

Section 12 – Mobile Home Residential (MHR)

12.1 Preamble

Within a Mobile Home Residential Zone (MHR), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section, and also no person shall, within any MHR zone, use any lot or install, place, erect, alter or use any building or structure unless such lot is served by a communal water system and a sanitary sewer system and except in accordance with the regulations contained or referred to in this section.

12.2 12.2.1. Permitted Principal Uses

- a) A mobile home park; and/or
- b) A public use

12.2.2. Permitted Accessory Uses

- a) A mobile home park management office;
- b) A recreational use accessory to a mobile home park;
- c) A type “A” home occupation in accordance with the provisions of Section 5.33;
- d) An accessory building to the above principal uses; and/or
- e) Additional residential unit(s) subject to the provisions of Section 5.44.

12.3 Zone Regulations

12.3.1. For the property

- a) Lot Area: 3 hectares (7.4 acres) minimum;
- b) Lot Frontage (road): 60 metres (196.9 feet) minimum;
- c) Landscaped Area: 30% minimum; and
- d) Off-street parking shall be provided in accordance with Section 5.35

12.3.2. For Principal Building

- a) Front Setback: 13.5 metres (44.3 feet) minimum;
- b) Rear Setback: 7.6 metres (24.9 feet) minimum;
- c) Interior Side Setback: 7.6 metres (24.9 feet) minimum;
- d) Exterior Side Setback: 13.5 metres (44.3 feet) minimum; and
- e) Building Height – Residential Uses: 5 metres (16.4 feet) maximum.

12.3.3. For Individual Mobile Home Sites

- a) Site Area: 700 square metres (7,535 square feet) minimum;
- b) Site Frontage on internal private road system: 18 metres (59.1 feet) minimum;
- c) Front Setback from internal private road system: 9 metres (29.5 feet) minimum;

- d) Front Setback from municipal road system: 13.5 metres (44.3 feet) minimum;
- e) Rear Setback: 3 metres (9.8 feet) minimum;
- f) Interior Side Setback: 3 metres (9.8 feet) minimum;
- g) Exterior Side Setback from internal private road system: 9 metres (29.5 feet) minimum;
- h) Exterior Side Setback from municipal road system: 13.5 metres (44.3 feet) minimum;
- i) Gross Floor Area of Mobile Home Dwelling: 37 square metres (393.3 square feet) minimum;
- j) Lot Coverage of individual sites: 33% maximum;
- k) Building Height: 5 metres (16.4 feet) maximum; and
- l) Refer to County policy for their setback requirements.

12.3.4. For Accessory Buildings

- a) Gross Floor Area of Accessory Dwelling: 74 square metres (796.6 square feet) minimum;
- b) Accessory Dwellings/lot (part): 1 minimum;
- c) Rear Setback (individual sites): 3 metres (9.8 feet) minimum;
- d) Interior Side Setback (individual sites): 3 metres (9.8 feet) minimum;
- e) Exterior Side Setback from internal private road system: 9 metres (29.5 feet) maximum;
- f) Exterior Side Setback from municipal/county road system: 13.5 metres (44.3 feet) minimum;
- g) Lot Coverage: 5% maximum; and
- h) Building Height: 4.5 metres (14.8 feet) maximum.

12.4 General Provisions

All special provisions of Section 5 “General Provisions” shall apply, where applicable, to any land, lot, building, structure or use with the Mobile Home Residential (MHR) Zone.