

## **Section 3.7 Special District Provisions**

### **A. Manufactured Housing Community District (R-MHC)**

1. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Michigan Mobile Home Commission Act, a preliminary plan shall be submitted to the Township for review by the Planning Commission. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans. In preparing the preliminary plan and when reviewing the plan, the developer and Planning Commission shall generally follow the procedures and requirements in Article 14 of this Ordinance, except where said procedures and requirements are superseded by the requirements in P.A. 96 of 1987, as amended, or the Manufactured Housing Commission Rules. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Planning Commission shall take action of the preliminary plan within sixty (60) days after the Township receives the preliminary plan.
2. All manufactured housing communities shall be constructed and maintained in accordance with P.A. 96 of 1987, as amended, and the rules and regulations promulgated by the Manufactured Housing Commission pursuant to the authority vested in the Manufactured Housing Commission by such Act. The construction of a manufactured housing community shall not be initiated, nor shall a manufactured housing community be inhabited or operated until all necessary permits have been acquired from the Michigan Department of Labor and Economic Growth and all other agencies pursuant to the Manufactured Housing Commission Act.

### **B. Conservation District (C)**

1. Permitted Principal Uses: Permitted principal uses in the Conservation District are as follows:
  - a. Areas set aside or used for the protection of wildlife and natural resources, wildlife management areas, nature preserves, and game refuges.
  - b. Campgrounds owned and operated by the State of Michigan, Huron County, or Lake Township.
  - c. Facilities dedicated to outdoor non-motorized passive recreation not otherwise included in (a) or (b), operated by the State of Michigan, Huron County, or Lake Township.
  - d. Unroofed decks and similar unroofed outdoor leisure areas, no greater than six (6) inches above the ground below, on a lot that is under same ownership and adjacent to a separate lot on which a dwelling is present and such vacant lot serves the dwelling in an accessory capacity. "Adjacent" shall include lots under same ownership and separated by a road right-of-way where such lots would have a shared lot line or portion thereof in the absence of such road right-of-way. Subsection (d) shall not be construed as authorizing buildings.
2. Development Standards: All lots and buildings in the Conservation District shall comply with the regulations and requirements of this Ordinance and the following:
  - a. Minimum Lot Area: Twelve thousand (12,000) sq. ft.
  - b. Minimum Lot Width: One-hundred (100) feet.
  - c. Minimum Front, Side and Rear Yard Setback for All Structures: Twenty (20) feet.
  - d. Maximum Building Height: Twenty (20) feet.
  - e. Maximum Building Coverage: Five (5) percent.
  - f. Maximum Lot Coverage: Five (5) percent.