

15.6 RMH-2 Manufactured Home Park Residential District

Purpose

15.6.1 The general purpose of this district is to allow the development of [manufactured home developments](#) where individual [manufactured home sites](#) are leased separately. A [manufactured home park](#) generally has only one land title. The common internal green space and other community facilities are shared by all leaseholders.

Regulations

15.6.2 [Permitted](#) and [discretionary uses](#) within the RMH-2 district are outlined in Table 15.6.1.

15.6.3 Development standards for [principal uses](#) and [accessory buildings](#) in the RMH-2 are outlined in Table 15.6.2 and Table 15.6.3.



Table 15.6.1 RMH-2 Permitted and Discretionary Uses

Use	Permitted	Discretionary
Attached Garage	P	
Detached Garage	P	
Dwelling, Manufactured Home	P	
Child Care Facility		D

Table 15.6.2 RMH-2 Development Standards for Principal Uses

Regulation	Standard
Stall Dimension, Minimum	Width: 13.7m (44.9ft) Depth: 30.0m (98.4ft)
Parcel Area	Minimum: 0.8ha (2.0ac) Maximum: 4.0ha (10.0ac)
Stall Coverage, Maximum	28% (not including accessory buildings/structures)
Stall Front Setback, Minimum	6.0m (19.7ft)
Stall Side Setback, Minimum	1.5m (4.9ft)
Stall Rear Setback, Minimum	1.5m (4.9ft)
Density , Maximum	20 manufactured homes per ha (8.1 per ac)

Table 15.6.3 RMH-2 Development Standards for Accessory Buildings/Structures

Regulation	Standard
Parcel Coverage, Maximum	12%
Front Setback, Minimum	6.0m (19.7ft)
Flanking Front Setback	3.0m (9.8ft)
Side Setback, Minimum	1.0m (3.3ft)
Rear Setback, Minimum	1.0m (3.3ft)
Height, Maximum	4.6 m(15.1ft)

Development Regulations

- 15.6.4 No parking shall be located in the front yard unless it is a driveway on either side of the manufactured home.
- 15.6.5 Detached garages shall be set back a minimum of 2.4m (7.9ft) from the manufactured home.
- 15.6.6 Visitor parking area(s) shall be hard-surfaced and provided at a ratio of one (1) space for every four (4) manufactured home stalls and shall be conveniently located.
- 15.6.7 Visitor parking areas shall be signed as such and shall be placed in convenient locations throughout the Manufacture Home Park and not used for storage of tenants' recreational vehicles and equipment.
- 15.6.8 No person shall construct a fence higher than 1.8m (6.0ft) in any residential district. The height of the fence along the front and side property lines within the portion of the front yard located beyond the front setback line of the principal building shall be no greater than 0.9m (3.0ft).
- 15.6.9 No person shall keep in any part of any yard an excavation, storage, or piling up of materials required during construction unless all safety measures are undertaken, and the owner of such materials or excavations assumes full responsibility and does not permit the excavation or storage to last any longer than reasonably necessary to complete a particular stage of construction work.
- 15.6.10 The design and siting of manufactured homes and accessory buildings shall comply with the following:
 - a) The front, rear and side setbacks shall be in accordance with Table 15.6.2 and Table 15.6.3. In addition, internal stalls shall also be required to provide the minimum front setbacks from internal private roadways as well as side and rear setbacks established in Table 15.6.2 and Table 15.6.3;
 - b) Only one manufactured home may be located on a stall in a manufactured home park;
 - c) Smaller site areas may be approved at the discretion of the Development Authority where development is proposed to be staged and where the site is adjacent to another or a proposed manufactured home park;
 - d) All roads and lanes in a manufactured home park shall be paved, well drained, and maintained to the satisfaction of the Development Authority. Minimum roadway width, including travelled surface and storm drains, shall be 10.5m (34.4ft). Manufactured homes and all community facilities in a manufactured home park shall be connected by a safe, convenient, concrete pedestrian walkway of at least 1.2m (3.9ft) in width;
 - e) Manufactured home parks shall have at least two legal road accesses;

- f) A minimum of 10% of the stall area shall be provided for the recreational use of the manufactured home park occupants. The recreational area shall be:
 - i) Located convenient to all manufactured home park residents;
 - ii) Free from traffic hazards;
 - iii) Be clearly marked and landscaped;
 - iv) Screened or fenced;
 - v) Not included in areas designated as buffer strips; and
 - vi) The amount of recreation space may be reduced at the discretion of the Development Authority if, in its opinion, adequate recreation space exists in the area in which the manufactured home park is located.
 - g) Screening in the form of vegetation or fencing to the satisfaction of the Development Authority shall be provided:
 - i) Between the manufactured home park and adjacent uses where the uses are incompatible with the residential use of the manufactured home park; and
 - ii) Around laundry areas, service buildings, and garbage collection facilities.
 - h) All accessory buildings and structures such as steps, patios, porches, additions, and storage facilities shall be:
 - i) Factory prefabricated or the equivalent thereof, the exterior and design of which shall match the manufactured home;
 - ii) Considered as part of the principal building; and
 - iii) Erected only after obtaining a development permit.
 - i) Additions to a manufactured home shall have a foundation or skirting equivalent to that of the manufactured home.
- 15.6.11 The owner, or person in charge of the manufactured home park, shall at all times:
- a) Maintain the park and the common buildings, structures, and improvements thereon in a clean, neat, tidy, and attractive condition and free from all rubbish and debris; and
- 15.6.12 Each manufactured home stall shall be clearly marked on the ground by permanent stakes, markers, or other means and shall be clearly defined with a stall number or other address system.