

**SECTION 121 RMHS – MANUFACTURED HOME SUBDIVISION RESIDENTIAL DISTRICT**

**(1) GENERAL PURPOSE**

This District is to provide for Manufactured Homes on subdivided sites.

<b>Permitted Uses</b>	<b>Discretionary Uses</b>
<ul style="list-style-type: none"> <li>• Manufactured Home</li> </ul>	<ul style="list-style-type: none"> <li>• Accessory Building</li> <li>• Family Day Home</li> <li>• Home Occupation</li> <li>• Public Utility Building</li> <li>• Show Home</li> </ul>

(Bylaw C-1104-19, May 29, 2020)

**(2) DEVELOPMENT REGULATIONS**

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	<b>Site Standard</b>
Site Area (Minimum):	<ul style="list-style-type: none"> <li>• 435.0 m<sup>2</sup></li> </ul>
Site Width (Minimum):	<ul style="list-style-type: none"> <li>• 12.8 m</li> </ul>
Site Depth (Minimum):	<ul style="list-style-type: none"> <li>• 34.0 m</li> </ul>
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 4.0 m</li> <li>• 20% of Site Width, at a minimum of 2.4 m, if Front Yard determined by Development Officer to a Street Side Yard.</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 5.0 m from the abutting Site line to either one of the long sides containing the main entrance door.</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>• 3.2 m</li> </ul>
Building Height (Maximum):	<ul style="list-style-type: none"> <li>• One Storey, not to exceed 5.5 m</li> </ul>
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>• 45%</li> </ul>
Floor Area (Minimum):	<ul style="list-style-type: none"> <li>• 66 m<sup>2</sup></li> </ul>

(Bylaw C-1025-17, March 5, 2018)

**(3) ADDITIONAL REGULATIONS**

- (a) A Development Permit is needed prior to the establishment of a Manufactured Home and the application is subject to all requirements of this Bylaw.

- (b) Notwithstanding the Setback regulations contained in (2), where a Site within this District shares a Site boundary with a property where a residential District is applied, a minimum 7.0 m setback shall be provided.
- (c) Each Manufactured Home shall have C.S.A. certification or the equivalent. Proof of certification shall be submitted with the Development Permit application.
- (d) Manufactured Homes shall arrive to the Site in no more than two sections.
- (e) Current photographs showing all sides of the Manufactured Home shall be submitted with the application. The applicant shall indicate how any deficiencies in the Manufactured Home shall be corrected.
- (f) The Development Officer may require that the applicant submit a plan showing Abutting properties and the location of any existing Manufactured Homes, additions, and Accessory Buildings on those properties with the application.
- (g) The Manufactured Home subdivision shall be designed to accommodate Manufactured Homes units of different sizes, including expandable and doublewide units, with variety in the Street design and the placement of individual units to avoid monotony.
- (h) Each Manufactured Home must be securely attached to a permanent Foundation.
- (i) A permanent Foundation shall be provided in accordance with the *Alberta Building Code* for each Site, and the Foundation shall not exceed 0.6 m above finished Grade.
- (j) The crawl space between the structure and Grade of each Manufactured Home shall be suitably enclosed from view by skirting, or another means satisfactory to the Development Officer, within thirty days of placement of the Manufactured Home. Axles, wheels and trailer hitches shall be removed where they are not part of the frame. Where a hitch cannot be removed, it shall be skirted and covered from view.

(Bylaw C-857-13, May 14, 2014)
- (k) Notwithstanding Section 53, Accessory Buildings shall be located a minimum of 1 m from the dwelling.

(Bylaw C-900-15 – Feb. 23, 2015)