

14. RESIDENTIAL MANUFACTURED HOME DISTRICT - RMH

14.1 Purpose

14.1.1 To permit and regulate development of manufactured home subdivisions and, at the discretion of the Development Authority, manufactured home parks.

14.2 Permitted Uses

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| 14.2.1 | Alternate energy system, individual | 14.2.4 | Parks |
| 14.2.2 | Dwellings, manufactured home | 14.2.5 | Buildings and uses accessory to permitted uses |
| 14.2.3 | Home occupations, minor | | |

14.3 Discretionary Uses

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| 14.3.1 | Day homes | 14.3.6 | Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses |
| 14.3.2 | Home occupations, major | | |
| 14.3.3 | Manufactured home parks | | |
| 14.3.4 | Public or quasi-public buildings and uses | 14.3.7 | Buildings and uses accessory to discretionary uses |
| 14.3.5 | Public utilities | | |

14.4 Regulations for Manufactured Home Subdivisions

14.4.1	Minimum Lot Area	Manufactured homes	464.5 m ² (5000 ft. ²)
		Other Uses	As required by the Development Authority
14.4.2	Minimum Lot Width	Manufactured homes	15.25 m (50.0 ft.)
		Other Uses	As required by the Development Authority
14.4.3	Minimum Floor Area	Manufactures homes	88.0 m ² (947.0 ft. ²)
		Other Uses	As required by the Development Authority
14.4.4	Minimum Yards	Front	4.5 m (14.8 ft.)
		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
		Rear	4.5 m (14.8 ft.)
14.4.5	Maximum Lot Coverage	Principal building	28% or, if a garage is attached, a maximum of 40%
		Accessory Building	12%
		Total	40%
14.4.6	Maximum Building Height	Manufactured homes	7.6 m (24.9 ft.)
		Accessory Building	4.5 m (14.8 ft.)
		Other Uses	As determined by the Development Authority
14.4.7	Parking Space Requirements	Per Dwelling Unit	2 spaces

14.5 Other Regulations

14.5.1 All manufactured homes shall conform with the provisions in Section 10.12 Manufactured Homes.

- 14.5.2 All manufactured homes shall be anchored with at least four (4) tie downs for a single wide and eight (8) tie downs for a double wide.
- 14.5.3 The undercarriage of each manufactured home shall be completely screened from view by the foundation or skirting within thirty (30) days of the placement of the manufactured home.
- 14.5.4 All accessory structures such as steps, patios, porches, additions, skirting, and storage facilities shall be:
 - a. factory prefabricated or the equivalent thereof, the exterior and design of which shall match the manufactured home;
 - b. considered as part of the principal building;
 - c. erected only after obtaining a development permit.
- 14.5.5 Additions to a manufactured home shall have a foundation or skirting equivalent to that of the manufactured home.
- 14.5.6 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.
- 14.5.7 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.
- 14.5.8 All utility lines shall be placed underground.

14.6 Regulations for Manufactured Home Parks

14.6.1	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.	
14.6.2	Maximum Density	20 manufactured homes per ha (8.1 per ac.).	
14.6.3	Minimum Stall Area	371.0 m ² (3993 ft. ²)	
14.6.4	Minimum Yards within Stalls	Front Yard	4.5 m (14.8 ft.)
		Side Yard	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
		Rear Yard	4.5 m (14.8 ft.)
14.6.5	Maximum Stall Coverage	Principal Building	28% or, if a garage is attached, a maximum of 40%
		Accessory Buildings	12%
		Total	40%
14.6.6	Roadways	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.	
14.6.7	Recreational Use	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.	
14.6.8	Parking Space Requirements	2 spaces per manufactured home stall	

- 14.6.9 Each stall shall have a durable base on which the manufactured home shall be placed.
- 14.6.10 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.

- 14.6.11 All accessory structures such as steps, patios, porches, additions, skirting, and storage facilities shall be:
 - a. factory prefabricated or the equivalent thereof, the exterior and design of which shall match the manufactured home, and
 - b. considered as part of the principal building, and
 - c. erected only after obtaining a development permit.
- 14.6.12 No accessory building or use shall be located in the front yard of a stall. However, driveways to side yard parking are allowed.
- 14.6.13 All utility lines shall be placed underground. Street lighting and signage shall be of the same standard used in the other Residential Districts.
- 14.6.14 The floor area of porches and additions (excluding attached garages) shall not exceed 25% of the gross floor area of the manufactured home.
- 14.6.15 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.
- 14.6.16 All manufactured home parks shall have at least two legal road accesses.