

## **SECTION 1608. MANUFACTURED HOUSING DEVELOPMENT**

- A. **Authorization.** Manufactured housing developments are herein recognized as fundamentally a multiple residential use and that allowed in a residential classification, subject to particular conditions and standards, will best promote the public health, safety, comfort, convenience, prosperity and the general welfare as set out in this comprehensive zoning ordinance.

The special features and demands of manufactured housing require full considerations of their site location, design and improvement; their demands upon public services and utilities; and their relationship to and effect upon adjacent land uses.

- B. **Uses.** A Manufactured Housing Development may include any or all of the following uses, PROVIDED that a plan of the proposed development is approved by the Mobile Home Commission of the State of Michigan in accordance with Act 243, Public Acts of 1959, as amended and PROVIDED further that said development proposal meets the standards and conditions and all other provisions as herein established.
1. Manufactured homes are designed for occupancy as a dwelling unit, and containing a minimum of seven hundred and twenty (720) square feet of living area.
  2. Accessory buildings and services required for normal operation, such establishments or service facilities shall be designed and intended to serve the needs of persons residing within the park and may be permitted PROVIDED that such uses:
    - a. Shall not occupy more than five (5%) percent of the area of the park.
    - b. Shall be subordinate to the residential character of the park.
    - c. Shall present no visible evidence of general business character to any area outside of the park boundaries.

- C. **Maintenance Building.** For conducting the operation and maintenance of a mobile home park. Only one (1) permanent building can be established. However, a caretaker's residence may be established within or in addition to said permanent building.
- D. **Uses Specifically Prohibited.** The sale, display or storage of manufactured homes for such uses that are expressly prohibited.
- E. **Development Requirements.** The following minimum requirements, guidelines and standards shall be used in considering the issuance of a special use permit.

In addition to the provisions of this Ordinance, all parks shall comply with Act 243, Public Acts of 1959, as amended, proof of which shall be established by presentation of a certified copy of construction permit issued by the State of Michigan prior to final approval of special use permit.

If any of the requirements of this section are less restrictive than the State Act (Act 243, Public Acts of 1959, as amended), the State requirements shall prevail.

- F. **Park Site Standards.**
  - 1. Manufactured homes intended for residential use must be located within a properly authorized Manufactured Home Park.
    - a. Minimum site size for a Manufactured Home Park shall be forty (40) acres.
    - b. Minimum number. At least sixty (60) spaces shall be completed and ready for occupancy along with related park improvements before first occupancy.
    - c. Minimum site location standards require each proposed site to have at least one (1) property line not less than two hundred (200') feet in length abutting a principal or minor arterial or collector street. The arterial or collector street shall be paved and of sufficient design capacity as required by the Huron County Road Commission to safely and effectively handle any increased traffic generated.

- d. Minimum site access standards require a minimum of two (2) site access points and all points of entrance or exit from the Park are to be paved to a minimum width of twenty-four (24') feet for a two-way or one-way. All street entrance or exit drives shall not be located closer than three hundred and fifty (350') feet from the intersection of any two (2) arterial streets, and no street parking shall be allowed within one hundred (100') feet of intersection with the public street.
- e. Minimum Side Yard dimensions require that no building upon the premises shall be located closer than one hundred (100') feet from any property line.
- f. Maximum height for any building or structure shall not exceed twenty-seven (27') feet.
- g. Minimum Open Space Standards. At least ten (10%) of the entire park must be preserved in open space. Open space does not include roads.

**G. Manufactured Home Space Standards.**

- 1. Minimum space shall be seven thousand (7,000) square feet and the lot shall not be less than seventy (70') feet in width.
- 2. Minimum space yard dimensions for front yards and rear yards shall be fifteen (15') feet and for the side yards shall be a minimum of fifteen (15') feet from the nearest space line and the aggregate side yard dimensions shall not be less than twenty-five (25') feet.

The front yard is the yard which runs from the hitch end of the stand to the nearest space line. The rear yard is the opposite end of the stand and the side yards are at right angles to the ends.

Yard area shall not be encroached upon by enclosed buildings or structures, except that surfaced parking area or surfaced patio area may be provided in yard areas but in all cases shall not be closer than five (5') feet from a space side yard line.

3. Space improvement standards require that each stand consisting of a solid reinforced concrete slab at least four (4") inches in depth. All off-street parking spaces provided on individual mobile home space or on the mobile home park site shall be clearly defined and hard surfaced with bituminous or concrete surfacing which shall be durable and well drained under normal use and weather conditions.

An outdoor concrete surfaced patio area of not less than two hundred (200) square feet shall be provided at each mobile home site, conveniently located to the entrance of the mobile home.

4. Storage facilities shall be a minimum of three hundred twenty (320') feet 16 x 20 and will provide a maximum space of five hundred (500) square feet for each mobile home space.

#### H. **Utilities Standards.**

1. Sanitary sewer and water facilities to all manufactured homes shall be connected to public facilities.
2. Utility lines to each manufactured home park space shall be installed underground and specially designed for that purpose. When separate meters are installed, each meter shall be located in a uniform manner.

When natural gas is unavailable, fuel oil or gas shall be furnished and distributed in a uniform manner in accord with an approved plan by the Planning Commission.

- I. **Parking, Streets and Walkways.** All driveways, streets, parking areas and walkways within the mobile home park shall be provided with surfacing of bituminous or concrete which shall be durable and well drained, and adequately lighted with lighting units so spaced and of such capacity and height for safety and ease of movement of pedestrians and vehicles at night.

1. **Minimum Parking Standards** are specified in Chapter 14, and required parking shall be off-street parking and shall be so located as to be convenient to residents and visitors.

2. **Park Street Standards** provide that each mobile home space shall have access to a street which shall meet the following specifications where appropriate to its character:

**Minimum Pavement Widths**

<b>Parking Allowance Width</b>	<b>Traffic Flow</b>	<b>Min. Paved</b>
No Parking	1 or 2 Way	24 feet
Parking 1 side	1 or 2 Way	30 feet
Parking 2 sides	1 or 2 Way	38 feet

All on-street parking shall be parallel and so arranged as not to impair the free movement of traffic or the safety of residents or visitors.

- J. **Curb and Gutter** shall be provided for on all streets and all street construction shall be in accordance with specifications as required by the Huron County Road Commission.

- K. **Walkway Standards** provide that walks be provided from mobile homes to service buildings and mobile home facilities and shall be at least four (4') feet in width and walks used in common by 1 to 3 mobile homes shall be at least thirty (30") inches in width.

- L. **Lighting** the developer shall submit a park lighting scheme previously approved by the utility company supplying power.

**M. Buffers, Landscaping and Recreation.**

1. Greenbelt buffer of thirty (30') feet in width shall be located within the fifty (50') feet yard area as established herein.

This greenbelt shall be established and continually maintained and shall consist of trees and shrubs, or grassed berm, to protect privacy for the mobile home residents and to shield the mobile homes from surrounding areas.

The greenbelt shall contain at least one (1) row, either straight or staggered, of deciduous and/or evergreen trees spaced not more than forty (40') feet apart and at least three (3) rows of deciduous and/or evergreen shrubs, spaced not more than eight (8') feet apart. In the case of a berm, said berm shall be a minimum of five (5') feet in vertical height.

2. Open space standards provide that common recreation/open space of not less than ten (10%) percent of the gross park area shall be developed and maintained by the park owner. This area shall not be less than one hundred (100') feet in its smallest dimensions and its boundary no further than five hundred (500') feet from any mobile home space within its service area. Yard requirements as set out in this Ordinance are not to be defined as recreational areas in obtaining the minimum area of ten (10%) percent as set forth herein.

**N. Public Health and Safety.**

1. Storage, collection and disposal of refuse and garbage shall be so conducted as not to create health hazards, rodent harborage, insect breeding areas, fire hazards, or pollution of air or water bodies. All refuse and garbage shall be collected at least once weekly through a suitable public or private agency, if available. The park owner shall provide this service. Garbage containers shall be located in a uniform manner at each space and so designed to be of a permanent character or located out of general view. Dumpsters are expressly prohibited.
2. Suitable fire hydrants shall be installed in all parks as required by the fire chief.
3. To aid protection of the public safety, an orderly street name system and numbering system shall be established by the mobile home park owner and a plan of this system shall be verified by the local Post Office department and filed with the community fire and police department. Mobile home space numbers shall be located uniformly on each space throughout the mobile home park and street names shall be adequately marked.

O. **Manufactured Housing** installation of manufactured homes upon each site shall be accomplished in accordance with Part 6 of the Manufactured Housing Commission Rules. All manufactured housing shall be connected to utilities and shall be skirted and anchored in accordance with Part 6 of the Manufactured Housing Commission Rules.

P. **Miscellaneous Provisions.**

1. Resident supervision and maintenance. The park shall be operated in compliance with the provisions of this Ordinance and the manufactured home park owner (s) shall provide a designated individual, in residence, to adequately supervise and maintain the park, its facilities and its equipment in good repair and in a clean and sanitary condition.
2. Performance bond. Upon granting a Special Use Permit, a bond executed by any surety company authorized to do business in the State of Michigan may be required to be delivered to the Township Board by the applicant for the faithful performance of the provisions of this ordinance and conditions of the Special Use Permit. Said Bond shall be in an amount to be determined by the Township Board and shall be conditioned upon the completion of all acts relative to the construction, alteration or extension of any mobile home park within a period of time to be determined as a condition of the Special Use Permit.
3. Inspection of manufactured home parks is authorized and the Building Inspector is directed to make at least yearly inspections of the premise to insure conformance with these ordinance provisions and all other applicable codes and regulations. The Chief of the local fire department or his designated representative, is directed to make at least yearly inspections of the premises to insure adequate provisions for fire protection are being observed in the interest of the public safety.