

ARTICLE XV. MOBILE HOME PARKS

Section 1501. INTENDED PURPOSES

It is the intent of this Ordinance to prescribe standards and designate restrictions for mobile home parks within the Township which are allowed only in R-2 districts.

Section 1502. PERMITTED USES:

In a mobile home park, no land or buildings shall be used, and no buildings or structures shall be erected or constructed, for any use or under any condition other than the following:

- A. Mobile home parks as regulated by the State of Michigan pursuant to Public Act 96 of 1987, as amended.
- B. Accessory buildings or structures under park management supervision are used as office space, storage, laundry facilities, recreation facilities, garage storage or other necessary service for park residents only.
- C. Mobile home displayed and offered for sale, provided that the mobile home is situated on a permanent pad within the mobile home park.
- D. One identification sign, approved in conjunction with the final site plan approval of the mobile home park. In no case shall such sign be larger than sixty (60) square feet in surface area nor have any moving parts, nor stand higher than ten (10) feet from the ground to the top of the sign. Such sign shall be no closer to the public right-of-way line than thirty (30) feet.
- E. No more than one entry and one exist sign at each access drive onto public right-of-way, approved in conjunction with the final site plan of the mobile home park. In no case shall the sign be larger than two (2) square feet in surface area, nor have any moving parts nor stand higher than five (5) feet from the ground to the top of the sign.

Section 1503. HEIGHT REGULATIONS

No building or structure within a mobile home park shall exceed two (2) stories or twenty-five (25) feet.

Section 1504. AREA, WIDTH AND YARD REGULATIONS

- A. Minimum Lot Area and Width:
 - 1. The land area of a mobile home park shall not be less than 7 acres.
 - 2. Mobile home sites shall be at least 5,000 square feet in area.

B. Front, Side and Rear Yards:

Each mobile home site shall have a front, rear and side yards with each such yard not less than ten (10) feet in width.

For the purpose of this Section, yard width shall be determined by measurement from the mobile home face (side) to its mobile home site boundary which at every point shall not be less than the minimum width herein provided. Open patios and individual storage facilities shall be disregarded in determining yard widths, carports and enclosed patios are included in determining yard widths. The front yard is that yard which runs from the hitch end of the mobile home to the nearest site line. The rear yard is at the opposite end of the mobile home and side yards are at right angles to the front and rear yards.

SECTION 1505. VISION CLEARANCE

Vision clearance requirement will be in accordance with the provisions of Article XVIII, Section 1818 of this Ordinance.

Section 1506. OFF STREET PARKING

Three automobile parking spaces shall be provided onsite or within 150 feet of each mobile home. Central storage of all non passenger type vehicles including trucks rated over 3/4 ton capacity and trailers shall be properly screened as not to be a nuisance, and such central storage shall not be closer than 50 feet to any mobile home site when such storage is allowed in the mobile home park.

Section 1507. SIGNS

Signs shall be allowed as in accordance with Sections 1502 (D) and 1502 (E).

Section 1508. SUPPLEMENTAL STANDARDS

- A. A mobile home park and buildings, structure, or parts thereof may be erected or so used only in R-2 Districts.
- B. The following information shall be shown on the development plan or submitted in writing with it:
 - 1. The name of the proposed mobile home park;
 - 2. Names, addresses and telephone numbers of the developer or his representative;
 - 3. Location of the mobile home park and legal description of the property;

4. A map of the entire area scheduled for development. If the proposed development is a portion of a larger holding intended for subsequent development, both maps shall be submitted.
 5. Allocation map showing the relationship of the proposed development and the adjacent tracts;
 6. The present land use and existing zoning of the proposed development and the adjacent tracts;
 7. Streets, street names, right-of-way and roadway widths;
 8. All lot lines and open spaces with dimensions shown;
 9. Topographic contours shall be shown on the plan at five (5) foot intervals where slope is greater than ten (10) percent and two (2) foot intervals where slope is ten (10) percent or less;
 10. Delineation of all improvements required in this Ordinance.
- C. Each mobile home within such park shall contain a flush toilet, sleeping accommodations, a tub or shower, bath, kitchen facilities, and plumbing and electrical connections designed for attachment to appropriate external systems.
- D. From all pads, the following minimum distances shall be maintained:
1. Fifty feet to the boundary of such park which is not a public street;
 2. One hundred feet to the right-of-way of any public street or highway;
 3. Eight feet to any common walkway or local drive of such park;
 4. Fifty feet to any service building in such park.
- E. A mobile home shall not be permitted to occupy single or multiple sites if either its length or width would cause it to occupy the space required by yard setback dimensions.
- F. Each mobile home site shall be provided with a stand consisting of a solid concrete pad not less than four (4) inches thick, and no less than the length and width of the mobile home that will use this site. This pad will be so constructed, graded and placed to be durable and adequate for the maximum anticipated load during all seasons.
- G. Each mobile home shall be supported on uniform jacks or blocks. In addition, each mobile shall be tied down or anchored securing both ends and sides.

- H. Alternative pad and support mechanisms (in lieu of items G and H) may be approved by the Planning Commission upon request if accompanied by engineering drawings and specifications or other documentation.
- I. An all weather hard surfaced outdoor patio area of not less than 180 square feet shall be included in the mobile home site, conveniently located to the entrance of the mobile home and appropriately related to open areas of the lot and other facilities.
- J. Uniform skirting of each mobile home base shall be required, within thirty (30) days after initial placement, such skirting shall be of twenty-six (26) gauge solid sheet, aluminum or other non corrosive metal or material of equal strength and so constructed and attached to this mobile home so as to deter and prevent entry of rodents and insects.
- K. Canopies and awnings may be attached to any mobile home and may be enclosed and used for recreation or sunroom purposes. When enclosed for living purposes, such shall be considered as part of the mobile home and a permit required, issued by the Township Building Inspector, before such enclosure can be used for living purposes.
- L. All mobile homes within such parks shall be suitably connected to common sewer and water services provided at each mobile home site. All sanitary sewage facilities, including connections to each mobile home site, shall be constructed so that all facilities and lines are protected from freezing, from bumping or from creating any type of nuisance or health hazard. Sewage facilities shall be of such capacity to adequately serve all users of the park at peak periods. Running water from a state tested and approved supply, designed for a minimum flow of 300 gallons per day per mobile home site shall be piped to each mobile home. Disposal facilities for sanitary sewer systems shall be designed, installed and maintained in accordance with Van Buren-Cass County District Health Department requirements, and meet the requirements of Act 399, P.A. 1976, the "Safe Drinking Water Act."
- M. Disposal of garbage and trash:
 - 1. All garbage and trash containers shall be placed in a conveniently located similarly designed enclosed structure(s). The removal of trash shall take place not less than once a week. Individual incinerators shall be prohibited.
 - 2. The method used for such removal shall be approved by the State and inspected periodically by the Van Buren-Cass County District Health Department.

- N. All electric, telephone and other lines from supply poles outside the park or other sources to each mobile home site shall be underground.
- O. Any common fuel storage shall be centrally located in underground tanks, at a distance away from any mobile home site as it is found to be safe. All fuel lines leading to the park and to mobile home sites shall be underground and so designed as to conform with the Township Building Code and any State Code that is found to be applicable. When separate meters are installed, each shall be located in a uniform manner. The use of individual fuel storage tanks to supply each mobile home separately is prohibited.
- P. Any and all plantings in the park shall be hardy plant materials and maintained hereafter in a neat and orderly manner. Withered and/or dead plant material shall be replaced within a reasonable period of time but not longer than one growing season.
- Q. A recreation space of at least 300 square feet of land per mobile home site in the park shall be developed and maintained by the management. This area shall not be less than 100 feet in its smallest dimension and its boundary no further than 500 feet from any mobile home site served. Streets, sidewalks, parking areas and accessory buildings are not to be included as recreation space in computing the necessary area.
- R. All roads, driveways, motor vehicle parking spaces shall be paved and constructed as to handle all anticipated peak loads, and adequately drained and lighted for safety and ease of movement of pedestrians and vehicles. All roads and driveways shall have curbs and gutters.
- S. Minimum widths of roadways (curb face to curb face) shall be as follows:

<u>PARKING</u>	<u>TRAFFIC PATTERN</u>	<u>MINIMUM PAVEMENT WIDTH</u>
Prohibited	Two Way Traffic	22 feet
One Side	Two Way Traffic	29 feet
Both Sides	Two Way Traffic	40 feet
- T. When a cul-de-sac drive is provided, such roadway loop should be a minimum of fifty (50) feet, curb face to curb face, with the drive length a maximum of 300 feet.
- U. Walkways shall not be less than 4 feet in width excepting that walkways designed for common use of not more than three mobile home sites shall be not less than 3 feet in width.
- V. Park owners and management are required to maintain the physical and natural facilities of the park in a neat, orderly and safe manner.

W. Unique Character Design:

1. Purpose and Interest: In the event an applicant for a site plan approval desires unique flexibility in a mobile home park design that can be obtained from a unique character of development and still conform to the purpose and intent of this Ordinance even though the proposal does not comply with all provisions, one may apply for such by stating so on the Site Plan application. Qualification for such unique character design shall be determined by the Township Planning Commission upon review of the preliminary sketch plan.
2. Park standards shall be in accordance with the provisions under "Required Development Standards," except for the following:

An added degree of flexibility may be granted in the placement and interrelationship of mobile home sites within the mobile home park. A gross density of not more than eight (8) mobile home sites per any single acre, within the park shall be maintained. No site shall be less than 4,000 square feet.

3. An added degree of flexibility may be granted in the yard dimensions of a mobile home site in the following manner:
 - a. There shall be unobstructed open spaces of at least fifteen (15) feet between the sides of adjacent mobile homes for the full length of the mobile home, and at least ten (10) feet of unobstructed open space between the ends of the mobile homes.
 - b. No window of any mobile home shall open onto any other mobile home face unless such dimension between mobile homes is at least fifteen (15) feet.
 - c. No main doorway of any mobile home shall open onto another mobile home main doorway unless such dimension between mobile homes is at least thirty (30) feet.

X. Permits: All applications filed with the Township for a Special Land Use Permit for a mobile home park shall be accompanied by application fees in such amount as may be determined by the Township Board by resolution from time to time.

Y. Revocation of Permits: In the event a mobile home park shall violate any of the regulations of this Ordinance or any other township ordinances applicable to the conduct and operation of a mobile home park, he shall be ordered to show cause before the Township Board at an open public meeting why his permit shall not be revoked, and if it shall appear that the proprietor has violated any of the provisions of the township applicable to the conduct and operation of a mobile

park, his permit may be revoked and he shall cease to operate, or a civil penalty of not to exceed \$100.00 per day for each day of violation may be imposed.