

MHP Mobile Home Park (602)

PERMITTED USES

.1	Principal Uses	<p>The following uses shall be permitted in the R-MH zone</p> <ul style="list-style-type: none"> • Mobile Home • Mobile Home Park
.2	Accessory Uses	<ul style="list-style-type: none"> • Home Based Business • Office

DEVELOPMENT REGULATIONS

For Mobile Home Parks:

.3	Density	<ul style="list-style-type: none"> • The maximum density for a Mobile Home Park shall be: <ul style="list-style-type: none"> • 20 Mobile Homes/ha when serviced with community water and sewer; • 12 mobile homes/ha where serviced with community water and septic.
.4	Minimum Parcel Area	<ul style="list-style-type: none"> • The minimum parcel area for a Mobile Home Park is: <ul style="list-style-type: none"> • 1 Ha
.5	Site Area	<ul style="list-style-type: none"> • The minimum mobile home site area: <ul style="list-style-type: none"> • 350 m²
.6	Mobile Home Site Dimensions	<ul style="list-style-type: none"> • Interior site minimum width <ul style="list-style-type: none"> • 9.5 m • Cul-de-sac site minimum width <ul style="list-style-type: none"> • 7.2 m • Exterior site minimum width <ul style="list-style-type: none"> • 11.5 m • Site depth minimum <ul style="list-style-type: none"> • 25 m

For Bareland Strata Mobile Home Park Parcels:

.7	Density	<ul style="list-style-type: none"> • The maximum density for Mobile Homes per Bareland Strata Mobile Home Park Parcel: <ul style="list-style-type: none"> • 1
.8	Minimum Parcel Area	<ul style="list-style-type: none"> • The minimum parcel area for a mobile home park bareland strata parcel is: <ul style="list-style-type: none"> • 350 m²

.9	Bareland Strata Mobile Home Parcel Dimensions	<ul style="list-style-type: none"> • Interior parcel minimum width • Cul-de-sac parcel minimum width • Exterior parcel minimum width • Site parcel minimum 	<ul style="list-style-type: none"> • 10 m • 7.5 m • 12 m • 25 m
----	--	--	---

For Mobile Home Park Spaces and Bareland Strata Mobile Home Park Parcels

.10	Maximum Height	<ul style="list-style-type: none"> • Principal building • Accessory buildings and structures 	<ul style="list-style-type: none"> • 8m • 5m
-----	-----------------------	--	--

.11	Setbacks	<p>The minimum setbacks for all buildings and structures on a Mobile Home Site or Bareland Strata Mobile Home Parcel:</p> <ul style="list-style-type: none"> • From the curb of a private or public roadway within the Mobile Home Park: <ul style="list-style-type: none"> • 3m • 8m for accessory building • From the edge of adjacent Mobile Home Site: <ul style="list-style-type: none"> • 1.2m • From an adjacent Mobile Home building or structure: <ul style="list-style-type: none"> • 5m • From an exterior property line: <ul style="list-style-type: none"> • 3.5m • 5m for accessory building • From a rear property line: <ul style="list-style-type: none"> • 6.0m for Mobile Home • 1.5m for accessory building 	
-----	-----------------	---	--

PARKING

.11 Off-street parking shall be provided in accordance with the Sicamous Zoning Bylaw – Schedule D.

REGULATIONS AND CONDITIONS OF USE

.12

- a. **Office Use**
 - The Office use is limited to one office for the management and operation of the Mobile Home Park.

- b. **Additions to Mobile Homes**
 - The following additions to a mobile home are permitted: garages or carports; sun or rain shelters, porches, rooms, and storage sheds.
 - The additions, inclusive of a carport or garage, shall not be larger in area than:
 - 50% of the floor area of a single-wide mobile home; or
 - 20% of the floor area of a double-wide mobile home.

- c. **Storage Compounds**
 - One or more separate storage compounds may be provided within a mobile home park for the storage of boats, travel trailers, recreation vehicles, which are not appropriate to store on a mobile home site.
 - The storage compound shall be securely fenced, gated and lighted for security and shall be screened from public view by approved fencing and landscaping.
 - Where such a facility is not required, the above noted apparatus is not permitted to be stored on a mobile home site unless stored within a permitted Accessory Residential Building.
 - No outdoor portion of a mobile home park shall be used for or permitted to be used for the wrecking or storage of derelict automobiles, trucks, tractors, machinery, lumber, inflammable debris or other unused items or equipment or junk.

- d. **Private Open Space**
 - The owner of a mobile home park must provide a minimum of 6% of the gross mobile home park area as private open space for the use and enjoyment of residents.
 - 50% of the recreation area shall be open space in a location convenient and accessible to the tenants, ensuring that any hillside or natural watercourse areas to be included in the recreation area is physically accessible to the tenants and is maintained in its natural state, or authorized improved state.
 - Outdoor recreation areas shall be landscaped if not left in their natural state.
 - For the purpose of calculating and satisfying recreational and open space requirements:
 - Landscape Buffer Areas, storage compounds, street and roadway rights-of-way, parking areas or required utility easements within the mobile home park shall not be considered as forming any portion of the recreational or open space requirement.

- Any indoor recreational space fully developed in a community or recreational centre shall be counted as triple its area.
 - Any common outdoor recreation facility, such as a swimming pool, tennis court, shuffleboard, lawn bowling or putting greens, barbecue patio, etc. may be counted as double its surface area.

- .e **Screening and landscaping**
 - Screening and landscaping in a Mobile Home Park must be provided on all sides of the property and beginning within 1 m of the property line consisting of:
 - 50% - 80% grass;
 - 20% - 40% shrubbery/annuals; and
 - 5% - 50% trees.
 - The minimum width of a landscaped buffer shall be:
 - 2 m where the development abuts another parcel;
 - 3 m where the development abuts a public road;
 - 6 m where the development abuts a controlled access highway.
 - With approval of a landscape plan, the landscaped buffer may be varied by providing the same amount of shrubbery and trees in other locations on the subject property provided the buffer area is planted to grass.”

- .f **General regulations**
 - See the General Regulations section of this bylaw for additional regulations that apply to this zone.