

6.03 RMH - Mobile Home Park District

6.03-1 Intent of District

This district classification is designed to provide for well-located and properly developed areas to accommodate mobile home parks. This district classification is designed to provide for such use under appropriate standards to promote the health, safety and general welfare of the residents of such areas as well as the residents of adjoining premises. The area zoned for such purposes should be able to accommodate the increased traffic generated from such developments as well as the sanitary requirements of the same.

6.03-2 Permitted Uses

No land shall be used or occupied and no structure shall be designed, erected, moved, altered, used or occupied except for either one or several of the following Uses by Right and Lawful Accessory Uses thereto or for one or several of the following Conditional Uses:

A. Uses By Right

1. Mobile home parks, subject to the following conditions:
 - a. All mobile home parks shall comply with the requirements imposed by Michigan Public Act 96 of 1987 and any and all amendments thereto and with any and all regulations promulgated thereunder by the Michigan Mobile Home Commission and the Michigan Department of Public Health.
 - b. All mobile homes shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission.
 - c. All mobile homes shall have skirting manufactured and installed in compliance with the standards set forth in the rules and regulations of the Michigan Mobile Home Commission.
 - d. Preliminary plans for all new mobile home parks or expansions to existing mobile home parks must be submitted to and approved by the Planning Commission as being in compliance with the terms of this Ordinance and all applicable state statutes and regulations promulgated thereunder before

construction may commence. Application for preliminary plan approval shall be made by (1) filing seven copies of the preliminary plan with the Township Clerk and (2) paying a preliminary plan review fee as determined by resolution of the Township Board based upon the cost of processing the review and as shall be on file with the Township Clerk for public information.

The preliminary plan must consist of, but shall not be limited to, the following:

- i. the number and size of individual mobile home sites and the location of the streets;
 - ii. the proposed location and method of sewage treatment and disposal and appropriate supporting data;
 - iii. the source and location of the water supply and fire hydrants;
 - iv. the location of access to public roads;
 - v. drainage provisions;
 - vi. site features including all structures, outdoor recreational facilities, walkways, parking, signs, screening and street frontage;
- e. Property which is subject to preliminary plan approval must be developed in strict compliance with the approved preliminary plan and any amendments thereto which have received the approval of the Planning Commission.
2. Farming and the usual buildings for general or specialized types, provided any building or structure used for the shelter of animals shall be located at least 200 feet from all adjoining property lines.
 3. Multiple family dwellings.
 4. Churches, community centers, schools and cemeteries.
 5. Municipal buildings including storage yards, providing the premises are fenced or screened by plantings from adjoining properties.

6. Public parks, fishing sites, wildlife refuges and public conservation clubs and camps.

B. Accessory Uses

1. Any accessory use or structure clearly incidental to the operation of the Use By Right.
2. Home occupations customarily conducted within dwellings or accessory buildings thereto, including such uses as antique sales, dress making, beauty shops, hobby/woodworking shop, furniture repair, music/art instruction and photography, real estate, accountant and insurance offices, and appropriate similar uses provided:
 - a. The home occupation shall be conducted within the dwelling or within a building accessory thereto and carried on only by the inhabitants thereof;
 - b. The primary use of the property shall be residential and any structure used for the home occupation maintain the residential character of the area, and;
 - c. Not more than one (1) sign, provided the sign maintain the residential character of the area.
3. The outside storage of not more than one (1) unoccupied camping or travel trailer upon the premises.
4. Permanent swimming pool, used solely for the enjoyment of the occupants, or guests of the principal use of the property, provided it shall be not less than 20 feet from the property line of the property on which located, shall be so walled, fenced or screened as to prevent uncontrolled access from the street or adjoining properties.

C. Conditional Uses Requiring Planning Commission Authorization

Provided all provisions of Section 7.10 governing application for Conditional Use Permits are fully complied with, the following conditional uses will be permitted:

1. One and two family dwellings.
2. Removal of sand, gravel, or rock but not including the processing thereof, and further, provided that after such

removal the land shall be restored to conditions suitable for development consistent with the Intent of District (Section 6.03-1).

3. Home occupations conducted within the dwelling or accessory building thereto, including uses not described in Section 6.03-2, B, 2, provided:
 - a. The home occupation shall be conducted within the dwelling or within a building accessory thereto and carried on only by the inhabitants thereof;
 - b. The primary use of the property shall be residential and any structure used for the home occupation maintain the residential character of the area, and;
 - c. Not more than one (1) sign, provided the sign maintain the residential character of the area.

6.03-3 Lot Area and Yard Requirements

A. Lot Area

The minimum lot area for any one-family dwelling or other Use by Right or other Conditional Use building hereafter erected shall be not less than fifteen thousand (15,000) square feet and the width of such lot at the required front setback line for any such structure shall not be less than one hundred (100) feet. This minimum lot area requirement shall not apply to buildings in mobile home parks.

B. Yards For All Principal Structures (Applicable to All Uses By Right and Conditional Uses, except for Mobile Home Parks).

1. Front Yard - Every lot shall be provided with a front yard of not less than fifty (50) feet in depth from the highway right-of-way line.
2. Side Yard Widths - Every lot shall be provided with two (2) side yards and each shall be at least fifteen (15) feet in width. On corner lots the side yard abutting the highway shall be at least fifty (50) feet.
3. Rear Yard - Every lot shall be provided with a rear yard of not less than fifty (50) feet in depth. Detached garages or other accessory buildings when erected shall be not nearer than six (6) feet from the rear lot line.

6.03-4 Permitted Signs

The provisions of Article 7, Section 7.06 shall be in full force and effect in this district.

6.03-5 Off Street Parking and Loading Requirements

The provisions of Article 7, Section 7.07 and 7.08 shall be in full force and effect in this district, except that they shall not apply to mobile home parks.

6.03-6 General Requirements

For regulations applicable to all districts within the Township, see Article 4.

6.03-7 Supplemental Requirements

For other regulations, any exceptions or modifications to this district, see Article 7. To the extent they are inconsistent with the requirements imposed by Michigan Public Act 419 of the 1976 and any and all amendments thereto and with any and all regulations promulgated thereunder by the Michigan Mobile Home Commission and the Michigan Department of Public Health, such supplemental requirements shall not be applicable to mobile home parks.