

## SECTION 11 - MOBILE / MODULAR HOME PARK ZONE (MH)

### 11.1 Permitted Uses

- (a) Residential mobile and/or modular home park;
- (b) Home occupations;
- (c) Accessory uses, buildings, and structures.

### 11.2 Permitted Buildings and Structures

- (a) Mobile homes and/or modular homes;
- (b) Accessory buildings and structures such as an administrative or rental office, a sales office, a recreation centre, a tuck shop to serve the day to day commercial needs of the residents.

### 11.3 Requirements for Mobile/Modular Home Parks

**11.3.1 Lot Area, Minimum** 4 hectares

**11.3.2 Lot Frontage, Minimum** 45 m

**11.3.3 Front Yard, Minimum** 18 m

**11.3.4 Interior Side Yard, Minimum** 7.5 m

**11.3.5 Exterior Side Yard, Minimum** 18 m

**11.3.6 Rear Yard, Minimum** 7.5 m

**11.3.7 Density, Maximum** 20 units/hectare

**11.3.8 Landscaped Open Space, Minimum** 5 %

**11.3.9 Park or Playground Area, Minimum** 5 % of total lot area

**11.3.10 Building Height, Maximum** 10.5 m

**11.3.11 Parking Requirements:** As contained in Section 5 of this By-law.

#### **11.3.12 Planting Strip**

A planting strip in accordance with Section 5.21 shall be provided around the perimeter lot lines of the mobile/modular home park.

**11.3.13 Servicing**

Individual mobile and/or modular home sites shall be serviced by a communal water supply system and a communal sanitary sewage facility.

Notwithstanding the foregoing, the Mobile/Modular Home Park on Part Lot 11, Concession 1, Ellice Ward may be serviced by individual septic systems on each site, subject to the requirements of the appropriate authority for sewage disposal.

**11.4 Requirements for Mobile Home Sites/Modular Home Sites**

<b>11.4.1 Site Area, Minimum</b>	420 m <sup>2</sup>
<b>11.4.2 Site Frontage, Minimum</b>	13.5 m
<b>11.4.3 Site Front Yard, Minimum</b>	6 m
<b>11.4.4 Site Side Yard, Minimum</b>	2 m
<b>11.4.5 Site Rear Yard, Minimum</b>	6 m
<b>11.4.6 Site Coverage, Maximum</b>	35 %
<b>11.4.7 Floor Area of Unit, Minimum</b>	65 m <sup>2</sup>