

PART XXII - R-F(M) MOBILE HOME RESIDENTIAL ZONE

A. INTENT

This zone is intended for the provision of mobile home parks, and shall be read in conjunction with the "Surrey Mobile Home and Trailer Regulations and Control By-law".

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of these uses, provided such combined uses are part of a comprehensive design:

1. Mobile home park provided that the minimum site area required for each mobile home space shall be two hundred and twenty-three (223) square metres [2,400 sq. ft.] with a minimum width of twelve (12) metres [40 ft.].

2. Accessory structures and service buildings.

3. Sale of propane gas and day-to-day convenience items for the use of mobile homes and residents on site.

4. One single family dwelling for the operator sited on a plot not less than three hundred and twenty-five (325) square metres. Amended B/L 8035 10/29/84

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for

the R-F(M) zone in "Surrey Subdivision By-law, 1986, C.1, 2
No. 8830" and amendments thereto. Amended

B/L [9882](#)

2. All highways abutting and serving the land including 02/20/89

boulevards, street lighting, underground wiring, sidewalks,

transit service facilities shall be provided and constructed to the standards set out for the R-F(M) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density of mobile homes shall not exceed twenty Amended

(20) units per hectare [8 u.p.a.] provided however that the B/L 8626

maximum density may be increased to twenty-two (22) units per 06/16/86

hectare [9 u.p.a.] in the event that an area devoted to

recreational facilities amounting to a total of not less than ten (10) per cent of the mobile home park area is provided.

E. SITE COVERAGE

The maximum site coverage of all buildings excluding mobile homes shall be twenty (20) per cent.

F. SUBDIVISION

1. Lot Size: The minimum lot size shall be twenty thousand (20,000) square metres [5 acres].

Amended

2. Lot Depth: The minimum lot width shall be fifty (50) B/L 8792

metres [164 ft.]." 11/03/86

3. Bare Land Strata Subdivision: The minimum strata lot area for each mobile home space shall be two hundred and twenty-five (225) square metres [2,420 sq.ft.] and a minimum width of twelve (12) metres [40 ft.].

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed ten (10) metres.

2. Accessory buildings: The height of accessory buildings shall not exceed four (4) metres.

H. YARDS AND SETBACKS

A yard of not less than seven decimal five (7.5) metres [25 ft.] shall be maintained along all property lines, provided however, that where the site adjoins or abuts another site within a R-F(M) zone, and which is used for mobile home use, such abutting yards may be reduced to not less than three (3) metres [10 ft.].

I. OFF-STREET PARKING

No off-street parking shall be permitted in any of the required yards referred to in Clause I of this By-law.

J. LANDSCAPING

Any building or structure being erected, enlarge or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. All portions of the developed area of the site not covered by buildings, structures, parking areas, roadways and designated mobile home spaces shall be suitably landscaped and continuously maintained to a standard compatible with the approved site plans; provided however that landscaping shall cover not less than five (5) per cent of the developed site area.

2. The natural vegetation consisting of mature trees shall be retained.

3. A minimum of seven decimal five (7.5) percent of the mobile home park area shall be provided and maintained for playground, or open space restricted to such use, and/or

areas devoted to recreational facilities.

Sec. 3 & 4

Inserted

4. A seven decimal five (7.5) metre wide buffer area shall be retained immediately within the boundaries of every mobile home development except that the width may be reduced to three (3) metres where the said development adjoins or abuts another site used as or permitting a mobile home development, within which:

B/L 8035

10/29/84

(a) No mobile home area or owner's plot may be located;

(b) No building or structure may be erected or placed, except a sign, a fence and a wall;

(c) No garbage disposal or service area may be located;

(d) Planting and fencing are provided and maintained.

K. DOCUMENTATION

1. Repealed by By-law 8626.