

## Comparison of the Manufactured Home Park (R4) vs. Residential Manufactured Home Park (RSM) zones

Zoning Bylaw No. 1085, 1998 – R4 Zone	Draft Zoning Bylaw No. 1395 – RSM Zone
<b>Permitted Uses:</b> <ul style="list-style-type: none"> <li>• accessory buildings;</li> <li>• home occupation;</li> <li>• manufactured home;</li> <li>• mobile home;</li> <li>• recreational vehicle storage lot.</li> </ul>	<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>• manufactured home park;</li> <li>• manufactured home;</li> <li>• modular home;</li> </ul>
	<b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"> <li>• accessory building or structure;</li> <li>• home occupation;</li> <li>• single detached dwelling.</li> </ul>
<b>Maximum Parcel Size:</b> 1.0 ha	<b>Maximum Parcel Size:</b> <ul style="list-style-type: none"> <li>• 1.0 ha for manufactured home park; and</li> <li>• 350.0 m<sup>2</sup> for each manufactured home space.</li> </ul>
<b>Minimum Lot Width:</b> 35.0 metres	<b>Minimum Lot Width:</b> 35.0 metres for manufactured home park, within which: <ul style="list-style-type: none"> <li>i) a minimum of 12.0 metres shall be provided for each manufactured home space abutting an internal road; and</li> <li>ii) a minimum of 6.0 metres shall be provided for each manufactured home space abutting a cul-de-sac.</li> </ul>
<b>Maximum Density:</b> 25 dwelling units per gross developable hectare	<b>Maximum Density:</b> <ul style="list-style-type: none"> <li>• one (1) manufactured home per manufactured home space; and</li> <li>• one (1) single detached dwelling permitted per manufactured home park.</li> </ul>
<b>Maximum Setbacks (principal):</b> Front: [Not specified] Rear: [Not specified] Interior: [Not specified] Exterior: [Not specified]	<b>Maximum Setbacks (principal):</b> Front: 4.5 metres (park) / 3.0 metres (space) Rear: 4.5 metres (park) / 1.5 metres (space) Interior: 4.5 metres (park) / 1.5 metres (space) Exterior: 4.5 metres (park) / 3.0 metres (space)
<b>Maximum Setbacks (accessory – see s. 4.4):</b> Front: not permitted in front yard Rear: 1.2 metres Interior: 1.2 metres Exterior: 3.0 metres	<b>Maximum Setbacks (accessory):</b> Front: 4.5 metres (park) / 4.5 metres (space) Rear: 4.5 metres (park) / 1.0 metres (space) Interior: 4.5 metres (park) / 1.0 metres (space) Exterior: 4.5 metres (park) / 3.0 metres (space)
<b>Maximum Building Height:</b> 6.0 metres	<b>Maximum Building Height:</b> 7.0 metres (principal) 4.5 metres (accessory)

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Maximum Parcel Coverage: [Not specified]	Maximum Parcel Coverage: 45% (space)

### Notes:

The information provided in this table is a summary of current and proposed zoning regulations. Please refer to the current Zoning Bylaw No. 1085 as well as the most recent version of Draft Zoning Bylaw No. 1395 for actual and proposed regulations.

To see which parcels the RSM Zone is to be applied under Zoning Bylaw No. 1395, please refer to the most recent copy of Schedule '2' (Zoning Map) of the bylaw on the Zoning Bylaw Update webpage: <https://www.osoyoos.ca/council/zoning-bylaw-update>

Not all parcels currently zoned R4 under Zoning Bylaw No. 1085, 1998, *may* be proposed for transition to the new RSM Zone.

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