

## **SECTION 19B:     ZONE 15 - Z.15**

### **19B.1     DEFINITIONS**

- 19B.1.1    **Mobile Home Development** means the same as "Mobile Home Subdivision" as defined in Paragraph 2.134 of this By-law.
- 19B.1.2    **Mobile Home Site** - notwithstanding the provisions of Paragraph 2.133, for the purpose of this By-law, each mobile home site shall have an area of not less than six hundred and fifty (650) square metres and a frontage of not less than fifteen (15) metres on a public or approved private road.
- 19B.1.3    **Mobile Home Stand** means the entire area beneath the mobile, modular or manufactured home which area shall be either paved or topped with well compacted gravel capable of supporting the maximum anticipated load of a mobile, modular or manufactured home at all seasons without settlement or other movement and so graded as to prevent the pooling of water.
- 19B.1.4    **Mobile Home - Double Wide** means a mobile home consisting of two sections, separately towable, but designed to be joined together into one integral unit.
- 19B.1.5    **Approved Private Road** means a right-of-way other than a public road, providing access and circulation within a Mobile Home Development, located, constructed and maintained by the Mobile Home Development operator in accordance with the requirements of the Township of North Dumfries.

### **19B.2     PERMITTED USES**

Within a Zone 15 - Z.15, no land shall be used and no building or structure shall be erected or used except for a Mobile Home Development.

### **19B.3     REGULATIONS**

- 19B.3.1    Each mobile home site within a Mobile Home Development shall have a lot area of not less than six hundred (600) square metres not have a frontage of less than fifteen (15) metres on a public or approved private road.
- 19B.3.2    A mobile home stand shall be designated on each mobile home site and no part of any such mobile home stand shall be located within four and one-half (4.5) metres of a public or an approved private road upon which the mobile home site fronts.
- 19B.3.3    Each mobile home site shall contain only one mobile home - double wide or one mobile home.
- 19B.3.4    No part of any mobile home stand shall be located between a street line and any building line established by the Zoning By-law.
- 19B.3.5    No mobile home stand shall be constructed within four (4) metres of any limit of the mobile home site on which it is located. Notwithstanding the foregoing, a minimum distance of not less than eight (8) metres shall be provided between any wall of a mobile home which contains the main entrance door or window to a living room and the abutting limit of the mobile home site.

- 19B.3.6 Uncovered steps on landings may be located within 1.5 metres of the abutting limit of the mobile home site.
- 19B.3.7 Each mobile home shall be lowered so that the finished floor level will be within one (1) metres of the finished grade.
- 19B.3.8 Each mobile home shall be supported and secured on the mobile home stand by concrete piers or walls carried to a depth sufficient to prevent movement by frost and to support the anticipated load at such points on its chassis frame as indicated by the manufacturer or as determined by CSA Mobile home Structural Standards.
- 19B.3.9 Anchors in the form of cast in place 'deadmen' eyelets imbedded in concrete, screw augers or arrow lead anchors shall be provided at all corners of the mobile home stand and such additional points as may be necessary to secure the mobile home against the forces exerted by wind. Such anchors shall be connected to the anchoring points of the mobile home chassis frame by chain or cables. Both the anchor and the connecting chain or cable shall be capable of withstanding tension of at least 4,800 pounds.
- 19B.3.10 No home is to be located on a mobile home site until a building permit for such home has been issued by the Township of North Dumfries. No attached or ancillary structure shall be constructed until a building permit has been issued by the Township of North Dumfries.
- 19B.3.11 All homes shall bear the seal of approval of the Canadian Standards Association.
- 19B.3.12 All mobile homes shall be provided with skirting extending from the bottom of the unit to the ground, having a readily accessible removable panel not less than one (1) metre wide and 0.65 metres high giving access to service connections.
- 19B.3.13 All attached and ancillary structures shall comply with the requirements of the Building Code.
- 19B.3.14 Attached structures shall not obstruct required openings for light and ventilation of the mobile, modular or manufactured home and shall not prevent inspection of equipment or utility connections and shall not encroach on required yard or setback areas.
- 19B.3.15 All private roads shall be constructed and maintained to a standard satisfactory to the Township of North Dumfries.
- 19B.3.16 Off-Street Parking:
- a) not less than one (1) off-street parking space shall be provided for each mobile home. Such parking spaces shall be located within a mobile home site;
  - b) Off-street parking for uses other than mobile home shall be provided in accordance with the requirements of sub-sections 6.11 and 6.13;
  - c) No required off-street parking shall be located on a private road.
- 19B.3.17 Not more than twenty-five (25) mobile home units shall be permitted within the area zoned Zone 15 - Z.15 on the maps forming Part 14 and Part 15 of Schedule 'B'.