

ARTICLE 12.00

MH MOBILE HOME PARK DISTRICTS

Section 12.01 -- STATEMENT OF PURPOSE

This district is intended to provide for the location and regulation of mobile home parks. The districts should be located in areas where they will be compatible with adjacent land uses. The regulations established by state law and, in particular, the Mobile Home Code, are intended to govern all mobile home parks. When regulations in this Article exceed the state law and/or the Mobile Home Code requirements they are intended to insure that mobile home parks meet the development and site plan standards established in this Ordinance for other residential development and to promote the health, safety and welfare of the City's residents.

Section 12.02 -- PERMITTED PRINCIPAL USES

In the MH Mobile Home Park District, no uses shall be permitted except the following:

- (a) Mobile Home Parks.
- (b) State-licensed residential facilities which provide resident services for six (6) or fewer persons under 24-hour supervision or care, including but not necessarily limited to Residential Foster Care Facilities, Family Day Care Homes and Adult Foster Care Family Homes, subject to the regulations in Section 206 of Michigan Public Act 110 of 2006, as amended.
- (c) All permitted principal uses in the RM-1 Multiple Family Residential District.
- (d) Uses or structures accessory to the above when located on the same lot and not involving any business, profession, trade or occupation, subject to the regulations in Section 21.11.

Section 12.03 -- RESERVED

Section 12.04 -- REQUIREMENTS OF MOBILE HOME PARK DEVELOPMENT

The following requirements shall apply to mobile home parks:

- (a) Pursuant to Section 11 of Michigan Public Act 96 of 1987, as amended, a preliminary plan shall be submitted to the City 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and requirements in Section 21.28 of this Ordinance where applicable, except where said procedures and requirements are superseded by requirements in Public Act 96 of 1987, as amended, or the Mobile Home Commission Rules.

Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Planning Commission shall take action on the preliminary plan within 60 days after the City officially receives the plan.

- (b) Reserved.

(c) Mobile home parks shall be subject to all the rules and requirements as established and regulated by the state laws of Michigan including by way of example, Act No. 96 of the Public Acts of 1987 and the Mobile Home Code and, in addition, shall satisfy the following minimum requirements:

- 1. **Screening:** All mobile home parks shall be screened from existing adjacent single-family residential land use by either a six (6) foot wall in accordance with the requirements of Section 21.16 or a densely planted landscaped greenbelt or berm in accordance with the requirements of Section 21.35, sub-sections (d)2 and (d)3. Such screening is encouraged to be constructed around the entire park where not specifically required. The Planning Commission may waive such screening, notwithstanding the foregoing requirement, in special situations where the Planning Commission finds that adequate natural screening exists or no useful purpose will be served by the screening.
- 2. **Roads:** Roads shall satisfy minimum dimensional, design, and construction requirements as set forth in the Mobile Home Commission Rules except that the minimum width of a street shall be 24 feet where no parallel parking is permitted.
- 3. **Access:** The main entrance to the park shall have access to a public thoroughfare or shall be connected to a public thoroughfare by a permanent easement which shall be recorded by the developers. Sole access to the park via an alley is prohibited.
- 4. **Open Space:** All mobile home parks having fifty (50) or more mobile home sites shall have at least one easily accessible open space area containing not less than 25,000 square feet. The total amount of land dedicated for open space shall not be less than two (2) percent of the mobile home park's gross acreage. Such land area shall be generally central and accessible to units intended to be served and shall be well drained, and usable.
- 5. **Minimum Site Size and Density:** The mobile home park shall be developed with sites averaging 5,500 square feet per mobile home unit. This 5,500 square feet for any one site may be reduced by 20 percent provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open space and distance requirements be less than that required under R 125.1946, Rule 946 and R 125.1941 and R 125.1944, Rules 941 and 944 of the Michigan Administrative Code. Notwithstanding the foregoing, density shall not exceed 7.2 mobile home units per acre.
- 6. **Parking:**
 - a. Shall be provided at the rate of two (2) car spaces for each mobile home site.
 - b. A minimum of one (1) parking space for every three (3) mobile home sites shall be provided for visitor parking located convenient to the area served.
 - c. No unlicensed vehicle of any type shall be parked within this district at any time except within a covered building.
 - d. All group off-street parking facilities shall be adequately lighted during hours of darkness.
- 7. **Building Permit:** No mobile home shall be permitted to be placed in a mobile home park until a permit shall have been granted from the Building Inspector. All mobile home parks shall be constructed only after a permit to construct shall have been obtained from the Michigan Department of Commerce, Mobile Home Division.

Section 12.05 -- AREA, DENSITY, HEIGHT AND YARD REQUIREMENTS

- (a) Minimum Lot Area for total site: ten (10) acres.
- (b) The following setback standards apply to the mobile home park as a whole and to the individual mobile homes and other buildings located closest to the exterior boundaries of the park:

Front: ten (10) feet.

Side: ten (10) feet.

Rear: ten (10) feet.

Provided that no permanent building, facility or mobile home in the park shall be closer than fifty (50) feet to any public right-of-way.

A mobile home shall be a minimum of:

- 1. twenty (20) feet from any part of another mobile home,
 - 2. ten (10) feet from any detached structure or on-site parking of an adjacent mobile home site,
 - 3. fifty (50) feet from a permanent building,
 - 4. ten (10) feet from a natural or man-made lake, or waterway,
 - 5. seven (7) feet from pedestrian walkways and sidewalks,
 - 6. fifty (50) feet from any public right-of-way.
- (c) Maximum Height: two and one-half (2 1/2) stories or thirty-five (35) feet.
 - (d) Minimum Floor Area Per Dwelling Unit: 600 square feet.

Section 12.06 -- SITE PLAN REVIEW

Pursuant to Section 11 of Michigan Public Act 96 of 1987, as amended, a preliminary plan shall be submitted to the City 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 Section 21.28 of this Ordinance where applicable, except where said procedures and requirements are superseded by requirements in Public Act 96 of 1987, as amended, or the Mobile Home Commission Rules.

Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Planning Commission shall take action on the preliminary plan within 60 days after the City officially receives the plan.