

**50. MOBILE HOME PARK DISTRICT (MHP)**

**Permitted Uses**

Double Wide Mobile Home  
 Single Wide Mobile Home  
 Accessory Buildings & Uses

**Class I Discretionary Uses**

Community Buildings & Facilities  
 Detached Dwelling  
 Home Occupations  
 Mobile Home Parks  
 Modular Units (See Definition 6(29))  
 Public Utilities & Buildings  
 Semi-Detached Dwellings

**Class II Discretionary Uses**

Convenience Stores & Services  
 Churches

**Site Regulations**

In addition to the general Regulations contained in this By-law, the following Regulations shall apply to every development in this District.

**Minimum Lot Sizes**

	<b>Area</b>	<b>Width</b>
Permitted Uses	325 sq. metres	10 metres
Discretionary Uses	As required by the Approving Authority.	

**Minimum Setback & Yard Requirements**

Permitted Use	<b>Front</b>	<b>Side A<sup>1</sup></b>	<b>Side B</b>	<b>Rear</b>
Single wide mobile homes	4.5 metres	4.5 metres	1.5 metres	4.5 metres
<small>Note 1. Side A refers to the side opposite the entrance(s) to the mobile home.</small>				
Other Permitted Uses	4.5 metres	1.5 metres	1.5 metres	4.5 metres
Accessory Buildings	See Schedule A			
Discretionary Uses	As required by the Approving Authority.			

**Maximum Building Height**

All Uses	Principal Building:	8.5 metres
	Accessory Building:	5.5 metres

**Maximum Site Coverage**

Permitted Uses	Principal Building:	33% of the site area
	Accessory Building(s):	12% of the site area

Discretionary Uses                      As required by the Approving Authority.

**Special Requirements: Mobile Homes**

1. All mobile homes permitted in this district shall be constructed after 1978.
2. Mobile homes are to be placed upon a foundation in accordance with the Alberta Building Code.
3. Mobile homes shall be skirted to ground level with fire proof material of similar design to the mobile home exterior. Wheels and hitches shall be removed from the mobile home, unless otherwise approved by the Approving Authority.