

Part 12 - Mobile Home Park Residential Zone (MH-2)

8.12.1 Permitted Uses

In the MH-2 Zone, the following uses are permitted and shall conform to this bylaw and amendments thereto and all other uses are prohibited:

- (1) *Mobile home* and their *accessory* buildings and structures; and
- (2) Service buildings and structures, recreational buildings and structures, or a combination thereof, *accessory* to the *mobile home* use.

8.12.2 General Provisions

- (1) A copy of the approved Development Permit, *mobile home park* plans and a copy of this bylaw shall be posted prominently and permanently in the *mobile home park office* for the reference of the residents.
- (2) No *mobile home* in a *mobile home park* may be occupied as a dwelling or installed unless it:
 - (a) meets the Canadian Standards Association Standards Z-240 or A-277 or British Columbia *Building Code* Standards;
 - (b) is connected water, sanitary sewer, storm drainage and electrical services in accordance with the British Columbia *Building Code*, Plumbing Code and Electrical Code;
 - (c) is located on a *mobile home pad* and is supported on a foundation in accordance with the British Columbia *Building Code* or the *Mobile home*, C.S.A. foundation standards approved by the *Building Inspector*; and
 - (d) is located on an approved *mobile home lot*.
- (3) The plumbing, electrical and *building* in any *mobile home park* including additions and alterations shall comply with all *City* of Courtenay bylaws and regulations and the British Columbia *Building Code*, Plumbing Code and Electrical Code.
- (4) The *City* may require the applicant to provide additional relevant information, inspections and tests including but not limited to topographic and soil condition data.
- (5) No person shall dispose of garbage or refuse or any sort of waste except in accordance with the arrangements made by the owner of the *mobile home park*, as approved by the *City*.

8.12.3 Site Area

The minimum *site area* for the *mobile home park* shall be 2 ha.

8.12.4 Density

The maximum density for a *mobile home park* shall be 20 *mobile home* units per hectare.

8.12.5 Frontage

A *mobile home park* shall have a minimum frontage of 30.0 m on to the highway from which access is obtained, with such access being for the sole purpose of allowing entry to and egress from the *mobile home park*.

8.12.6 Mobile Home Space

- (1) The minimum area for a *mobile home* space shall be 325 m² for an internal *lot* and 360 m² for a *corner lot*.
- (2) The minimum frontage of each *mobile home* space abutting a roadway shall be 12.0 m and 13.5 m for a *corner lot*.
- (3) Each *mobile home* space shall be clearly and permanently marked in a format outlined on a plan registerable at the Land Title Office as prepared by a BC Land Surveyor.
- (4) All *mobile home* spaces shall:
 - (a) be clearly numbered; and
 - (b) have access only from an internal roadway and not directly from a highway.

8.12.7 Lot Coverage

A *mobile home* space shall not be covered by buildings to a greater extent than 40% of the area of the *mobile home* space.

8.12.8 Setbacks

Except where otherwise specified in this bylaw, the following minimum *building setbacks* shall apply. *Mobile homes* and additions shall be located on each *mobile home* space in a *mobile home park* so that there will be not less than the following *setbacks*:

- (1) *Front yard*: 4.5 m
6.0 m for a *garage* or carport
- (2) *Rear yard*: 3.0 m
- (3) *Side yard*: 1.5 m on one side and 3.0 m on the other side and 4.5 m where the *side yard* flanks a *street*

8.12.9 Height of Building or Structure

No *building* or *structure* shall be greater in *height* than 4.5 m except for a service, storage or recreation *building* which shall not be greater than 6.0 m.

8.12.10 Mobile homes per Space/Lot

No more than one *mobile home* shall be located on a *mobile home* space.

8.12.11 Skirtings

No *mobile home* in a *mobile home park* may be occupied as a dwelling unless:

- (1) skirtings are installed within 60 days of installation of the *mobile home* on a *mobile home pad* which shall have two easily removable access panels of a minimum width of 1.2 m, one providing direct access to the area enclosed by the skirting for inspection or servicing the service connections to the *mobile home*, and the other providing access to the area enclosed by the skirting for storage;
- (2) skirtings installed are factory prefabricated or of equivalent quality and painted or prefinished so that the design and construction compliment the main *structure*; and
- (3) skirtings installed have ventilation openings that conform to the requirements of the British Columbia *Building Code* and the ground cover of the crawl space shall conform to the requirements of the British Columbia *Building Code*.

8.12.12 Permissible Additions

- (1) All additions or *accessory* structures to a *mobile home* located in a *mobile home park* including carports, garages, shelters, porches, vestibules, and room shall require a *building* permit and be constructed in compliance with the current British Columbia *Building Code*.
- (2) All attached or *accessory* structures such as porches, sun room, additions and storage facilities shall be factory prefabricated units or an equivalent quality and shall be painted or prefinished so that the design and construction shall compliment the main *structure*.

8.12.13 Buffer Strip

Every *mobile home park* shall have immediately within its boundaries, a buffer area of a minimum of 7.5 m in depth, within which:

- (1) No recreation, amenity or service areas may be located;
- (2) No *mobile home* space or an owner's residential plot may be located;
- (3) No *building* or *structure* may be erected or located;
- (4) No garbage disposal area shall be located;
- (5) Except where danger is involved no plant material may be removed nor may any substance of which land is composed be deposited or removed, except as part of a recognizable beautification scheme approved by the authority having jurisdiction; and
- (6) No roads except those which cross it as close to right angles as practical to connect the roadway to the highway.

8.12.14 Owner's/Manager's Residential Plot

- (1) An owner's/manager's residential plot shall be permitted within a *mobile home park* if the area of the plot is not less than 465 m² with a frontage of 20.0 m.
- (2) An owner's/manager's residential plot shall include sufficient area to provide two off-street *parking spaces* for owner's/manager's use and a minimum of 2 *parking spaces* for visitors and customers.

8.12.15 Parking

- (1) Two *parking spaces* measuring a minimum of 2.75 x 5.5 m shall be provided within each *mobile home pad*. In addition, for every 4 *mobile homes*, on additional *parking space* shall be provided within the *mobile home park*.
- (2) *Parking spaces* shall be graded for proper drainage and be paved and dust free.

8.12.16 Accessory Buildings and Accessory Structures

- (1) Shall not exceed 4.5 m in *height*;
- (2) Shall have a *floor area* not exceeding 45.0 m² or 10% of the *rear yard* whichever is greater;
- (3) Shall be permitted in the side and rear boundary of the *mobile home* space provided they are within 1.5 m from the side and rear boundary of the *mobile home* space except where the side boundary flanks a *street* in which case the minimum distance shall be 4.5 m; and
- (4) Shall be permitted in the front of the principal *residence* provided they shall conform to all relevant siting regulations of this bylaw.

8.12.17 Tenant Storage

- (1) One or more separate storage compounds shall be provided within a *mobile home park* for the storage of boats, trailers, recreation vehicles, or other large item owned by the tenants that are not appropriate to store on a *mobile home lot*.
- (2) The storage compound shall be securely fenced, gated and lighted for security reasons and shall be screened from public view by fencing or *landscaping* approved by the *City*.
- (3) Only communal buildings owned by the owner of the *mobile home park* shall be constructed in the storage compound for the sole use of the residents of the *mobile home park*.
- (4) 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, flammable debris or other unused item or equipment that the *City* considers being a public nuisance or junk.

8.12.18 Recreation and Landscaped Areas

- (1) Not less than 20.0 m² per *mobile home* space shall be devoted to tenant's recreational uses, and shall be provided in a convenient and accessible location. For the purpose of calculating recreational space requirements, any indoor recreational space provided shall be counted as double its actual area.
- (2) The recreation areas shall not include buffer areas, *accessory* buildings, *mobile home* spaces, roadways and storage areas.
- (3) Recreation areas shall be provided with suitable equipment, the safety of design and construction of which shall be subject to the approval of the *City*.
- (4) All recreation areas and other areas in the *mobile home park*, other than *mobile home pads*, roadways and parking areas shall be suitably landscaped and maintained subject to the approval of the *City*.
- (5) Recreational areas and open spaces shall be connected to the internal *street* and walkway system of the development and such areas and spaces shall be provided in one or more convenient and accessible locations.

8.12.19 Access, Roadways and Walkways

(1) Access

- (a) No *mobile home park* shall be established or extended unless the highway access to the *mobile home park* is approved by the *City*.
- (b) A second access from a public highway separated by at least 60.0 m from the first access shall be provided to each *mobile home park* containing 50 or more *mobile home* spaces.

(2) Roadways

- (a) All *mobile home* spaces, owner's residential plot, storage areas and service buildings as well as other facilities where access is required shall have access by roadways.
- (b) Minimum roadway width requirements shall be as follows:
 - (i) with parking on one side shall have a minimum paved width of 9.0 m and a right-of-way of 12 m.
 - (ii) with no parking shall have a minimum paved width of 7.2 m and right-of-way of 12 m.
 - (iii) one way minor roads shall not exceed 150 m in length unless connected to a secondary road access, and cul-de-sacs shall not exceed 60.0 m in length as measured from the centre line of a connecting roadway to the centre of the cul-de-sac turn around.
 - (iv) Cul-de-sacs shall have a minimum turning circle right-of-way radius of 14.0 m and a minimum pavement radius of 12.5 m.
 - (v) All streets and roadways in the *mobile home park* shall be designed, constructed and paved in accordance with the *City* of Courtenay Engineering Design Standards and Specifications and certified by a Professional Engineer registered in BC.

- (vi) Adequate *street* lighting shall be designed by a Professional Engineer to the city's standards and policies and installed and energized prior to the issuance of any occupancy permit(s) by the *City*. Such lighting shall meet the *City* of Courtenay Engineering Design Standards and Specifications and maintained to adequately illuminate the traveled portion of the roadway including all intersections, the turning circle of cul-de-sacs, any point at which an internal roadway changes direction 30 degrees or more, and any off-*street* visitor parking areas and storage areas in accordance with the "TAC Guide for Design of Roadway Lighting"

(3) Walkways and Sidewalks

- (a) A hard surfaced walkway of minimum 1.5 m in width shall be provided to facilitate access from or within the *mobile home park* to any public open space, recreation areas, neighbourhood or public school.
- (b) A walkway or sidewalk shall be provided on at least one side of a main distributor road within the *mobile home park*.
- (c) Walkways may be required for direct access to recreation or multi-purpose service centres if roadways are not direct.
- (d) Cul-de-sacs having more than 10 lots including the *corner lots* shall be provided with a sidewalk.

8.12.20 Water Supply

- (1) The owner of a *mobile home park* shall provide a water supply system that is connected directly to the municipal water supply system. The water system shall be designed by a Professional Engineer in accordance with engineering requirements, specifications and bylaw, regulations of the *municipality* and Regional Public Health Engineer.
- (2) Water service shall be distributed to:
 - (a) each service *building*
 - (b) each *mobile home* space
 - (c) fire hydrants
- (3) Water shall not be distributed to any terminal from which the water would not be intercepted by an approved sewage fixture, nor to any space that is not provided with an approved *mobile home* drain terminal connected to a sewer as required.
- (4) Each water distribution branch line servicing a *mobile home* space for the use of a *mobile home*, shall have a minimum diameter of 19 mm.
- (5) The water terminal on each *mobile home* space shall conform to the engineering standards and specifications required by the *City*.
- (6) Hydrants for fire protection shall be provided and located within 90.0 m of each manufactured home *lot*, as measured along the *street* frontage. Hydrants shall not be located more than 200 m apart and shall be installed in accordance with the requirements of the *City*.
- (7) Upon completion of construction, the owner of the *mobile home park* shall provide to the *City* as-built drawings of the water system, certifying the constructed quality of the works, signed and sealed by a Professional Engineer.
- (8) Meter boxes are required to be installed at the property line or back of roadway for all *mobile home* lots for the subsequent installation of water meter in accordance with *City* standards.

8.12.21 Sanitary Sewerage and Waste Water Disposal System

- (1) The owner of a *mobile home park* shall provide for the disposal of all waste water and of all body wastes that are generated within the *mobile home park* by providing a sewer system connected to all plumbing fittings and sewage laterals in the *mobile home pads*. The sewer system shall be connected directly into the municipal sewage disposal system and shall be designed and constructed by a Professional Engineer in accordance with the engineering requirements, specifications, bylaw and regulations of the *City* and the BC Plumbing Code.
- (2) The sewer terminal on each *mobile home* space shall conform to the engineering standards and specifications required by the *City*.
- (3) Upon completion of construction, the owner of the *mobile home* development shall provide to the *City* as-built drawings of the sewage and wastewater disposal system with the construction quality of works certified by a Professional Engineer.

8.12.22 Garbage Disposal

The owner of a *mobile home park* shall dispose of garbage or refuse in accordance with the *City* of Courtenay Refuse Collection and Removal Bylaw No. 2244, 2002 and revisions thereto.

8.12.23 Supervision and Reporting

- (1) Every *mobile home park* shall be kept free of flammable debris and rubbish at all time.
- (2) The owner shall report the installation or replacement of *mobile homes* and additions in the *mobile home park*, with the exception of skirting, to the *City*.

8.12.24 Occupancy

No person shall cause or permit a *mobile home park* to be occupied by manufactured homes until advised in writing by the *Building Inspector* that authorization to do so is given.