

ARTICLE VI

**R-MH RESIDENTIAL
MOBILE HOME PARK DISTRICT**

SECTION 6.00 - INTENT

The R-MH residential Mobile Home Park District is intended to provide a suitable environment with adequate space and proper supporting facilities for families and persons living in mobile home parks. All mobile home parks shall comply with Act 419 of 1976, as amended and also meet all of the requirements contained in this Ordinance.

SECTION 6.01 - PRINCIPAL USES PERMITTED

The following uses shall be permitted, subject to any limitations described herein:

(a) Mobile Home Parks

Each park to be located on a parcel of land of not less than ten (10) acres with the entire parcel under the control or ownership of a natural person, individual, partnership, association, trust corporation or any other legal entity or combination thereof-, together with any buildings, structures, enclosures, street, drives, equipment or facilities used or intended for use incidental to the development and occupancy of such mobile homes; subject to the requirements as established and regulated by the state laws of Michigan and, in addition, shall satisfy the following minimum requirements:

1. Site

All mobile home parks shall be located on a site which is adequately graded so as to insure proper drainage and freedom from stagnant pools of water.

2. Access of Public Roads

All mobile home parks shall have access to a public thoroughfare or shall be connected to a public thoroughfare.

3. Roadway Standards

All roadways in the mobile home park shall be hard surfaced, and shall meet all road construction standards of the Mobile Home Commission Rules. Internal road widths shall conform to the following standards: Two-way streets within a mobile home park shall have a minimum width of 21 feet where no parallel parking is permitted, 31 feet where parallel parking is permitted along one side of the street, and 41 feet where parallel parking is permitted along both sides of the street. The minimum width of a one-way street shall be 13 feet where no

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parallel parking is permitted, 23 feet where parallel parking is permitted along one side, and 33 feet where parallel parking is permitted along both sides.

4. Pedestrian Circulation System

A pedestrian circulation system shall be designed, constructed, and maintained for safe and convenient movement from all mobile home sites to principal destinations within the park and connection to the public pedestrian circulation system outside the park, if such a system exists. A pedestrian circulation system shall satisfy the following requirements:

- a. Internal roads may be used as pedestrian ways except where concentrations of either pedestrian or vehicular traffic are likely to lead to congestion or hazards.
- b. Separate pedestrian ways shall be provided in locations where pedestrian traffic is concentrated, if use of the roads creates a hazard because of concentrations of either pedestrian or vehicular traffic.
- c. Separate pedestrian ways shall be provided at points where use of roads would lead to unduly circuitous pedestrian routes to principal destinations. If possible, walks shall be through interior areas away from heavy or fast-moving traffic.
- d. Where steps are installed, they shall rise no steeper than 5 feet vertically and 10 feet horizontally. Handrails shall be installed in compliance with R 408.30446 of the Michigan Administrative Code.
- e. Where steps are installed along common pedestrian walkways, ramps shall be installed in compliance with R 408.30445 of the Michigan Administrative Code.
- f. A common pedestrian walkway shall have a minimum width of 3 feet.
- g. An individual pedestrian walkway shall connect to a common pedestrian walkway, or to a road where common walkways do not exist to individual driveways or parking spaces and the mobile home foundation. An individual pedestrian walkway shall be not less than 3 feet in width.

5. Utilities

Each mobile home park and individual mobile home site shall be serviced by and connected to the city water and city sanitary sewer system. All telephone, electric and other utility lines of any nature within the mobile home park shall be underground. Each mobile home, caretaker's office and all service or recreational buildings shall be equipped with at least one (1) fire extinguisher with a minimum 2A-10-B-C rating and at least one (1) smoke detector approved by a nationally recognized independent testing laboratory. Each fire extinguisher shall be examined periodically and shall be kept at all times in useable condition. If central television antenna systems, cable television, or other such services are provided, the distribution systems shall be underground and shall be constructed and installed pursuant to State and Local codes and ordinances.

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6. Lighting

Service roadway, parking and service area lights shall be installed so as to permit the safe movement of vehicles and pedestrians at night. All vehicular and pedestrian circulation system within a mobile home park shall be illuminated as follows:

- a. Access to points to public thoroughfares shall be lighted. If the public thoroughfare is lighted, the illuminated level shall not exceed the average illumination level of an adjacent illuminated thoroughfare.
- b. Outdoor recreational facilities shall be adequately lighted, when in use.
- c. All lighting shall be so located and shielded as to direct the light away from individual mobile homes.

7. Screening

Where a mobile home park abuts property planned, zoned, and/or used for residential purposes, a completely obscuring seven (7) foot high fence and/or a ten (10) foot wide landscaped greenbelt of plant materials, spacing and heights in accordance with Section 13.04 shall be provided on the park side of the boundary. Proper maintenance shall be the responsibility of the mobile home park.

8. Recreation/Open Space

- a. A mobile home park that contains fifty (50) or more mobile home sites shall have at least one (1) easily accessible open space area containing not less than twenty-five thousand (25,000) square feet. The total of the land dedicated for open space shall not be less than two (2) percent of the park's gross acreage that is approved for construction pursuant to a permit to construct, but no less than twenty-five thousand (25,000) square feet.
- b. Optional improvements such as swimming pools, recreational buildings, children's playgrounds, picnic areas, game fields and courts or similar areas or facilities shall be considered as fulfilling part or all of the total open space requirement. If optional improvements are provided, they may be consolidated into a single facility.

9. Garbage and Refuse Disposal

There shall be provided in all mobile home parks a system of garbage and refuse disposal. Such system shall be reviewed and approved and shall meet the requirements of the Michigan Department of Public Health's Standards for Mobile Home Parks.

10. Business

No business of any kind shall be conducted at any location in a mobile home park except that of the management office. New or used mobile homes located on lots within the mobile home development to be used and occupied on that site may be sold by a licensed dealer and/or broker. This section shall not prohibit the sale of a used mobile home by a resident of the mobile home development provided the development permits the sale.

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11. Parking

There shall be provided a minimum of two (2) parking spaces per mobile home site and 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. All parking spaces maneuvering lanes shall be dimensioned in accordance with Section 13.02 of this code. All parking spaces and parking compounds shall be hard surfaced and constructed in accordance with the Mobile Home Commission Rules.

12. Signs

One (1) free standing sign identifying the mobile home park, not more than fifty (50) square feet in area may be maintained at or adjacent to the principal entrance to the park. It shall have no flashing illumination.

13. Completion of Improvements

No mobile home shall be permitted to occupy space in a mobile home park until all building permits are secured, applicable fees paid and inspections have been performed in accordance with the s and ordinances of the City. The required boundary screening and/or fence shall also be in place or a bond or certified check in amount of 100 percent of the estimated cost of such fact shall be deposited with the Treasurer to guarantee composition of greenbelt planting and fence installation. No individual mobile home site shall be occupied or re-occupied by a new home until properly placed on its stand, skirted, and connected to utilities through the proper issuance of the required permits and certificate of occupancy.

14. Site Plan

Each application for a permit for development of a mobile home park shall be accompanied by a site plan showing all details of development and site plan approval as outlined in this Ordinance shall be complied with.

- (b) Attached wireless communications facilities, collocation of an attached wireless communications facility, and attached wireless communications facilities consisting of a utility pole, all subject to the standards in Section 15.28.
- (c) Adult Foster Care Family Home with 6 or fewer clients.
- (d) Public, parochial, and other private elementary, intermediate, and/or high schools offering courses in general education, subject to the following condition: No building shall be closer than fifty (50) feet to any property line when said property line abuts or is adjacent to land zoned for residential purposes.
- (e) Religious Institutions, subject to the following:
 - 1. Buildings of greater than the maximum height allowed in this district may be permitted provided front, side, and rear yards are increased above the minimum required yards by one (1) foot for each foot of building height that exceeds the maximum height allowed.

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2. At least one boundary of the lot upon which the church is to be constructed shall border a street designated as a collector thoroughfare having an existing and/or planned right-of-way of at least 86 feet in width.
- (f) Family Day Care Homes.
- (g) State Licensed Residential Facilities with 7 or more clients.

SECTION 6.02 - PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS

The following uses shall be permitted, subject to the specific conditions hereinafter imposed for each use and subject further to permission of the Council following review and recommendation by the City Planning Commission:

- (a) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations and switchboards but excluding storage yards.
- (b) Wireless communications support structures subject to the requirements specified in Section 15.28.

SECTION 6.03 - ACCESSORY USES PERMITTED

Accessory buildings and uses, customarily incidental to the principal permitted uses enumerated in Section 6.01 and 6.02 are permitted.

- (a) Utility buildings.
- (b) Carport (unenclosed).
- (c) Community building that may provide services for the residents of the mobile home park such as a laundromat.
- (d) Home occupations subject to the provisions of section 15.29 Home Occupations. (Ord. 377, 11/15/2001)

SECTION 6.04 - AREA AND BULK REQUIREMENTS

- (a) Minimum Lot Area: The minimum total site area shall be ten (10) acres.
- (b) Minimum Lot Width: three hundred (300) feet.
- (c) Minimum Yards (Setbacks):
 - Front: fifty (50) feet from any public right-of-way.
 - Side, Least One: ten (10) feet.
 - Side, Total Two: twenty (20) feet.
 - Rear: ten (10) feet.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 and seven and one-half (7 1/2) feet from an on-site parking of an adjacent mobile home site,

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3. fifty (50) feet from a permanent building,
 4. ten (10) feet from a natural or man-made lake, waterway,
 5. seven (7) feet from pedestrian walkways and sidewalks,
- (d) Maximum Height: two and one-half (2 1/2) stories or thirty-five (35) feet.
- (e) Minimum Floor Area Per Dwelling Unit: 600 square feet.