

ARTICLE 16.00

MHP, MOBILE HOME PARK DISTRICT

Section 16.01 -- STATEMENT OF PURPOSE

The Mobile Home Park District is intended to provide for the location and regulation of mobile home parks. These districts should be located in areas where they will be compatible with adjacent land uses. Accordingly, mobile home parks shall be located in proximity to Multiple Family Districts and shall serve as a transition zone between residential and non-residential districts. Mobile home parks should not be located where they would interrupt the continuity of permanent single family neighborhoods. Furthermore, the location of a mobile home park shall not have an adverse impact on the proper functioning of community facilities and utility systems, including but not limited to the following: roads, sanitary sewers, water, storm drainage, police and fire protection, and the educational system.

The regulations established by state law (Michigan Public Act 96 of 1987, as amended) and the Mobile Home Commission Rules govern all mobile home parks. When regulations in this Article exceed the state law or the Mobile Home Commission Rules they are intended to insure that mobile home parks meet the development and site plan standards established by this Ordinance for other comparable residential development and to promote the health, safety and welfare of the Township's residents.

Section 16.02 -- PERMITTED USES AND STRUCTURES

In all areas zoned MHP, Mobile Home Park District, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal uses:

1. Mobile home parks.
2. Multiple family and attached single family housing, subject to the requirements in Section 8.03, sub-section B. (*revised 3/6/01*)
3. Residential care facilities that provide care for up to six (6) individuals.
4. Essential services, subject to the provisions in Section 2.16.
5. Uses and structures accessory to the above, subject to the provisions in this Article.

Section 16.03 -- DEVELOPMENT STANDARDS

A. Site Plan Review

Pursuant to Section 11 of Michigan Public Act 96 of 1987, as amended, a preliminary plan shall be submitted to the Township 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 27.02 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 sixty (60) days after the Township officially receives the plan.

B. Minimum Requirements

Mobile home parks shall be subject to all the rules and requirements as established and regulated by Michigan law including, by way of example, Act 96 of 1987, as amended, and the Mobile Home Commission Rules and, in addition, shall satisfy the following minimum requirements:

1. Parcel Size for Overall Park

The minimum parcel size for mobile home parks shall be fifteen (15) acres.

2. Minimum Site Size

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.

3. Setbacks

Mobile homes shall comply with the following minimum distances and setbacks:

- a. Twenty (20) feet from any part of an adjacent mobile home.
- b. Ten (10) feet from any on-site parking space of an adjacent mobile home site.
- c. Ten (10) feet from any accessory attached or detached structure of an adjacent mobile home.
- d. Fifty (50) feet from any permanent building.
- e. One hundred (100) feet from any baseball softball or similar recreational field.
- f. Ten (10) feet from the edge of an internal road, provided that such road is not dedicated to the public. Mobile homes and other structures in the MHP District shall be set back at least twenty (20) feet from the right-of-way line of a dedicated public road with the mobile home park.
- g. Seven and one-half (7.5) feet from any parking bay.
- h. Seven (7) feet from a common pedestrian walkway.
- i. All mobile homes and accessory buildings shall be set back not less than fifty (50) feet from any park boundary line, including the future right-of-way line of abutting streets and highways.
- j. Forty (40) feet from the edge of any railroad right-of-way.

4. Maximum Height

Buildings in the MHP district shall not exceed two and one-half (2 1/2) stories or thirty-five (35) feet, except that storage sheds shall not exceed fifteen (15) feet in height.

5. Roads

Roads shall satisfy the minimum dimensional, design, and construction requirements as set forth in the Mobile Home Commission Rules except as follows:

- a. Two-way streets shall have a minimum width of 21 feet where no parallel parking is permitted, 31 feet where parallel parking is permitted on one side only, and 41 feet where parallel parking is permitted on both sides of the street.
- b. One-way streets shall have a minimum width of 13 feet where no parallel parking is permitted, 23 feet where parallel parking is permitted on one side only, and 33 feet where parallel parking is permitted on both sides of the street.
- c. Dead-end streets shall terminate in a cul-de-sac having an adequate turnaround with paving that is a minimum of fifty (50) feet in diameter. No parking shall be permitted in the cul-de-sac turnaround.
- d. The main entrance to the park shall have access to a public thoroughfare or shall be connected to a paved public collector or arterial road by a permanent easement which shall be recorded by the developers. Sole access to the park via an alley is prohibited.
- e. All roads shall be constructed with curbs and gutters.

6. Parking

- a. All mobile home sites shall be provided with two (2) parking spaces per Mobile Home Commission Rules 925 and 926.
- b. In addition, 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 or inoperable vehicle of any type shall be parked in this district at any time except within a covered building.
- d. Common areas for the storage of boats, motorcycles, recreation vehicles, and similar equipment may be provided in a mobile home park, but shall be limited to use only by residents of the mobile home park. The location of such storage areas shall be shown on the site plan. No part of any such storage area shall be located in any yard required on the perimeter of the mobile home park. Such storage area shall be screened from view from adjacent residential properties with an opaque six (6) foot wooden fence, six (6) foot masonry wall with landscaping, or landscaped greenbelt. If a landscaped greenbelt is used, it shall consist of closely-spaced evergreen plantings (i.e., no farther than fifteen (15) feet apart) which can be reasonably expected to form a complete visual barrier that is at least six (6) feet above ground level within three (3) years of planting.

7. Sidewalks

Sidewalks having a minimum width of three (3) feet shall be provided along each side of the street upon which mobile home sites front.

8. Accessory Buildings and Facilities

- a. Accessory buildings and structures, including park management offices and public works facilities, storage buildings, laundry facilities, recreation or community

facilities, and other accessory facilities, shall be designed and operated for use by residents of the park only.

- b. All buildings constructed on-site within a mobile home park shall be constructed in compliance with the Williamstown Township Building Codes and shall require all applicable permits. Any addition to a mobile home unit that is not certified as meeting the standards of the U.S. Department of Housing and Urban Development for mobile homes shall comply with the Williamstown Township Building Codes. Site plan approval shall be required prior to construction of any on-site building within a mobile home park, except for storage sheds or garages for individual mobile homes.
- c. Each mobile home shall be permitted one storage shed or garage not to exceed four hundred (400) square feet in area. The installation of any such shed or garage shall comply with codes and ordinances of Williamstown Township and shall require a building permit. Storage underneath a mobile home or outside on any mobile home site is prohibited.

9. Open Space

Open space shall be provided in any mobile home park containing eight (8) or more units. The open space shall comply with the following requirements:

- a. A minimum of three hundred (300) square feet of well-drained, usable open space shall be provided for each mobile home site.
- b. Open space shall be located conveniently in relation to the majority of dwelling units intended to be served. Swamp areas, marshy areas, and similar limited use areas shall not be included in the required open space.

10. Screening

- a. All mobile home parks shall be screened from existing adjacent residential land use by either a six (6) foot wall or a densely planted landscaped greenbelt.
- b. Required screen walls shall be constructed of masonry material that is constructed of face brick, decorative block, or poured concrete with a simulated brick or stone pattern. Required walls shall be placed inside and adjacent to the lot line except where underground utilities would interfere with the placement of the wall or where the wall would unreasonably obstruct the use of adjacent property, in which case the wall may be set back from the property line a sufficient distance to resolve such concerns.
- c. If a landscaped greenbelt is used, it shall consist of closely-spaced evergreen plantings (i.e., no farther than fifteen (15) feet apart) which can be reasonably expected to form a complete visual barrier that is at least six (6) feet above ground level within three (3) years of planting. Deciduous plant materials may be used provided that visual screening is maintained throughout the year.

11. Signs

- a. One permanent residential entranceway sign shall be permitted at each entrance to the mobile home park. Such signs shall not six (6) feet in height and thirty-two (32) square feet in area and shall be set back a minimum of ten (10) feet from any property or right-of-way line.

- b. Management offices in the Mobile Home Park District shall be permitted one (1) identification sign not to exceed six (6) square feet in area.

12. Trash Dumpsters

If proposed, trash dumpsters shall comply with the following requirements:

- a. Dumpsters shall be set back a minimum distance of fifty (50) feet from the perimeter of the mobile home park and at least fifteen (15) feet from any building in a location that is clearly accessible to the servicing vehicle.
- b. Dumpsters shall be screened on three sides with a decorative masonry wall or wood fencing, not less than six (6) feet in height. The fourth side of the dumpster screening shall be equipped with an opaque lockable gate that is the same height as the enclosure around the other three sides.
- c. Dumpsters shall be placed on a concrete pad. Bollards (concrete filled metal posts) shall be installed at the opening of the dumpster enclosure to prevent damage to the screening wall or fence.

13. Canopies and Awnings

Canopies and awnings may be attached to any mobile homes and may be enclosed for use as a sunroom or recreation room, but not as a bedroom. Canopies and awnings shall comply with the setback and distance requirements set forth in this Article and shall require a building permit.

14. Operational Requirements

No mobile home shall be permitted to be placed in a mobile home park until a permit has been granted by the Building Official and a license has been issued by the Michigan Department of Commerce. No individual mobile home site shall be occupied until the required improvements, including utilities and access roads which serve the site are in place and are functioning. A Certificate of Occupancy issued by Williamstown Township shall be required prior to use of any buildings constructed on-site.

15. Sale of Mobile Homes

The business of selling new or used mobile homes as a commercial operation in connection with the operation of a mobile home park shall be prohibited. New or used mobile homes located on sites within the mobile home park to be used and occupied on that site may be sold by a licensed dealer or broker. This section shall not prohibit the sale of a used mobile home by a resident of the mobile home park provided the park's regulations permit such sale.