

USE ZONE TABLE

134. MOBILE/ MINI HOME RESIDENTIAL

<p>PERMITTED USE CLASSES - (see Regulation 127)</p> <p>Mobile or Mini Home</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 27 and 128)</p> <p>Recreational open space, convenience store, antenna, single dwelling, home based occupation*.</p> <p>*(See condition no. 10)</p>

STANDARDS	
Lot Area (sq.m) (Minimum)	366 sq.m (min.)
Floor area (sq.m) (Minimum)	60 sq.m.
Floor area (sq.m) (Maximum)	Single Unit 100 sq.m. Double Wide Unit 170 sq.m.
Lot Frontage (m) (Minimum)	12.2 m.
Rear yard depth (Minimum)	2.6 m.
Side yards width (Minimum)	1.2 m. & 3 m.
Building line setback (Minimum)	5 m. min. & 6.5 m. max.
Lot coverage (%) (Maximum)	33
Height (m)	6 m.

(31 Jan 2014)

CONDITIONS FOR MOBILE/MINI-HOME RESIDENTIAL ZONE

1. Advertisement Requirements

- (a) The erection or display of advertisements specified in Part II Regulation 63. (a) is permitted without application to the Authority.
- (b) No other advertisements are permitted in this zone.

2. General Conditions

- (a) A mobile or mini home lot must be provided with a mobile home stand capable of supporting the maximum anticipated load of the mobile home throughout all seasons of the year without settlement or other movement.
- (b) A mobile or mini home stand must be designed to fit the dimensions of the particular mobile home plus extensions positioned on the mobile home stand and must be paved or provided with some other hard surface.
- (c) A mobile or mini home on a Mobile Home Stand shall be supported and secured by foundation walls, piers, posts or other means, carried to a depth sufficient to prevent movement by frost and sufficient to support the anticipated load at such points on its chassis frame as required.
- (d) Anchors in the form of eyelets embedded in concrete, screw augers or head anchors or alternative devices acceptable to the Authority must be provided at all corners of the mobile home stand and at additional points where necessary to secure the mobile home against the forces exerted by wind.
- (e) Anchors or devices must be connected to each anchor point of the mobile or mini home chassis frame by a cable or other device approved by the Authority.
- (f) Anchors and connections must be capable of withstanding a tension of at least 2,180 kilograms.

- (g) A mobile or mini home must be provided with skirting acceptable to the Authority extending from the bottom of each mobile home to the ground, having a readily accessible, removable panel not less than 1 meter by 0.66 metres to give access to service connections.
- (h) A mobile or mini home will be placed on the lot so that it can be placed and removed without interfering with other lots.

3. Design Standards

The following mobile home subdivision design standards shall apply in addition to other subdivision design standards which may be in effect.

- (a) The maximum density of each mobile home subdivision shall be 20 mobile homes per hectare.
- (b) A mobile home subdivision may be developed to contain a maximum of fifty (50) mobile home lots.

4. Mini Homes

The housing type commonly referred to as mini homes will be considered as a mobile home for the purposes of this use zone, provided its characteristics are substantially the same as a mobile home.

5. Outdoor Living Area

A mobile home lot shall have a minimum of 40 square metres of outdoor living area. This area shall be located in the rear yard or side yard, or a combination of both, of the mobile home. The purpose of the outdoor living area is to provide an area for privacy, recreation and amenity.

6. Services

Development with plumbing shall connect to the municipal water and sewer system and shall have the required minimum frontage on a public street. Sewer lines shall contain back water valves.

7. Recreational Open Space

Parks and playgrounds may be located on back land but shall have at least one 5-metre wide vehicular access directly onto a public street.

8. Convenience Store

A convenience store may be permitted as a discretionary use under the following conditions:

- (a) The store shall form part of, or be attached to a mobile home.
- (b) The retail use shall be subsidiary to the dwelling and in keeping with the residential character of the area, and shall not adversely affect residential amenities of adjoining properties.
- (c) Off-street parking for at least two automobiles shall be provided for customer use.
- (d) Not more than one convenience store shall be permitted for every 100 mobile homes in the zone.
- (e) The maximum floor area of a convenience store shall be 40 square metres and shall not infringe on the minimum floor area of the dwelling.
- (f) Advertisement of the building shall not exceed three (3) square metres in area.

9. Accessory Buildings

Accessory buildings in this zone shall conform to the requirements of Regulation 62, Residential Accessory Buildings, in Part II of these Development Regulations.

10. Home Occupations/Home Office

Home based occupations include the following: home office, personal service, medical and professional service, family child care. A home based occupation or home office may be permitted at the discretion of council, subject to the following conditions:

- (b) The use is clearly a subsidiary use to the single dwelling, double dwelling, row dwelling use classes and does not detract from the residential character of the neighbourhood.
- (b) No wholesale sales or storage of goods is carried out, any retail sales are incidental and subsidiary to the permitted use and that no repairs to vehicles or heavy equipment are carried out.
- (c) The use does not alter the residential appearance or require external modification of the dwelling unit.
- (d) Activities associated with the use shall be carried out inside the dwelling unit or inside a building separate from the dwelling unit but on the same lot.
- (e) Not more than twenty-five percent of the floor area of the dwelling unit up to a maximum of forty-five square metres is devoted to the use. The dwelling unit must continue to meet the dwelling unit minimum floor area requirements.
- (f) The use is operated by a resident of the dwelling unit and does not employ more than one person in addition to the resident on site.

- (g) Office uses shall be limited to small business services and professional offices.
- (h) Personal Service uses for the purpose of this condition shall include small scale production of baked goods, handmade articles such as clothing and arts and crafts and small business services.
- (i) There is no outside storage of goods or materials on the lot.
- (j) The use shall not generate traffic, sewerage or water use in excess of what is normal in the residential area and can be accommodated by the existing municipal road, water and sewer services.
- (k) Activities associated with the use are not hazardous and do not cause noticeable noise, odour, dust or fumes, nor cause electrical interference or in any other way result in a nuisance to the occupants of surrounding residences.
- (l) One building only, separate from the dwelling unit, may be used in connection with a Personal Service use and shall conform to the Accessory Building condition for this use zone.
- (m) No sign will be permitted other than a name plate not exceeding 0.2² m in area which is attached to the principal building. No illumination of the sign will be permitted.
- (n) The Authority which may require fencing, screening or separation to protect the amenity of adjacent uses.
- (o) Parking requirements are as set out in Schedule D, however a minimum of one space is required for a home occupation. The minimum required parking for the dwelling unit must continue to be met.
- (p) No change in type, class or extent of the use shall be permitted except in

accordance with a development permit issued by the Authority.

- (q) Family child care occupations shall be limited to a maximum of six children and shall conform to the guidelines and standards as set out by the province of Newfoundland and Labrador's Health and Community Services Department.
- (r) A maximum of fifty percent (50%) of the total floor area may be utilized for family child care.

11. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided that they are complementary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses.