

107. MOBILE HOME PARK DISTRICT (R7)
(B/L No. 6176-72-12-04)

This District provides for the establishment of mobile home parks for residential occupancy in proper relationship to community facilities and surrounding development.

107.1 Uses Permitted:

- (1) Mobile home parks
- (2) Accessory buildings and uses

107.2 Conditions of Use:

- (1) Every application for a mobile home park development shall be subject to Preliminary Plan Approval in accordance with the provisions of Section 7.3 of this Bylaw.
- (2) Each mobile home park shall have an area of not less than 8 ha (19.7677 acres).
- (3) Each mobile home park shall include a buffer area, outdoor recreation space, a service building, paved streets and walkways, and services and utilities in accordance with the provisions of the Burnaby Mobile Home Park Bylaw.
- (4) Each mobile home shall be located on a separate mobile home lot.
- (5) Each mobile home lot shall have a paved mobile home stand and a paved outdoor patio in accordance with the provisions of the Burnaby Mobile Home Park Bylaw.
- (6) Each mobile home shall contain sleeping accommodations, flush toilet, a tub or shower, kitchen facilities, and plumbing and electrical connections capable of being connected to outside plumbing and electrical systems.
- (7) Every mobile home shall, once it is located on a mobile home lot, be complete and ready for occupancy, except for placing on foundation supports and connecting to outside plumbing and electrical systems.
- (8) Each mobile home shall be capable of being used for long term occupancy.

107.3 Height of Buildings:

The height of a building shall not exceed 6.0 m (19.69 ft.).

107.4 Lot Area:

Each mobile home lot shall have an area of not less than 460 m² (4,951.56 sq.ft.). In no case shall the depth of a lot be less than 23 m (75.46 ft.).

107.5 Lot Coverage:

The maximum coverage shall be 30 percent of the mobile home lot area.

107.6 Front Yard:

A front yard shall be provided on each mobile home lot of not less than 4.5 m (14.76 ft.) in depth.

107.7 Side Yards:

A side yard shall be provided on each side of the mobile home of not less than 3.0 m (9.84 ft.) in width.

107.8 Rear Yard:

A rear yard shall be provided on each mobile home lot of not less than 4.5 m (14.76 ft.) in depth.

107.9 Off-street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.