

### 3.12 "RMH" – Residential Mobile Home Zoning District

The "RMH" Residential Mobile Home Zoning District is hereby established in this by-law and is intended to provide areas in specified urban communities accommodate fully-serviced (i.e. municipal piped water and wastewater) mobile home development. The keeping of any livestock in the "RMH" zone is prohibited.

#### 3.12.1 "RMH" Residential Mobile Home Zoning District Accessory Uses, Buildings and Structures

##### a) Permitted Accessory Uses, Buildings and Structures

###### i) Accessory Domestic Structures

Accessory structures such as but not limited to decks, patios, statuary, flagpoles, private garages, garden sheds, gazebos, swimming pools and other similar features.

###### ii) Home –Based Business - Shall be developed in accordance with the requirements of **PART 4** of this by-law.

###### iii) Accessory Signs as provided for in **PART 2** of this By-law.

###### iv) Accessory Telecommunications Towers

An accessory telecommunication tower used to support ancillary devices such as but not limited to citizens' band radio, television or internet service which is located on the same site and in direct support of either a permitted or conditionally approved use shall be treated as a permitted accessory structure. Notwithstanding the siting and setback requirements of **Table 3.8 of this PART**, all accessory telecommunication tower structures shall be set back from all property lines of the site on which it is located a minimum distance equal to its total height, measured from the ground to the uppermost point of its extension.

##### b) Conditional Accessory Uses, Buildings and Structures

###### i) Secondary Suite

Not more than one "secondary suite" as defined in **PART 6** of this by-law may be developed as a conditionally approved accessory use and only when it is located on the same zoning site and is located within and/or forming part of either an existing or newly proposed permitted "single-unit dwelling". Notwithstanding the siting and setback requirements for "accessory uses" as provided for in **Table 3.8 of this PART**, all secondary suites shall satisfy all of the siting and setback requirements of **PART 3, Table 3.8** herein applicable to the principal dwelling within which the secondary suite is to be developed and all secondary suites shall not exceed 49% of the total habitable floor space of the principal dwelling in which it is developed. In all cases, where a secondary suite is being proposed, the principal dwelling in which the secondary suite is being proposed shall be occupied by the owner of the property. It shall be the responsibility of the proponent to consult with the provincial authority having jurisdiction prior to construction to determine the suitability of the site for the secondary suite and determine the need for any provincial permits, approvals or licenses as may be required associated with new or expanded or modified on-site wastewater collection and drinking water systems and/or the provision of hydro services.

###### ii) Pole type structures / buildings

As defined in **PART 6** of this by-law are a Conditional Use in the "RMH" – Residential Mobile Home Zone.

**c) Prohibited Accessory Uses Buildings and Structures**

**i) Accessory Shipping Containers**

Accessory shipping containers as defined in **PART 6** of this by-law are prohibited in the “**RMH**” – **Residential Serviced Zone**.

**NOTE:** For information related to projections into required yards, on-site parking and loading and fencing, refer to **PART 2** of this By-law.

| <b>TABLE 3.8: USE &amp; SITE REQUIREMENTS:<br/>“RMH” RESIDENTIAL MOBILE HOME<br/>ZONE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>MINIMUM REQUIREMENTS (a) (f) (i) (k)</b> |                                  |                                          |                                         |                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------------------------------|------------------------------------------|-----------------------------------------|-----------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>SITE SIZE</b>                            |                                  | <b>REQUIRED YARDS</b>                    |                                         |                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>SITE<br/>AREA<br/>(Acres)</b>            | <b>SITE<br/>WIDTH<br/>(feet)</b> | <b>FRONT<br/>YARD<br/>(feet)<br/>(b)</b> | <b>SIDE<br/>YARD<br/>(feet)<br/>(b)</b> | <b>REAR<br/>YARD<br/>(feet)<br/>(b)</b> |
| <b>PERMITTED USES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                             |                                  |                                          |                                         |                                         |
| Dwellings:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                             |                                  |                                          |                                         |                                         |
| Mobile Homes (d) (e)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 7,500                                       | 75 (h)                           | 25                                       | 5(g)(h)                                 | 25                                      |
| Modular Homes (d) (e)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 7,500                                       | 75(h)                            | 25                                       | 5(g)(h)                                 | 25                                      |
| Parks and Playgrounds                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1,000                                       | 25                               | 25                                       | 5                                       | 25                                      |
| Public Utilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 5,000                                       | 50                               | 15                                       | 8                                       | 25                                      |
| <b>CONDITIONAL USES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                             |                                  |                                          |                                         |                                         |
| Dwellings:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                             |                                  |                                          |                                         |                                         |
| Single Unit Dwelling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 7,500                                       | 75(h)                            | 25                                       | 5(g)(h)                                 | 25                                      |
| <b>ACCESSORY USES, BUILDINGS, STRUCTURES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                             |                                  |                                          |                                         |                                         |
| Accessory uses, Buildings and Structures (i) (See also PARTS 2 and 4 of this By-law).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | -                                           | -                                | (j)                                      | 3                                       | 2 (i)                                   |
| <b>NOTES:</b><br><sup>1</sup> For information concerning the treatment of lawfully established <u>existing uses, buildings and structures</u> in existence prior to the adoption of this by-law, please refer to <b>PART 2: Uses</b> of this by-law.<br><br><sup>2</sup> Provisions of <b>PART 2 General Rules and Regulations Applicable in All Zoning Districts</b> and <b>PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones</b> of this by-law shall also apply in this zone. In the event of a conflict between the provisions of <b>PART 2 or PART 4</b> and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied. |                                             |                                  |                                          |                                         |                                         |

**Footnotes for Table 3.8: “RMH” Residential Mobile Home Zone:**

In addition to the minimum requirements for **TABLE 3.8** (above), the following requirements shall apply:

- a) (i) The maximum allowable height for all buildings and structures shall be 30 feet (two storeys) except for church steeples and similar architectural components of permitted or conditionally approved public buildings and private tele-communication towers that are accessory to a residential use.
- (ii) The minimum dwelling unit area shall be seven hundred 700 sq/ft (65.03 sq/m) for a dwelling unit.
- b) Where a site line is adjacent to a Provincial Trunk Highway or Provincial Road, the provincial authority having jurisdiction have jurisdiction over all matters related to setback from the highway, along with construction of access to the property and the planting of trees, and the provisions of this **TABLE** shall not apply to the required yard along the property boundary adjacent to the highway.
- c) The minimum required site area requirement of 7,500 square feet and the minimum required site width of 75 feet shall apply to new lots that are surveyed as an expansion of existing residential areas of Alexander. Existing lots which are being considered for development on an infilling basis, the minimum site area requirement shall be reduced to 6,000 square feet and the minimum site width requirement shall be 50 feet.
- d) Mobile homes and modular homes that are being moved into the community and being placed on residential lots must be no more than five (5) years old and have a floor area of a minimum of one thousand (1000) square feet.

- e) The base of all dwelling foundations shall be raised above the water table, as required by the Manitoba Building Code. In the case of land subject to periodic flooding, erosion, slippage or subsidence, requirements of **PART 2, Section 2.18** of this by-law shall also apply. If a basement or crawl space is proposed for the dwelling unit, an engineering study, prepared by a qualified individual who is a member of the Association of Professional Engineers and Geoscientists of the Province of Manitoba, will be required by Council to determine; a) if the proposed building site can support a basement, b) an engineered design for the basement and site drainage for the dwelling, and c) what construction methods and materials must be used. This study must be approved by Council and must be used in the construction of the dwelling.
- f) Where a proposed use requires wastewater disposal facilities and the site is **NOT** serviced by a piped municipal sewer system or a private holding tank approved by the provincial authority having jurisdiction, the minimum bulk requirements shall be adjusted as follows:
  - (i) Minimum required site area shall be two (2) acres;
  - (ii) Minimum required site width shall be two hundred (200) feet;
  - (iii) Minimum required side yard shall be thirty (30) feet.
- g) In the case of a corner lot, the minimum required side yard setback shall be increased to 12 feet free of all projections other than eaves and gutters.
- h) Where an interior lot used for residential purposes is not adjacent to a lane, one of the side yards shall be a minimum of 10 feet free of all projections other than eaves and gutters in order to accommodate the required parking space or to provide for vehicular access to the rear of the site. This requirement shall not apply where a garage or carport is attached to the principal building.
- i) Under authority of the applicable provincial Act, where any structure or development is proposed under, below or at ground level within the controlled areas of the provincial highway system, permits must be obtained from provincial authority having jurisdiction.
- j) Where an accessory building is used for storage of a motor vehicle, the wall which contains the vehicle access door shall be set back a minimum distance of ten (10) feet from a public lane.
- k) The minimum required front yard for accessory buildings and structures shall be the same as the minimum required front yard for the principal building on the same site.
- l) Bulk requirements do not apply to transmission facilities (wires or pipes) or the associated equipment such as poles, transformers and switching boxes including Manitoba Hydro Substations and similar infrastructure since all of this apparatus may require only very small parcels or none at all (easements). This does not apply, however, to offices, equipment or vehicle storage, parking or workshops, where and if these uses are permitted or approved.
- m) Where a proposed development involves the construction of “water control works” or “drainage works” as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
- n) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.