

## 5.14 MOBILE HOME PARK (R 4) ZONE

### 5.14.1 USES PERMITTED

No person shall, within any R 4 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R 4 uses, namely:

- (a) RESIDENTIAL USES:
  - i) a mobile home park;
  - ii) an accessory dwelling unit for the owner or operator of the mobile home park.
  
- (b) NON-RESIDENTIAL USES:
  - i) public use, including parks and playgrounds;
  - ii) an outdoor recreational facility of a non-commercial nature;
  - iii) a home occupation ancillary to a permitted residential use;
  - iv) ancillary buildings.

### 5.14.2 ZONE PROVISIONS

No person shall, within any R 4 zone, use any lot or erect, alter or use any building or structure for any purpose except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 2 hectares (4.94 acres).  
Notwithstanding the above, where a mobile home park is serviced by a community sewer system, the minimum lot area requirement may be reduced to 1 hectare (2.47 acres).
  
- (b) OTHER ZONE PROVISIONS:  
All other zone provisions, including required yards at setbacks, height of buildings and structures, open storage, ancillary uses, parking and loading, etc., shall be in accordance with the applicable mobile home park bylaw.

### 5.14.3 SPECIAL R 4 ZONES

- 5.14.3.1 Special Exception R 4-1 Zone (LUC 101-3960):  
Notwithstanding any other provision of this bylaw to the contrary, on lands zoned R 4-1, the non-residential uses shall be limited to:
  - i) a maximum of thirty mobile home sites.All other provisions of the R 4 zone shall apply.

- 5.14.3.2 Special Exception R 4-2 Zone (4600-20-1926)  
Notwithstanding any other provision of this bylaw to the contrary, on lands zoned R 4-2, residential uses shall be limited to:
- i) a maximum of twelve mobile home sites, including the accessory dwelling unit for the owner or operator of the mobile home park.
- All other provisions of the R 4 zone shall apply.
- 5.14.3.3 Special Exception R 4-3 Zone (4600-20-2101)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned R 4-3, residential uses shall be limited to:
- i) a maximum of twenty mobile home sites, including the accessory dwelling unit for the owner or operator of the mobile home park.
- All other provisions of the R 4 zone shall apply.
- 5.14.3.4 Special Exception R 4-4 Zone (4600-20-2164)  
Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned R 4-4:
- i) the overall development of the mobile home park shall be limited to a maximum of seven mobile home sites, exclusive of the owners or operators residence.
- All other provisions of the R 4 zone shall apply.
- 5.14.3.5 Special Exception R 4-5 Zone (4600-20-2311)  
Notwithstanding any other provision of this bylaw to the contrary, on lands zoned R 4-5, residential uses shall be limited to:
- i) a maximum of nineteen (19) mobile home site, including any accessory dwelling unit for the owner or operator of the mobile home park.
- All other provisions of the R 4 zone shall apply.