
SECTION 19: MANUFACTURED HOME COMMUNITY (MHC) DISTRICT

1. **PURPOSE**

The purpose of this district is to provide a district for manufactured home communities.

2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following:

Permitted Uses

- (a) Manufactured Home
- (b) Manufactured Home Community

Discretionary Uses

- (a) Accessory Building, Structure, or Use
- (b) Common Storage, Indoor and Outdoor
- (c) Convenience Food Store
- (d) Day Care Facility
- (e) Institutional Use
- (f) Laundromat
- (g) Park
- (h) Public Use
- (i) Rental or Management Office
- (j) Recreation Use, Intensive
- (k) Sewage / Wastewater Treatment Facilities
- (l) Sign
- (m) Utilities
- (n) Water Treatment Facility

3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:	0.5 ha
Minimum Number of Units:	10
Minimum Lot Area per unit (single wide):	350 m ²
Minimum Lot Width per unit (single wide):	12 metres
Minimum Lot Area (Double Wide):	400 m ²

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Minimum Lot Width (Double Wide):	13.5 metres
Minimum Side Yard:	1.5 m
Minimum Front Yard:	4.5 m
Minimum Rear Yard:	2.5 metres
Maximum Gross Density:	20 units/ha
Minimum Separation Space Between Buildings:	4.5 metres
Minimum Floor Area per Dwelling:	65 m ²
Maximum Height of Building:	2 stories
Maximum Height of Accessory Buildings:	5 metres

4. SPECIAL REQUIREMENTS

- (a) Minimum Open Space Area:
 - (i) 5 percent of the total area but open space area shall not include the area contained within the public roadway setbacks or required buffer strips.
 - (ii) Where the above requirements exceed 465 m² (5,000 square feet), one or more open space areas shall be provided.
 - (iii) Within the above required open space areas, the developer shall provide playground equipment to the satisfaction of the Approving Authority.
- (b) Buffer Strip: A minimum buffer strip of 6 metres (20 feet) shall be required to separate the boundary of any park lot from adjacent land uses outside the mobile park boundary.
- (c) Accessory Building or Structure:
 - (i) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1 metre (3 feet).
 - (ii) All accessory structures, such as patios, porches, additions and skirtings shall be factory-prefabricated units, or the equivalent thereof, and so designed and erected as to harmonize with the manufactured home.
- (d) Minimum parking: 2 spaces per park lot plus 1 visitor space per 3 lots.
- (e) Spacing: A minimum of 4.5 metres (15 feet) of open space shall occur between manufactured homes and any addition attached to the

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manufactured home shall be regarded as part of the manufactured home for purposes of spacing.

- (f) An all-season pedestrian access shall be provided to all recreation and community facilities within the manufactured home community and shall be a minimum of one (1) metre (three feet) in width.
- (g) Screens, fences or walls shall be erected where necessary, as determined by the Development Authority around refuse collection points, playgrounds, and storage areas.
- (h) Public roadway setbacks and required buffers shall be suitably fenced and landscaped and protected from any sort of development that would compromise their use.
- (i) Only one primary, freestanding identification sign of residential character and appearance shall be erected at each entrance to a manufactured home community. The signs shall be of a size, type, construction, character and appearance to blend in with the residential character of the area to the satisfaction of the Development Authority.
- (j) Directional signs within the community must be integrated in design and appearance, be kept in scale with the immediate surroundings and constructed of durable material.
- (k) Landscaping (including grass and mature trees) shall be provided on all area of the park not occupied by a manufactured home, addition, road, foot path, driveway or other permanent building.
- (l) All roads in the community shall be of all-weather construction and shall have a minimum road width of 7.3 metres (24 feet) within a 30.5 metre (100 foot) right-of-way.
- (m) Each community shall be designed in such a manner as to direct drainage away from each manufactured home lot to the satisfaction of the Development Authority.
- (n) The boundary of each manufactured home lot shall be clearly marked off by means of stakes or counter-sunk steel posts, fences, curbs or hedges or other means to the satisfaction of the Development Authority.
- (o) No recreation vehicle or holiday trailer shall be occupied as a permanent residence in any manufactured home community.

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- (p) Street lighting in a manufactured home community shall be of low profile and blend in with the residential character of the area as well as ensure maximum privacy to each unit to the satisfaction of the Development Authority.
- (q) Each manufactured home community shall be serviced by communal water and sewer systems that have received appropriate permits from Alberta Environment.