

7.3 RESIDENTIAL MANUFACTURED HOME DISTRICT - RMH

The General Purpose of this District is to permit and regulate development of manufactured home subdivisions and, at the discretion of the Development Authority, manufactured home parks.

1. Permitted Uses

- (a) Manufactured homes
- (b) Minor home occupations
- (c) Parks and playgrounds
- (d) Buildings and uses accessory to permitted uses

2. Discretionary Uses

- (a) Day homes
- (b) Major home occupations
- (c) Manufactured home parks
- (d) Public or quasi-public buildings and uses
- (e) Public utilities
- (f) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (g) Buildings and uses accessory to discretionary uses

3. Regulations for Manufactured Home Subdivisions

- (a) Minimum lot area
 - (i) Manufactured homes - 464.5 sq. m (5000 sq. ft.)
 - (ii) Other uses - as required by the Development Authority
- (b) Minimum lot width
 - (i) Manufactured homes - 15.25 m (50 ft.)
 - (ii) Other uses - as required by the Development Authority
- (c) Minimum floor area
 - (i) Manufactured homes – 88 sq. m (947 sq. ft.)
 - (ii) Other uses - as determined by the Development Authority
- (d) Minimum yards
 - (i) Front - 4.5 m (14.8 ft.)
 - (ii) Side – 1.2 m (3.9 ft.) on one side; however, a 4.5 m (14.8 ft.) separation from any adjacent manufactured home or road shall be provided
 - (iii) Rear - 4.5 m (14.8 ft.)

- (e) Maximum lot coverage
 - (i) Principal building - 28% or, if a garage is attached, a maximum of 40%
 - (ii) Accessory buildings - 12%
 - (iii) Total - 40%

- (f) Maximum building height
 - (i) Manufactured homes - 7.6 m (24.9 ft.)
 - (ii) Accessory buildings - 4.5 m (14.8 ft.)
 - (iii) Other uses - as determined by the Development Authority

- (g) Parking space requirements – 2 spaces per dwelling unit

- (h) All manufactured home shall be anchored with at least four (4) tie downs for a single wide and eight (8) tie downs for a double wide.

- (i) The undercarriage of each manufactured home shall be complete screened from view by the foundation or skirting within thirty (30) days of the placement of the manufactured home.

- (j) All accessory structures such as steps, patios, porches, additions, skirting, and storage facilities shall be:
 - (i) factory prefabricated or the equivalent thereof, the exterior and design of which shall match the manufactured home, and
 - (ii) considered as part of the principal building, and
 - (iii) erected only after obtaining a development permit.

- (k) Additions to a manufactured home shall have a foundation or skirting equivalent to that of the manufactured home.

- (l) No accessory building or use shall be located in the front yard unless it is a parking space on a driveway located on either side of the manufactured home.

- (m) All areas of a manufactured home lot not occupied by driveways, walkways, manufactured homes, buildings, and other facilities shall be landscaped to the satisfaction of the Development Authority within six (6) months (weather permitting) of the date of the placement of the manufactured home.

- (n) All utility lines shall be placed underground.

- (o) All manufactured homes shall satisfy Canadian Standards Association Z240 Standards and shall be no more than 5 years old from the date of the development application.

4. Regulations for Manufactured Home Parks

- (a) Minimum lot area – 2 ha (4.9 ac.), though, at the discretion of the Development Authority, a smaller lot area may be approved where a development is proposed to be staged and where the properties are adjacent.
- (b) Maximum lot area – 16.2 ha (40 ac.)
- (c) Maximum density – 20 manufactured homes per ha (8.1 per ac.).
- (d) Minimum stall area – 371 sq. m (3993 sq. ft.)
- (e) Minimum yards within stalls
 - (i) Front - 4.5 m (14.8 ft.)
 - (ii) Side - 1.2 m (3.9 ft.) on one side; however, a 4.5 m (14.8 ft.) separation from any adjacent manufactured home or road shall be provided
 - (iii) Rear - 4.5 m (14.8 ft.)
- (f) Maximum stall coverage
 - (i) Principal building - 28% or, if a garage is attached, a maximum of 40%
 - (ii) Accessory buildings - 12%
 - (iii) Total - 40%
- (g) All roadways shall be graveled or paved, well-drained and maintained to the satisfaction of the Development Authority. Minimum right-of-way width shall be 9.1 m (29.9 ft.). The manufactured homes and all community facilities shall be connected by a safe, convenient, concrete pedestrian walkway of at least 1.2 m (3.9 ft.) in width.
- (h) Five percent (5%) of the gross lot area shall be provided for the recreational use of the park occupants. This recreational space shall be located convenient to all park residents, be free from traffic hazards, be clearly marked, and shall not be included in areas designated as buffer strips.
- (i) Parking space requirements – 2 spaces per manufactured home
- (j) Each stall shall have a durable base on which the manufactured home shall be placed.
- (k) The undercarriage of each manufactured home shall be completely screened from view by the foundation or by skirting within thirty (30) days of the placement of the manufactured home.
- (l) All accessory structures such as steps, patios, porches, additions, skirting, and storage facilities shall be:
 - (i) factory prefabricated or the equivalent thereof, the exterior and design of

- which shall match the manufactured home, and
- (ii) considered as part of the principal building, and
- (iii) erected only after obtaining a development permit.

- (m) No accessory building or use shall be located in the front yard of a stall; however, driveways to side yard parking are allowed.
- (n) All utility lines shall be placed underground. Street lighting and signage shall be of the same standard used in the other Residential Districts.
- (o) The floor area of porches and additions (excluding attached garages) shall not exceed 25% of the gross floor area of the manufactured home.
- (p) All areas of a manufactured home lot park not occupied by roadways, lanes, driveways, walkways, manufactured homes, buildings, and other facilities shall be landscaped to the satisfaction of the Development Authority within six (6) months (weather permitting) of the date of the placement of the manufactured home.
- (q) All manufactured home parks shall have at least two legal road accesses.
- (r) All manufactured homes in manufactured home parks shall satisfy Canadian Standards Association Z240 Standards and shall be no more than 5 years old from the date of the development application