

ARTICLE 5
RESIDENTIAL MANUFACTURED HOME DISTRICT

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This Article was reviewed and approved by the Michigan Department of Consumer and Industry Services, Corporation and Securities Bureau, Manufactured Home Commission pursuant to Public Act 306 of 1969, as amended (MCLA 24.201 et seq.) and Public Act 96 of 1987, as amended (MCLA 125.2301 et seq.), and the rules promulgated there under, per an order dated December 6, 1995.

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Sec. 5-01 Description and Purpose

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(a) **RMH Residential Manufactured Home District.** This district is intended to provide suitable areas for manufactured home parks and other compatible uses. These regulations are intended to ensure that manufactured home parks will provide a comfortable, pleasing, and safe living environment. These regulations are also intended to protect the health and welfare of manufactured home park residents by ensuring that manufactured home parks will be served adequately by essential public facilities such as access roads, water, wastewater treatment, stormwater drainage facilities, fire protection, and other emergency services.

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Sec. 5-02 Uses Permitted

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(a) Land and/or buildings in the districts indicated at the top of Table 5-02 may be used for the purposes denoted by a “P” in the column below by right. The final column includes additional requirements that apply to the use by either referencing a footnote to Table 5-02.

Table 5-02 Schedule of Manufactured Home Uses		
	RMH	Requirements
Single Family Dwellings	P	
Manufactured Homes Permitted under the American National Standards (A.N.S.I.) Code	P	
Manufactured Home Condominium Projects as Regulated by the Condominium Act, being Act 59 of 1978, as Amended	P	

Table 5-02 Schedule of Manufactured Home Uses		
	RMH	Requirements
Parks, Playgrounds, Community Buildings, Open Space Areas, & other Facilities for Use by Manufactured Home Park Tenants	P	
Utility Buildings Used for Laundry Facilities by Manufactured Home Park Tenants or for Storage Space for Personal Property of Manufactured Home Park Tenants	P	
Office Buildings	P	(1)

(b) Uses noted in Table 5-02 shall comply with the following requirements:

5 (1) **Office Buildings.** One (1) office building per manufactured home park is allowed exclusively for conducting the business operations of the manufactured home park.

Sec. 5-03 Required Conditions

10 A manufactured home park shall comply with the requirements of Public Act 96 of the Michigan Public Acts of 1987 (MCLA 125.2301 to 125.2350 inclusive), as amended and all other provisions as herein established. In order to ensure an adequate local review of a manufactured home park in compliance with Section 15 11(2) of PA 96 of 1987 (MCLA 125.2311), the rules of the State Manufactured Home Commission as set forth and provided for under Section 4(1)(a) of PA 96 of 1987 as amended and the requirements of this Section.

20 (a) **Construction.** To construct a manufactured home park, a person shall comply with all of the following:

25 (1) Obtain a construction permit from the Department of Consumer and Industry Services as required in the Manufactured Home Commission Act, Act 96 of the Public Acts of 1987, as amended.

(2) Obtain all applicable permits as required for optional improvements within the park per this Section.

30 (3) Furnish the Township Clerk a performance bond in the amount of one hundred percent (100%) of the cost of public improvements approved as part of the site plan. This bond will be rebated upon satisfactory

completion and acceptance of a proportional amount of public improvements.

5 (b) **Operation.** To conduct or operate a manufactured home park, a person shall comply with all of the following:

10 (1) Obtain approval from the Department of Consumer and Industry Services as required by the Manufactured Home Commission Act, Act 96 of the Public Acts of 1987, as amended.

15 (2) Obtain a certificate of occupancy from the Building Official for each permanent structure constructed on site.

20 (3) Obtain an annual license from the Department of Consumer and Industry Services as required in the Manufactured Home Commission Act, Act 96 of the Public Acts of 1987, as amended.

25 (c) **Sales Office.** The offering for sale of a manufactured home by an individual resident owner, and the sale of units by a licensed dealer/broker on defined individual home sites, provided that the units are blocked, leveled, skirted, and otherwise appear to be completely installed on site is permitted. The operation of a commercial sales lot offering manufactured housing or manufactured home for placement on sites other than the manufactured home park where they are offered for sale is prohibited in this district.

30 (d) **Rezoning.** In connection with a request for rezoning any area to the RMH zoning classification, a preliminary sketch plan shall be submitted in accordance with information required by *Article 18*. A preliminary sketch plan shall also:

35 (1) Illustrate the general layout of the manufactured home park.

(2) Indicate the number and type of units proposed.

(3) Exhibit the vehicular circulation pattern.

(4) Detail the buffering treatment along perimeter lots.

(5) Provide a detailed statement about services to be provided by public and private utilities.

Sec. 5-04 Site Location Standards

5 The minimum size for a manufactured home park shall be fifteen (15) contiguous acres.

Sec. 5-05 Bulk and Area Requirements

10 (a) **Site Dimensions.** A manufactured home park shall be developed with sites averaging five thousand five hundred (5,500) square feet per manufactured home unit. The five thousand five hundred (5,500) square feet area requirement for any individual site may be reduced by twenty percent (20%), provided that the individual site shall equal at least four thousand four hundred (4,400) square feet. For each one (1) square foot of land gained through the reduction of a site below five thousand five hundred (5,500) square feet, at least an equal amount of land shall be dedicated as open space. This space shall be in addition to that required under R125.1946, Rule 946 and R125.1941 and R125.1944, Rules 941 and 944 of the Michigan Administrative Code.

15 (b) **Setbacks.** The requirements of Rules 941 and 944 of the Michigan Manufactured Home Commission Regulations must be met for all appropriate distances and setbacks.

20 (c) **Maximum Height.** The maximum height for any building or structure in a manufactured home park shall not exceed the lesser of twenty-five (25) feet or one and one-half (1 1/2) stories.

25 (d) **Minimum Floor Area.** The minimum floor area for any dwelling unit within a manufactured home park shall be seven hundred twenty (720) square feet, exclusive of garage, basement, porch or other accessory structure.

30 Sec. 5-06 Site Development Standards

35 (a) **Accessory Buildings.** One (1) accessory building for private uses may be placed on each manufactured home site. No personal property shall be stored outside or under any manufactured home. Storage sheds may be used to store

property, but need not be supplied by the owner of the manufactured home development. All storage sheds shall comply fully with Manufactured Home Commission Rules, including Rule 941(1)(f).

5 (b) **Foundation/Anchoring.** Each manufactured home shall be installed pursuant to the manufacturer's setup instructions and pursuant to the Michigan Manufactured Home Commission Regulations. All manufactured homes shall be required to be anchored to their foundations in accordance with Manufactured Home Commission Rules 605, 607 and 608.

10 (c) **Skirting.** All manufactured home located in a mobile home park within the Township shall be skirted in accordance with the Manufactured Home Commission Rule 604.

15 (d) **Unit Certification.** Any manufactured home built after 1976 must be certified by HUD (Department of Housing and Urban Development). Manufactured home or modular dwellings constructed prior to 1976 shall meet all requirements and specifications of the State Construction Code, the A.N.S.I. Code, or any other applicable code.

20 (e) **Screening/Landscaping.** Manufactured home parks shall be landscaped as follows:

25 (1) If the manufactured home park abuts an existing Residential District or use, the park shall be required to provide screening along the park boundary abutting the Residential District or use.

(2) If the park abuts a Non-Residential District or use, the park need not provide screening along the Non-Residential District or use.

30 (3) In all cases, a park shall provide screening along a park boundary abutting a public right-of-way.

35 Screening required by this Section shall consist of evergreen trees or shrubs of a minimum of three (3) feet in height which are spaced so they provide a continuous screen at maturity. Alternative screening devices may be utilized if they conceal the manufactured home park as effectively as the required landscaping described above. The greenbelt shall be maintained thereafter in a neat and orderly manner. Withered and/or dead

plant material shall be replaced within a reasonable period of time with stock of like species and size, but the replacement period shall be no longer than one (1) growing season.

5 (f) **Reserved**

10 (g) **Ground Cover.** All unpaved ground surfaces in a manufactured home park shall be planted with trees, grass or shrubs, or ground cover capable of preventing soil erosion. At least one (1) tree shall be planted on every other manufactured home site.

15 (h) **Environmental.** Any encroachment of the construction, operation and/or stormwater discharge into any wetland covered under the jurisdiction of the Michigan Department of Environmental Quality or the Township regulations shall be subject to the permit requirements of those agencies as provided by State law.

20 (i) **Storage of Recreational Vehicles.** The storage of recreational vehicles shall be permitted only in the storage area designated by the owner/operator of a manufactured home park. This storage area shall be screened around its entire perimeter by a solid-type screening device at least six (6) feet in height.

25 (j) **Recreation Areas.** If a recreational area is to be provided in a manufactured home park, the area shall be designated on the preliminary plan, and if so designated, must be developed and maintained by the proprietor of the manufactured home park. Such area shall be clearly separated and protected from roads, drives, and parking areas. The development and maintenance of each recreational area shall be the responsibility of the park manager/owner.

30 (k) **Utilities.** All electric, telephone, telecommunication, and other service lines from supply poles, or other sources to each manufactured home site shall be underground and shall comply fully with Manufactured Home Commission Rules 932 and 933. Proposed water supply and wastewater treatment processes must provide sufficient capacity to service all uses on the site. All other utilities for manufactured homes located in the manufactured home park shall be designed, installed, operated and maintained in accordance with Manufactured Home Commission Regulations, Michigan Department of Public Health and Livingston County Department of Public Health.

(l) **Lighting.** The lighting system in the manufactured home park shall comply with the Michigan Manufactured Home Commission Regulations.

5 (m) **Signs.** Signs in the manufactured home park shall conform with the requirements of Michigan Manufactured Home Commission. A sign advertising the park shall not exceed thirty-two (32) square feet in sign face area. This sign may have copy on both sides.

10 (n) **Traffic Circulation.** A manufactured home park internal road shall have at least one (1) access to a public thoroughfare or shall be connected to a public thoroughfare by a permanent easement which shall be recorded before approval by the Department of Consumer and Industry Services. This access shall be a boulevard access road with at least one (1) lane for ingress and at least one (1) lane for egress if it is the only access to the manufactured home site.

15 (o) **Reserved**

20 (p) **Parking Requirements.** Parking requirements for an approved park shall be determined under the provisions of *Section 15-01(c)* of this Ordinance. Parking spaces for manufactured home park visitors shall be provided at convenient and appropriate locations throughout the manufactured home park.

25 (q) **Paving.** All roads and parking areas in a manufactured home park shall, at a minimum, be covered with materials meeting AASHTO standards. Paving standards shall comply with Rule 922 of the Manufactured Home Commission Regulations. All internal roads must be named and the park operator shall be responsible to place and maintain road identification signs at all road intersections.

30 (r) **Sidewalks.** Sidewalks shall be located along one (1) [side,] the road side of all collector roads, as determined by the Department of Consumer and Industry Services, and shall be at least three (3) feet in width, per Rule 928 of the Manufactured Home Commission Regulations.

35 (s) **Hazardous Material.** Any flammable or hazardous material shall be centrally stored in compliance with Federal, State, and Township regulations.

5 (t) **Optional Improvements.** All optional improvements such as, but not limited to: laundries, swimming pools, garages, carports, buildings, service facilities, and areas for recreational or service use, shall comply with current building codes of the Township pertinent to construction, including the obtaining of the appropriate permits from the Township Building Official prior to the facility or structure being constructed.

Sec. 5-07 Site Plan Review

10 Application for the construction, alteration, or extension of a manufactured home park or site that is zoned RMH shall be accompanied by a site plan showing the proposed park layout and/or the location of permanent buildings. The site plan shall be in conformance with the provisions and requirements of *Article 18* and Rule 81 (R 325.3381 of the Michigan Administrative Code) of the Michigan Department of Public Health's Manufactured Home Park Standards as applicable. Once the Michigan Department of Consumer and Industry Services approves the construction plan, the applicant shall submit four (4) copies of this plan to the Township Building Official. The construction plan is based upon the Township approved preliminary plan, as described in Section 11 of 1987 Public Act, as amended, and Rules 904 and 904a of the Manufactured Home Commission Rules. Notice of any suspected noncompliance with the approved site plan shall be forwarded by the Township Building Official to the Department of Consumer and Industry Services with a copy to the Planning Commission, along with any available evidence.

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Sec. 5-08 Inspections

30 The Township Building Official, Livingston County Health Department, or any of their authorized agents may inspect the manufactured home park whenever there is reasonable cause to believe that Act 96 of 1978, as amended, being the Michigan Manufactured Home Commission Act, and the accompanying promulgated rules, or any provision of a local Ordinance or code applicable to the manufactured home park in accordance with these act and rules, have been violated.

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Sec. 5-09 Variances

The Zoning Board of Appeals shall not grant any variances to regulations that are contrary to the minimum design and construction standards contained within Act

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96 of 1987, as amended, and the rules promulgated thereto. The Township Building Official shall notify the Corporations and Securities Bureau of the Michigan Department of Consumer and Industry Services in writing within fifteen (15) days of the granting of any variance consistent with Act 96 and related rules.

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