MODULAR HOMES**

5.17 The purpose of this *zone* is to establish and maintain areas for *mobile* and *modular homes*, allowing for individual strata-titled *lots* or multiple-unit *mobile-* or *modular-home* parks.

5.17.1 Permitted usesPrincipal Uses*Mobile home**Modular home**Modular or mobile home park*Accessory UsesCommon recreation area or *building**Home occupation*Single *family dwelling* (1) for owner or operator of *modular* or *mobile home* park5.17.2 Site Development Regulations for Mobile and Modular Home Parks

Minimum <i>Lot Area</i>	8000 m <sup>2</sup>	(1.98 ac)
Minimum <i>Frontage</i>	60 m	(196.9 ft)
Maximum <i>Coverage</i>	40%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	7.5 m	(24.6 ft)
<i>Side yard</i>	7.5 m	(24.6 ft)
Maximum Height, Principal <i>Building</i>	6 m	(19.7 ft)
Maximum Number of Principal <i>Building Storeys</i>	1	
Average density of a <i>mobile-</i> or <i>modular-home</i> park shall not exceed	20 sites per ha	8 sites per acre

5.17.3 Site Development Regulations for Mobile and Modular Home Spaces

(a) Whether or not individual *mobile-* or *modular-home* park spaces are strata-titled, the following siting regulations shall apply:

Minimum *Frontage*

for single wide 11 m (36 ft)

for double wide 14 m (46 ft)

## Minimum Site Area

for single wide 260 m<sup>2</sup> (2800 ft<sup>2</sup>)for double wide 350 m<sup>2</sup> (3765 ft<sup>2</sup>)Minimum *Setbacks*:*Front yard* 3 m (9.8 ft)*Side yard* 1.5 m (4.9 ft)*Rear yard* 2.5 m (8.2 ft)Maximum Site *Coverage* 40%

(b) *Setbacks* pertaining to each surveyed or clearly and permanently marked *mobile-* or *modular-home* location or established space are in addition to those specified in 5.17.2.

5.17.4 Conditions of Use

- (a) Notwithstanding the provisions of 5.17.2, a *lot* complying with the minimum *lot area* requirements may be subdivided to create *strata lots* for individual mobile or *modular homes* in accordance with the standards for mobile or *modular home spaces*, as set out in 5.17.3 of this *zone*.
- (b) The yard *setbacks* set forth in the Site Development Regulations, Section 5.17.2, shall be *used* as a buffer area, with *uses* within these *setbacks* limited to the provision of open or *landscaped* areas and access crossings.
- (c) Not less than five percent (5%) of the total *lot area* shall be set aside as a recreation or open space area *accessible* to all residents. This area shall not include any *required yards*.
- (d) For a mobile- or modular-home site located on a corner, the *side yard* against the flanking internal roadway shall be a minimum of 3.5 m (11.5 ft).
- (e) Notwithstanding any other provision of this Bylaw, *accessory buildings* situated upon a mobile- or modular-home space shall not exceed 20 m<sup>2</sup> (215 ft<sup>2</sup>) in area nor 4 m (13.1 ft) in height, and may be located not less than 1 m (3.3 ft) from the side or *rear lot line* at the site when located to the rear of the mobile- or modular-home.
- (g) Where a porch is less than 10 m<sup>2</sup> (107.6 ft<sup>2</sup>) in area or a carport is attached to a mobile-home, the porch or carport may project up to 1.5 m (4.9 ft) into a required 3 m (9.8 ft) *side yard*.
- (h) Internal roadways shall be a minimum of 8 m (26.2 ft) in width. Each modular-home/mobile-home park space shall have access to a roadway.
- (i) Each mobile- and modular-home space shall have its boundary clearly and permanently marked.
- (j) Notwithstanding minimum width requirements established elsewhere in this Bylaw, the minimum width of a modular-home shall be 5.0 m (16.4 ft).