

SECTION 1202. SUPPLEMENTARY DWELLING REGULATIONS

1202.1 BUILDINGS TO BE MOVED.

Any building or structure which has been wholly or partially erected on any premises within or outside the Township shall not be moved to and/or placed upon any premises unless a land use permit for such building or structure shall have been secured. Any such building or structure shall fully conform to all the provisions of this ordinance in the same manner as a new building or structure to be erected in the same district.

1202.2 MUST COMPLY WITH CODE REQUIREMENTS.

Every dwelling must comply with all adopted codes. This includes meeting or exceeding all applicable roof snow loads and strength requirements. If the dwelling is a mobile home, all construction, insulation, plumbing, or electrical apparatus shall conform to the "Mobile Home Construction and Safety Standards:" of the United States Department of Housing and Urban Development. Where any state or local regulation sets a more stringent standard than the "Mobile Home Construction and Safety Standards", then the state or local standard shall apply.

1202.3 MOBILE HOME INSTALLATION.

In the event that a dwelling is a mobile home, it must be installed pursuant to the manufacturer's setup instructions with the wheels removed. It also must be secured to the ground by an anchoring system or device complying with the Township Building Code and the rules and regulations of the Michigan Mobile Home Commission. Each mobile home must have a perimeter wall or skirting which has the same dimensions as the dwelling. No mobile home shall have any towing mechanism, undercarriage or chassis exposed.

1202.4 USE OF MOBILE HOMES AND RECREATIONAL EQUIPMENT.

Under the provisions of this ordinance, it shall be unlawful to:

- A. Occupy a mobile home not complying with the provision of this ordinance outside a mobile home park or occupy a travel trailer, camper tent or other recreational vehicle outside of a campground. This provision shall not apply to mobile homes which may be utilized on any property in any district after securing a temporary use permit from the Zoning Administrator, when a new structure or building is being constructed. Said permit shall be authorized for one (1) year, but may be extended one (1) time for an additional year at the request of the property owner provided reasonable assurance can be given that construction of the new building or structure will be completed during the extended period.

- B. Use a mobile home, travel trailer or any other similar unit for any business, occupation or trade.
- C. Occupy a basement as a temporary or permanent dwelling unit.
- D. Use tents, campers, travel trailers or any other recreational equipment for temporary lodging on vacant lots without a temporary use permit secured by the property owner. Said permit shall be issued by the Zoning Administrator. When issuing such a permit, the Zoning Administrator shall consider such facts as: lot size, location of the temporary use, number of persons occupying the temporary use, any potential noise and disturbance which may result from such use, whether sewerage facilities and water supply are adequate, and whether the property can adequately provide off-street parking space for the temporary use. The Zoning Administrator shall have discretionary authority to set conditions on such use based on factors noted above and the duration of said use shall not exceed fourteen (14) days in any consecutive four (4) month period. Property owner shall be responsible for posting said temporary use permit in a conspicuous location on the property to be occupied.

1202.5 ACCESSORY STRUCTURES.

- A. In the case of double frontage lots, accessory buildings shall observe front yard setback requirements on both street frontages wherever there are any principal buildings fronting on said streets in the same block.
- B. No garage, utility or accessory building shall be constructed upon or moved to any parcel of property until the principal building on, or intended to be erected thereon, is at least two-thirds ($\frac{2}{3}$) completed except that construction of an attached garage may proceed with the construction of the dwelling, unless otherwise provided herein.