



9.15 RMH-2 - MANUFACTURED HOME PARK RESIDENTIAL DISTRICT

9.15.1 RMH-2 PURPOSE

The purpose of this District is to allow for the development of manufactured home developments where individual stalls are leased separately with shared common internal green space and other community facilities.

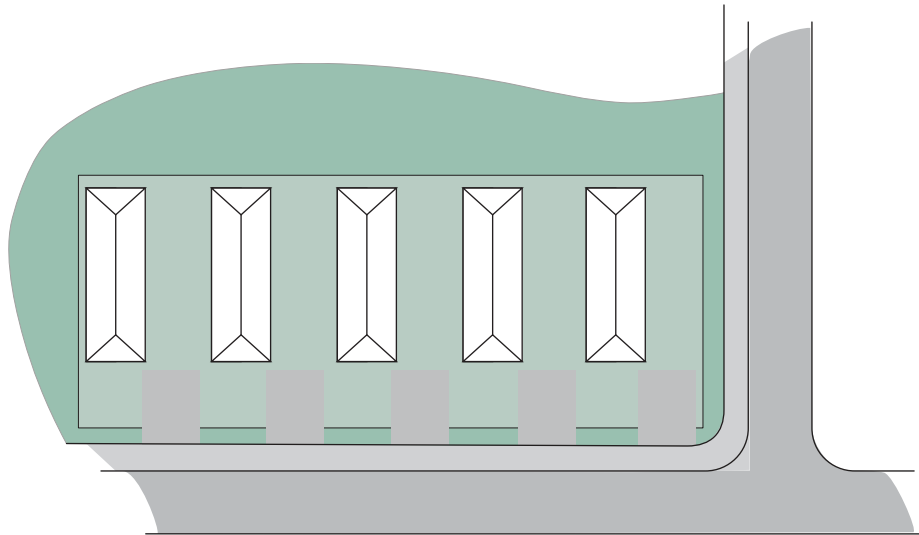


Figure 9.15a: Example RMH-2 Site Layout

9.15.2 RMH-2 PERMITTED AND DISCRETIONARY USES

a) Fundamental Use Provisions

The Fundamental Use Provisions are requisite qualifiers for the Permitted and Discretionary Uses listed within 9.15.2 b) and c) and shall ensure:

- i. None.

b) RMH-2 PERMITTED USES

Dwelling, Manufactured Home
 Home Office
 Public Utility
 Renewable Energy Device, Limited
 Sign, Freestanding
 Accessory development to any use listed in subsection 9.15.2 b) or c)

c) RMH-2 DISCRETIONARY USES

Child Care Facility
 Show Home
 Temporary Sales Centre



9.15.3 RMH-2 SUBDIVISION STANDARDS

| | STALL OR SITE |
|----------------|---|
| a) Stall Width | 13.7m (44.9ft) minimum |
| b) Stall Depth | 30.0m (98.4ft) minimum |
| c) Site Area | 0.8ha (2.0ac) minimum 4.0ha (10.0ac) maximum |

9.15.4 RMH-2 DEVELOPMENT STANDARDS

| | STALL |
|------------------|--|
| a) Front Setback | 6.0m (19.7ft) minimum |
| b) Side Setback | 1.5m (4.9ft) minimum |
| c) Rear Setback | 1.5m (4.9ft) minimum |
| d) Floor Area | 100.0m ² (1,076.4ft ²) minimum |
| e) Height | Principal Building: One (1) storey, 6.0m (19.7ft) maximum |
| f) Lot Coverage | 28% maximum for principal building 40% maximum for all buildings and structures |
| g) Density | 1 dwelling unit per lot maximum 20 stalls per ha (8.1 per ac) maximum |

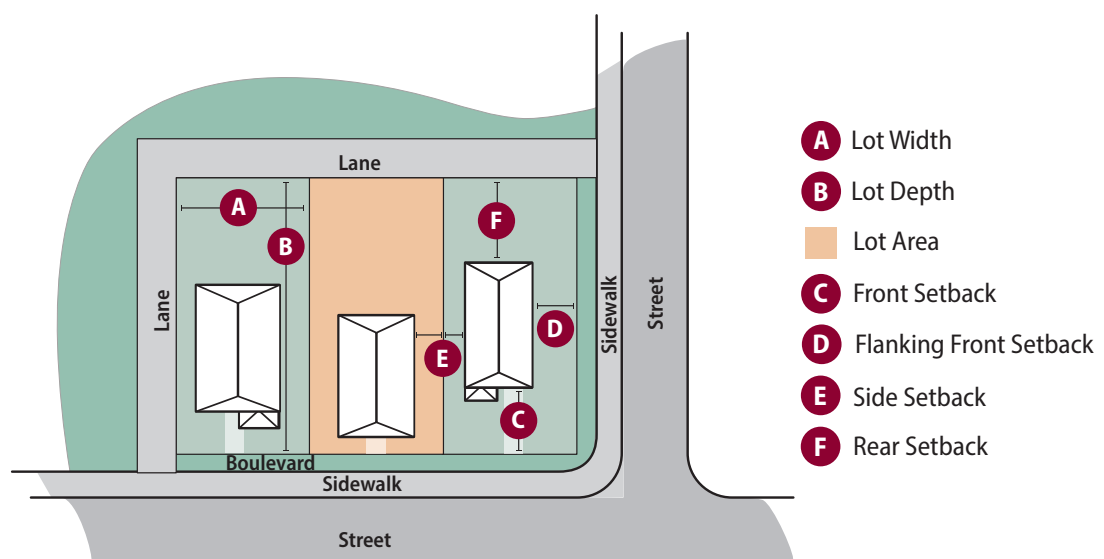


Figure 9.15b: RMH-2 Subdivision and Development Standards



9.15.5 ADDITIONAL DEVELOPMENT REGULATIONS FOR RMH-2:

- a) No parking areas shall be located in the front yard unless part of a driveway on either side of a manufactured home.
- b) Detached garages shall have a minimum separation distance of 2.4m (7.9ft) from a manufactured home.
- c) Visitor parking areas shall be signed as such and shall be placed in convenient locations throughout the development and not used for storage of leaseholders' recreational vehicles and equipment.
- d) Manufactured homes shall be setback a minimum of 6.0m (19.7ft) from internal private roadways.
- e) Smaller site areas may be approved at the discretion of the Development Authority where the development is proposed to be staged and where the site is adjacent to an existing or proposed manufactured home development.
- f) All internal roads and lanes shall be paved, well drained, and maintained to the satisfaction of the Development Authority.
- g) Minimum width of internal roadway surfaces shall be 12.0m (39.4ft).
- h) Manufactured homes and all community facilities in the development shall be connected by a safe, convenient, concrete pedestrian walkway of at least 1.2m (3.9ft) in width.
- i) Manufactured home developments shall have at least two (2) legal road accesses.
- j) A minimum of 10% of the total combined stall area shall be provided for the recreational use of the leaseholders as an amenity area. The amenity area shall be:
 - i. Located in a convenient location to all stalls;
 - ii. Free from traffic hazards;
 - iii. Clearly marked and landscaped including screening or fencing; and
 - iv. Not located in designated buffer areas.
- k) Notwithstanding subsection 9.15.5 j), the amount of amenity area may be reduced at the discretion of the Development Authority if, in its opinion, adequate amenity space exists in the neighbourhood in which the manufactured home development is located.



- l) Screening in the form of vegetation or fencing to the satisfaction of the Development Authority shall be provided:
 - i. Between the manufactured home development and adjacent uses; and
 - ii. Around laundry areas, service buildings, and waste collection facilities.
- m) All accessory buildings and structures such as steps, patios, porches, additions, and storage facilities shall be factory prefabricated or the equivalent thereof, the exterior and design of such shall match the manufactured home.
- n) Additions to a manufactured home shall have a foundation or skirting equivalent to that of the manufactured home.
- o) The management of the manufactured home park shall at all time maintain the development and the common buildings, structures and improvements thereon in a clean, neat, tidy, and attractive condition free from all rubbish and debris.
- p) Each manufactured home stall shall be clearly marked on the ground by permanent stakes or markers, and shall be clearly defined with a stall number or other address system.
- q) All development and uses within this Land Use District are subject to the applicable provisions of **Part 6 – General Regulations for all Land Use Districts**, **Part 7 – Parking and Loading Standards**, **Part 8 – Sign Regulations**, and Sections 9.1 to 9.7 of **Part 9 – Residential Land Use Districts**.