

Section 79: R3A Residential Mobile Home Subdivision District

79.1 Purpose:

To provide an area for and to regulate the development and use of land for mobile homes, and other uses herein listed, which are compatible with a residential area on separately registered parcels.

79.2 Uses:

Permitted Uses	Discretionary Uses
Accessory Building Building Demolition Home Occupation Mobile Homes < Eight (8) years of age from the date of Development Permit Application Public Use	Mobile Homes > Eight (8) years of age from the date of Development Permit Application Signs related to the Mobile Home Park Utility Building

79.3 Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

Site Coverage	35%.
Floor Area	66.0 square metres.
Minimum Parcel Area	Interior Parcels – 490 square metres. Corner Parcels – 560 square metres.
Front Yard Setback	6.0 m
Side Yard Setback	1.5 m except where it abuts a public roadway 3.0 m, or as required by the Alberta Building Code, whichever is greater. Accessory Use – 0.6 m to foundation; 0.3 m to plumb line of eaves.
Rear Yard Setback	3.0 m.
Parking	A two car parking area shall be provided to the rear, side or front of the dwelling. Notwithstanding, in the case of a dwelling fronting onto an arterial road, the parking area shall access from the lane where one is provided.
Landscaping	35% of the Site Area.
Accessory Buildings	Section 34 of this Bylaw.