

CHAPTER 8
M-H-P MANUFACTURED HOME PARK

SECTION 8.1
PURPOSE

To provide for **manufactured home park** development, of long-term duration of stay, in areas which are appropriate by means of traffic access and public utilities and services. Public water and sewer facilities, or a suitable alternative method shall be provided for each development. Any such development is to be located near essential community services and abutting paved **public streets**. All **manufactured home parks** shall comply with the applicable requirements of Public Act 419 of 1976, as amended, and Public Act 96 of 1987, as amended, and all other applicable local, county, or state regulations.

SECTION 8.2
PERMITTED USES

Land and buildings in this District may be used for the following purposes, by right:

- A. **Manufactured homes** when located within an approved **manufactured home park**.
- B. Public parks, playgrounds, play fields, and similar public open space recreation uses, not including campgrounds.
- C. Family day care.
- D. **Accessory buildings and uses**, as regulated by Section 3.08.
- E. **Home occupations**, as regulated by Section 3.22.

SECTION 8.3
REGULATIONS

All **manufactured 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.

SECTION 8.4
INSTALLATION AND OCCUPATION OF MANUFACTURED HOMES

A. No **manufactured home** shall be placed, parked, or installed in a **manufactured home park** until such time as a building permit is obtained from the County/Township Building Inspector. Such permit shall be issued by the Building Inspector after making a finding that said **manufactured home** meets construction standards as approved by the Department of Housing and Urban Development (HUD) Code, or has been certified by a manufacturer as constructed according to the requirements of the HUD code.

B. No **manufactured home** shall be occupied by any person as a residence, or for any other purpose until such time as said **manufactured home** is placed or situated on a specific lot in the **manufactured home park**. Further, such home shall be inspected by the County/Township Building Inspector and issued an Occupancy Permit.

C. Such inspection shall include the placement, connection to utilities, and compliance with all necessary State, Township or other ordinances 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.

D. In the event said **manufactured home** is moved to another **lot** or another **manufactured home** is placed on the specific **lot**, a new Occupancy Permit must be obtained by the owner or resident from the County/Township Building Inspector.

**SECTION 8.5
APPLICATION PROCEDURES**

A. Rezoning Approval: The application for rezoning for a **manufactured home park** requires the approval of the **Township Board** upon recommendation from the **Planning Commission**. In reviewing the application the following shall be among the major considerations of both bodies prior to official action being taken:

1. Whether the proposal is in general accordance with the **Master Plan**.
2. Whether the proposal meets all the design standards of this Ordinance and other applicable local codes, regulations, or ordinances.
3. Whether the development 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 drainage facilities.
5. Whether the proposed development produces an extreme or undue demand on available fire and police protection or other Township or County services.

6. Whether the traffic characteristics of the proposed development can be expected to place an extreme or undue burden on adjacent vehicular and pedestrian circulation facilities.

7. Whether the proposed development creates undue impacts to the site's natural features, such as woodlots, wetlands, watercourses, groundwater resources, topography, or other resource.

8. Any supplemental requirement the Planning Commission deems necessary to fully evaluate the proposal.

B. Site Plan: Any application for the extension, alteration, or construction of a **manufactured home park** shall include a site plan of the development indicating the proposed methods of compliance with these requirements. Said site plan shall be in conformance with the provisions and requirements of Chapter 14, of this Ordinance.

**SECTION 8.6
STANDARDS AND REGULATIONS**

A. Each **manufactured home park** shall have at least one (1) direct access to a County Primary Road, as defined in the Township **Master Plan**. Additional access points may be required by the **Township** as necessary to accommodate additional traffic and safety vehicle access.

B. 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 **manufactured home park** shall be accordance with the following schedule:

Permitted On-Street Parking	Street Direction	Minimum Street Width
No on-street parking	one way	14 feet
No on-street parking	two way	21 feet
Parallel on one side	one way	24 feet
Parallel on one side	two way	31 feet
Parallel both sides	one way	34 feet
Parallel both sides	two way	41 feet

C. No **manufactured home** or other **building** for residential purposes shall be in excess of two and one-half (2½) stories, or exceed a **height** of twenty five (25) feet, whichever is greater.

D. Each **manufactured 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 at the minimum **building setback** line. No more than one (1) **manufactured home** shall be parked on any one (1) **lot**, and no **manufactured home** shall be occupied by more than one (1) **family**.

E. The minimum **setback** between any part of any **manufactured home** or structure attached thereto (excluding hitch), or used in conjunction therewith, including, but not limited to such attached structures such as storage sheds, garages, cabanas, decks, porches, or carports:

1. Fifteen (15) feet from the inside of the sidewalk;

2. Ten (10) feet from any **rear lot line**;
3. Ten (10) feet from the **side lot line** on the entry side, and five (5) feet from the **side yard** on the non-entry side.
4. A **manufactured 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 **manufactured home**, including any such attached structures mentioned above.

F. Each **lot** shall front on concrete sidewalks at least four (4) feet in width, located directly next to, and parallel to the street.

G. Each **lot** shall provide a minimum of four hundred (400) square feet of paved off-street parking.

H. The **front, back** and **side yards** of every lot shall be suitably landscaped and properly maintained with lawn area, and there shall be at least one (1) shade tree provided for every lot.

I. The **manufactured home park** shall provide a buffer zone strip separating the **manufactured home park** from adjacent property.

1. 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 **manufactured home park** and **buildings** from outside the **manufactured home park**.

2. Such trees or shrubbery shall be a minimum of five (5) feet in height, at the time of planting. No part of the buffer zone shall be used for any structure, board fences, right-of-way, or parking purposes.

3. The buffer zone shall be maintained by the owner of the **park**. The width of the buffer strip shall be in accordance with the following schedule:

Adjacent Zoning	Width of Buffer
W-R	15 feet
R-R, R-1	35 feet
Nonresidential Districts	25 feet

J. The **manufactured home park** shall have minimum **setback** from any public street of one hundred (100) feet, which shall be properly landscaped as required by the **Planning Commission**.

K. All **streets** within the **manufactured home park** shall be of bituminous aggregate or similar surface meeting AASHTO public street construction specifications, and provided with proper curbing.

L. The **manufactured home park** shall contain one (1) or more open space areas intended primarily for the use of **park** residents on a minimum ratio of two hundred and fifty (250) square feet for every **manufactured home** lot provided that buffer zone areas and wetlands shall not be included as part of such requirement.

M. The **manufactured home park** shall provide one (1) or more storm shelters of size and capacity so as to accommodate park residents.

N. All street intersections and designated pedestrian crosswalks shall be illuminated by not less than .25 foot candles. All roads, parking bays and pedestrian walkways shall be illuminated by not less than .5 foot candles. All on-site lighting shall be located and designed to prevent light from spilling onto adjacent properties.

O. All common use areas of the **manufactured home park** shall be

maintained by the owner of such **park** or by their designated agent.

**SECTION 8.7
UTILITY STANDARDS**

A. All utilities shall be underground.

B. All lots shall be provided with a public water and sanitary sewer service, or such water and sanitary services that may be approved by the Washtenaw County Health Department, or other applicable agencies. All **manufactured homes** shall be connected thereto and all expenses of installation and connection shall be borne by the owner of the **manufactured home park**. No costs shall be applied or taxed against owners of any adjacent property or along any sanitary sewer system line or water main extended from the **manufactured home park** to the present public sanitary sewer system, unless adjacent owners install a sewer connection to such system line or main, in which case they may then be charged or assessed for such hook-up.

C. The **manufactured home park** shall provide sufficient storm sewer facilities, independent of sanitary sewers, to prevent flooding of streets or lots within the **park** in accordance with the requirements of the Michigan Department of Health. All storm and surface drainage facilities flowing from the **park** to adjacent areas shall be approved by the Washtenaw County Drain Commissioner. On site storm water retention shall be provided so that the rate of discharge shall not exceed undeveloped discharge rates.

**SECTION 8.8
MANUFACTURED HOME
STANDARDS**

A. Every **manufactured home** shall be supported on a permanent four inch (4") thick reinforced concrete **manufactured home** pad or foundation at least twelve (12) feet in width with a minimum of six hundred

(600) square feet; all areas between the **manufactured home** and ground shall be enclosed by a fire resistant skirting.

B. In the event the soil or topographic conditions of the proposed **manufactured home park** are such that a different foundation or support system is necessary, other than that outlined in Section 8.8, A, above, the developer shall provide the County/Township Building Inspector a report by a certified engineer demonstrating that the proposed foundation, support system, or piers are equal to, or superior to the specifications as set forth by the manufacturer. Such foundations shall be inspected by the Building Inspector.

C. Every **manufactured home** shall be at least twelve (12) feet in width and have a minimum of seven hundred and twenty (720) square feet of UFA, exclusive of porches, decks, carports, garages, and cabanas.

D. Each **manufactured home** lot shall not have more than one (1) detached storage **building**, not including a garage or carport.

SECTION 8.9 MANUFACTURED HOME SALES

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

B. Nothing contained in this Ordinance shall be deemed as prohibiting the sale of a **manufactured 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. A commercial **manufactured home** sales lot shall not be permitted in this District.