

# Municipality of West Perth – Zoning By-law

## **SECTION 13 MOBILE HOME/ MODULAR HOME ZONE (MH)**

No person shall within any MH Zone use any land or erect, alter, or use any building or structure for any purpose except in accordance with the following provisions:

### **13.1 Permitted Uses**

- (a) one mobile home/modular home community on one lot;
- (b) home occupations, in accordance with Section 3;
- (c) accessory uses, buildings, and structures, in accordance with Sections 3 and 5.

### **13.2 Permitted Buildings and Structures**

- (a) one mobile home on one site lot;
- (b) one modular home on one site lot;
- (c) accessory buildings and structures such as administrative or rental office, a sales office, a recreation centre, a tuck shop to serve the day to day commercial needs of the residents.

### **13.3 Requirements for Mobile Home/Modular Home Parks**

13.3.1	Lot Area, Minimum	4 hectares (9.88 acres)
13.3.2	Lot Frontage, Minimum	45 metres (147.64 ft.)
13.3.3	Front Yard, Minimum	18 metres (59.06 ft.)
13.3.4	Interior Side Yard, Minimum	7.5 metres (24.61 ft.)
13.3.5	Exterior Side Yard, Minimum	7.5 metres (24.61 ft.)

13.3.6	Rear Yard, Minimum	7.5 metres (24.61 ft.)
13.3.7	Density, Maximum	20 units per hectare (8 units per acre)
13.3.8	Landscaped Open Space, Minimum	5 per cent
13.3.9	Building Height, Maximum	10.5 metres (34.45 ft.)
13.3.10	Parking Requirements	As contained in Section 5.19 of this By-law.

### **13.4 Requirements for Mobile Home/ Modular Home Sites**

13.4.1	Site Area, Minimum	350 sq. metres (3,767.49 sq. ft.)
13.4.2	Site Frontage, Minimum	12 metres (39.37ft.)
13.4.3	Site Front Yard, Minimum	6 metres (19.69 ft.)
13.4.4	Site Interior Side Yard, Minimum	(i) with an attached garage or carport: 1.2 metres (3.94 ft.) on each side  (ii) with no attached garage or carport: 1.2 metres (3.94 ft.) on one side, 3.5 metres (11.48 ft.) on the other side
13.4.5	Site Exterior Side Yard, Minimum	6 metres (19.69 ft.)
13.4.6	Site Rear Yard, Minimum	6 metres (19.69 ft.)
13.4.7	Site Coverage, Maximum	35 per cent

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- 13.4.8 Landscaped Open Space, Minimum 20 per cent
- 13.4.9 Building Height, Maximum 7.5 metres (24.61ft.)
- 13.4.10 Parking Requirements  
As contained in Section 5.19 of this By-law.

### **Amended by By-law No. Z98-2007**

- 13.4.11 Minimum gross floor area  
62 sq. Metres (667.38 sq. ft.)

### **13.5 Special Requirements**

For the purpose of Section 13, "site" shall mean an area of land where a mobile home/modular home is situated within a mobile home community. Where such "site" is described in a reference plan or a site plan of the mobile home community then the words "site" and "lot" shall have a corresponding meaning.

### **13.6 Special Provisions**

(None to Date)