

Chapter 21 - MOBILE HOME PARK REGULATIONS

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Sec. 21.1 SCOPE.

For the preservation of the interests of various types of residential developments which should be permitted in every community and for the protection of the residents of any mobile home park development, these regulations are considered to be minimum standards to be applied to all mobile home park developments in Georgetown Township.

Sec. 21.2 MOBILE HOME PARKS.

All mobile home parks shall comply with the applicable requirements of Act 419, P.A. 1976 as amended PROVIDED further that said developments meet the standards and conditions and all other provisions as herein established.

Sec. 21.21 INSTALLATION AND OCCUPATION OF MOBILE HOMES.

- (A) No mobile home shall be placed or parked or installed in a mobile home park until such time as a building permit is obtained from the Township Building Inspector. Such permit shall be issued by the Building Inspector after making a find that said mobile home meets construction standards as approved by the Federal H.U.D. Code, or has been certified by a manufacturer as constructed according to the requirements of the Federal H.U.D. code.
- (B) No mobile home shall be occupied by any person as a residence or for any other purpose until such time as said mobile home park is placed or situated on a specific lot in the mobile home park and has been inspected by the Township Building Inspector and issued an Occupancy Permit. Such inspection shall include the placement, the interconnection to utilities, and review compliance with all necessary State, Township or other municipal ordinance and regulations. Such permit shall be issued by the Building Inspector on payment of inspection fee as may be authorized by resolution of the Township Board from time to time. in the event said mobile home is moved to another lot or another mobile home is placed on the specific lot, a new certificate of occupancy must be obtained by the owner or resident from the Township Building Inspector.

Sec. 21.3 APPLICATION PROCEDURES.

Preliminary approval shall not be issued by the Township until application for the mobile home park has been approved by the Township Board in accordance with the provisions of this chapter.

- (A) **Site Plan:** Any application for the extension, alteration, or construction of a mobile home park shall be accompanied by a site plan of the proposed development and all permanent buildings indicating the proposed methods of compliance with these requirements. Said site plan shall be conformance with the provisions and requirements of Chapter 19 of this Ordinance, except Section 19.5 (Q) of said Chapter 19.
- (B) **Approval:** The application for the mobile home park development requires the approval of the Township Board upon recommendation from the Planning Commission. The Township Board shall approve, modify, or disapprove the proposed mobile home park within sixty (60) days from receipt of the Preliminary Plan, or such Preliminary Plan shall be deemed approved. In reviewing the proposed development's acceptability the following shall be among the major considerations of both bodies prior to official action being taken:
 - (1) Whether the proposal is in accordance with the land use plan.
 - (2) Whether the proposal meets all the design standards of this Ordinance and other applicable local codes, regulations, or ordinances.
 - (3) Whether the density of the proposed development could adversely affect adjacent properties and land uses.
 - (4) Whether the proposed development can be reasonably expected to constitute a health hazard or public nuisance to adjacent properties because of inappropriate or inadequate sanitation and/or drainage facilities.
 - (5) Whether the proposed development produces an extreme or undue demand on available fire and police protection.
 - (6) Whether the traffic characteristics of the proposed development can be expected to place an extreme or undue burden on the adjacent publicly available vehicular and/or pedestrian circulation facilities.

Sec. 21.4 STANDARDS AND REGULATIONS.

All mobile home parks shall be designed and developed in accordance with the following standards and regulations.

- (A) Minimum site size for a mobile home park shall be ten (10) acres.
- (B) Minimum number of mobile home spaces shall be twenty-five (25). Required streets and utilities shall be completed for at least twenty-five (25) mobile home spaces along with related improvements before first occupancy.
- (C) Each mobile home park shall have direct access to an arterial or collector street as defined on the Township "Major Street Plan."
- (D) No access to the site shall be located closer than two hundred (200) feet from the intersection of any two (2) arterial streets. Minimum street widths within the mobile home park shall be accordance with the following schedule:

| Parking | Direction | Minimum Street Width |
|-----------------------------|-------------|----------------------|
| No on-street parking | one (1) way | 14 feet |
| | two (2) way | 21 feet |
| Parallel parking one side | one (1) way | 24 feet |
| | two (2) way | 31 feet |
| Parallel parking both sides | one (1) way | 34 feet |
| | two (2) way | 41 feet |

- (E) No mobile home or other building or structure for residential purposes shall be in excess of two and one-half (2½) stories, or in excess of a maximum height of thirty five (35) feet.
- (F) Each mobile home lot, exclusive of streets, shall have a minimum size of five thousand (5,000) square feet and a minimum width of forty (40) feet, as measured from the building setback line. No more than one (1) mobile home shall be parking on any one (1) lot, and no mobile home shall be occupied by more than one (1) family. (see family as defined in Chapter II, Section 2.40)
- (G) The minimum setback between any part of any mobile home and/or structure permanently or temporarily attached thereto (excluding hitch), or used in conjunction therewith, including, but not by way of limitation, storage sheds, cabanas, and porches shall be fifteen (15) feet from the inside of the sidewalk, and the minimum spacing from any rear lot line shall be ten (10) feet, and from the side lot line on the entry side ten (10) feet, and from the side yard on the non-entry side, five (5) feet, except as provided in G(1) below.
- (1) A mobile home may be placed on the side lot line, provided there is minimum of fifteen (15) feet open space between said lot line and any other structure or mobile home, including but not by way of limitation storage sheds, cabanas or porches.
- (H) Each lot shall front on sidewalks at least four (4) feet in width, located directly next to and parallel to the street.
- (I) Each lot shall provide a minimum of four hundred (400) square feet of paved off-street parking.
- (J) The front, back and side yards of every lot shall be suitably landscaped and properly maintained with law area, and there shall be one shade tree provided for every two lots.
- (K) The mobile home park shall provide a buffer zone strip separating the mobile home park from adjacent property. The buffer zone shall be properly planted with trees or shrubbery or other nursery stock of varying height, so as to provide a density sufficient to block the view of the mobile home park and buildings up to a minimum of five (5) feet in height. No part of the buffer zone shall be used for any structure, board fences, right-of-way, or parking purposes. The buffer zone shall be maintained by the owner of the park.
- (1) In the event the back yard of any lot or lots within a mobile home abuts adjacent property, the rear ten (10) feet of each back yard may be used as part of the buffer strip, provided further that no buildings, houses or other structure may be constructed with said strip.

- (2) The width of the buffer strip shall be in accordance with the following schedule:

| Zoning of Adjacent Property | Width of Buffer |
|------------------------------------|------------------------|
| Agricultural | 15 feet |
| Residential | 15 feet |
| Commercial | 25 feet |
| Industrial | 25 feet |

Sec. 21.5 UTILITIES STANDARDS.

The following utility standards shall apply to all mobile home parks.

- (A) All utilities shall be underground.
- (B) All lots shall be provided with a public water and sanitary sewer service, and all mobile homes shall be connected thereto. all expense of installation and connection shall be borne by the owner or operator of the mobile home park, and no costs shall be applied or taxed against owners of any adjacent property or along any main extended from the mobile home park to the present public sanitary sewer system, unless such adjacent owners shall install a sewer connection to such main.
- (C) The mobile home park shall provide sufficient storm sewer facilities, independent of sanitary sewers, to prevent flooding of either streets or lots within the park in accordance with the requirements of the Michigan Department of Health. All storm drainage and surface drainage facilities flowing from the park to adjacent areas shall be approved by the Ottawa County Drain Commissioner.

Sec. 21.6 MOBILE HOME STANDARDS.

- (A) Every mobile home shall be supported on a permanent concrete pad or foundation at least 12 feet in width with a minimum of 600 square feet, and 4 inches thick; and all areas between the trailer and ground shall be enclosed by a skirt, providing said skirting is constructed or installed and is fire resistant.
- (B) In the event the soil or topographic conditions of the proposed mobile home park are such that other foundations or support are appropriate, and the developer provides to the Township Building Inspector a report by a certified engineer that piers are equal to or superior to the specifications as set forth in section 21.6 (a) of this Act, such foundations may be approved by the Building Inspector, provided such construction includes provisions for proper drainage and covering ground under each mobile home.
- (C) Every mobile home shall be at least twelve feet in width and have a minimum of six hundred square feet living area exclusive of porches and cabanas.

Sec. 21.7 OPEN SPACES.

- (A) The mobile home park shall contain one or more open space areas intended primarily for the use of park residence on a minimum ratio of 250 square feet for every mobile home lot provided that buffer zone areas shall not be included as part of such requirement.

- (B) The mobile home park shall provide one or more storm shelters of size and capacity so as to accommodate all the residents of the park.

Sec. 21.8 STREETS.

- (A) The mobile home park shall have minimum setback from any public street of 40 feet, which shall be properly landscaped with grassed area and maintained by the owner and operator of the mobile home park.
- (B) All streets within the mobile home park shall be of bituminous aggregate or similar surface meeting AASHTO public street construction specifications, and provided with proper curbing.

Sec. 21.9 LIGHTING.

- (A) All street intersections and designated pedestrian crosswalks shall be illuminated by not less than .25 foot candles.
- (B) All roads, parking bays and pedestrian walkways shall be illuminated by not less than .5 foot candles.

Sec. 21.10 SIGNS.

Two per road entrance to the mobile home park shall be permitted, provided the requirements of Chapter XXV are met.

Sec. 21.11 INSPECTION AND PERMITS.

- (A) The Building Inspector or such other person designated by the Township Board shall have the right to inspect the mobile home park to determine whether or not the park owners or operators, or any owners or person occupying mobile homes within the park area in violation of this ordinance, or any other state ordinance or state or governmental regulations covering mobile home parks affecting the health, safety and welfare of inhabitants, under the following conditions:
 - (1) He has reasonable reason to believe that the owner, operator or resident or owner of mobile home in the park is in violation of any part of this or other municipal ordinance.
 - (2) That notice has been sent to the owner or operator of the mobile home park at its last known address, and to the owner or resident of the mobile home park at their last known address as shown on the occupancy permit for said mobile home, and that the Township has not received satisfactory proof or indication that the purported violation is not a violation, or that the purported violation has been corrected within 15 days from the date of mailing said notice.

Sec. 21.12 MOBILE HOME SALES.

- (A) No person desiring to rent a dwelling unit site shall be required, as a condition to such rental, to purchase a mobile home from the owner or operator of the park as long as the mobile

home intended to be located on such rented site conforms in size, style, shape, price, etc. as may be required by any reasonable rules and regulations governing the operation of the mobile home park.

- (B) Nothing contained in this Ordinance shall be deemed as prohibiting the sale of a mobile home lot by the individual owner or his agent, or those home occupations as permitted in the Zoning Ordinance. PROVIDED such sales and occupations are permitted by the park regulations; PROVIDED further that a commercial mobile home sales lot shall not be permitted in conjunction with any mobile home park.

Sec. 21.13 *RIGHT OF ENTRY.*

All persons, including but not by limitation, Township officials, Police or Sheriff Officers, whose entry upon the mobile home park property is necessary, proper or advisable in the execution of their duties, or to the execution of work authorized by a governmental body, or for the preservation of the peace, shall have the right to enter upon and inspect the mobile home park at all reasonable times.

Sec. 21.14 *SEVERABILITY.*

The provisions of this Ordinance shall be considered severable and the invalidation of any one or more of the provisions of this Ordinance for any reason whatsoever shall in no way affect any of the other provisions thereof which shall remain in full force and effect.