

## CHAPTER VIII-A

### R-4 MOBILE HOME PARK RESIDENTIAL DISTRICT

**SECTION 8A.01 DESCRIPTION AND PURPOSE.** This Zoning District is designed for MOBILE HOME parks. Although a MOBILE HOME is a single family unit, MOBILE HOME parks typically have a higher density impact than conventional single family developments. In order to not adversely impact other areas of the Township, certain land areas are hereby recognized as appropriate for continued MOBILE HOME use provided that proper site design standards and requirements are met. (Chapter added, Amendment Ordinance No.105 5-12-99)

**SECTION 8A.02 USE REGULATIONS.** Land, BUILDINGS or STRUCTURES in this Zoning District may be used for the following purposes only.

Mobile homes located in a MOBILE HOME park.

MOBILE HOME parks and support services for MOBILE HOME park residences.

Private and public schools, libraries, museums, art galleries and similar uses, when owned and operated by a governmental agency or nonprofit organization and when authorized by the Planning Commission as a SPECIAL USE. In considering such authorization, the Planning Commission shall consider the following standards and Chapter XVII: (1) size, nature and character of the proposed use; (2) the proximity of the proposed use to adjoining properties; (3) the PARKING facilities provided for the proposed use; (4) any traffic congestion or hazards which will be occasioned by the proposed use; and (5) how well the proposed use harmonizes with, and enhances adjoining properties and the surrounding NEIGHBORHOOD.

Parks, playgrounds, cemeteries, community centers, and governmental or administration or service BUILDINGS, owned and operated by a governmental agency or a noncommercial organization, when authorized as a SPECIAL use by the Planning Commission. In considering such authorization, the Planning Commission shall consider the following standards and Chapter XVII: (1) the necessity for such use for the surrounding neighborhood;

(2) the proximity of the intended use to adjoining properties specifically including proximity to occupied DWELLINGS; (3) the size, nature and character of the proposed use; (4) potential traffic congestion which might be occasioned by the intended use; (5) PARKING facilities to be provided for the proposed use; and (6) the effect of the proposed use on adjoining properties and the surrounding neighborhood.

Churches when authorized by the Planning Commission as a SPECIAL USE. In considering such authorization, the Planning Commission shall consider the following standards and Chapter XVII: (1) the size, character and nature of the church BUILDING; (2) the proximity of the church to adjoining properties; (3) the off-street PARKING which is to be provided for the church; (4) the potential traffic congestion and hazards which will be caused by the church use; (5) the degree with which the church harmonizes, blends with, and enhances adjoining properties and the surrounding neighborhood; and (6) the effect of the church on adjoining properties and the surrounding neighborhood.

#### **SECTION 8A.03 INSTALLATION AND OCCUPATION OF MOBILE HOMES.**

No MOBILE HOME shall be placed or parked or installed in a MOBILE HOME park until such time as a BUILDING permit is obtained. Such permit shall be issued by the Zoning Inspector after finding that the MOBILE 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.

No MOBILE HOME shall be occupied by any person as a residence or for any other purpose until such time as the MOBILE HOME is placed or situated on a specific lot in the MOBILE HOME park and has been inspected by the Zoning Inspector and issued a Certificate of Occupancy.

The inspection by the Zoning Inspector shall include the placement of the MOBILE HOME, its connection to utilities, and its compliance with all necessary State, Township or other ordinances and regulations. The Certificate of Occupancy shall be issued by the Zoning Inspector upon payment of the inspection fee as may be authorized by resolution of the Township Board from time to time.

In the event the MOBILE HOME is moved to another lot or another MOBILE HOME is replaced on the specific lot, a new Certificate of Occupancy must be obtained by the owner or resident from the Zoning Inspector.

**SECTION 8A.04 APPLICATION PROCEDURES.**

Rezoning Approval: The application for rezoning for a MOBILE 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:

Whether the proposal is in general accordance with the Master Plan;

Whether the proposal meets all the design standards of this Ordinance and other applicable codes, regulations or ordinances;

Whether the density of the proposed development could adversely affect adjacent properties and land uses;

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;

Whether the proposed development produces an extreme or undue demand on available fire and police protection or other Township or County services;

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

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

Any other consideration that the Planning Commission and/or Township Board may deem relevant to the specific proposal.

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. The site plan shall be in conformance with the provisions and requirements of Chapter XV of this Ordinance.

**SECTION 8A.05 STANDARDS AND REGULATIONS.**

Each MOBILE 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.

No access to the site shall be located closer than two hundred (200) feet from the intersection of any two (2) arterial streets (i.e. streets designed for moderately high speed and moderately high volume, used primarily to carry through traffic, or streets of even more intense use). Minimum street widths within the MOBILE HOME park shall be in accordance with the following schedule:

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

(c) No MOBILE HOME or other BUILDING for residential purposes shall be in excess of two and one-half (2 1/2) stories, or exceed a height of thirty-five (35) feet.

- (d) 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 at the minimum BUILDING setback line. No more than one (1) MOBILE HOME shall be parked on any one (1) lot, and no MOBILE HOME shall be occupied by more than one (1) family.
- (e) 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 limited to such attached STRUCTURES as storage sheds, garages, decks or porches, shall be:

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

Ten (10) feet from any rear lot line; and

Ten (10) feet from the side lot line on the entry side,  
and five (5) feet from the side lot line on the  
non-entry side.

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

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

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.

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, or the owner's designee. The width of the buffer strip shall be in accordance with the following schedule:

Adjacent Zoning	Width of Buffer
AG, R-1	15 feet
All other Residential Districts	35 feet
Nonresidential Districts	25 feet

The MOBILE HOME park shall have a minimum setback from any public street of one hundred (100) feet, which shall be properly landscaped as required by the Planning Commission. Such area, and all other common areas within the MOBILE HOME park, shall be maintained by the owner of the MOBILE HOME park, or the owner's designee.

All streets within the MOBILE HOME park shall be of bituminous aggregate or similar surface meeting American Association of State Highway and Transportation Offices (AASHTO) public street construction specifications, and they shall be provided with proper curbing.

The MOBILE 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 fifty (250) square feet for every MOBILE HOME lot, provided that buffer zone areas and wetlands shall not be included as part of such requirement.

The MOBILE HOME park shall provide one (1) or more storm shelters of size and capacity so as to accommodate all the residents of the park.

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.

**SECTION 8A.06 UTILITY STANDARDS.**

All utilities shall be underground.

All lots shall be provided with public water and sanitary sewer services, or such water and sanitary sewer services that may be approved by the Allegan County Health Department and other applicable agencies. All mobile homes shall be connected to such services, and all expenses of installation and connection shall be

borne by the owner of the MOBILE HOME park. 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.

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 Public Health, or its successor. All storm drainage and surface drainage facilities flowing from the park to adjacent areas shall be approved by the Allegan County Drain Commissioner. On site storm water retention shall be provided so that the rate of discharge shall not exceed undeveloped discharge rates.

#### **SECTION 8A.07 MOBILE HOME STANDARDS.**

Every MOBILE HOME shall be supported on a permanent four (4) inch thick reinforced concrete MOBILE HOME pad or foundation at least twelve (12) feet in width with a minimum of six hundred (600) square feet; all areas between the MOBILE HOME and the ground shall be enclosed by a fire resistant skirting.

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 Zoning Inspector a report by a certified engineer that piers are equal to or superior to the specifications as set forth by the manufacturer, then piers may be used. Such foundations shall be inspected by the Zoning Inspector.

Every MOBILE HOME shall be at least twelve (12) feet in width and have a minimum of seven hundred twenty (720) square feet of living area, exclusive of porches, decks, carports, garages and cabanas.

Each MOBILE HOME lot shall be limited to one (1) detached storage BUILDING, not including a garage or carport.

#### **SECTION 8A.08 MOBILE HOME SALES.**

No person desiring to rent a MOBILE HOME lot 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.

Nothing contained in this Ordinance shall be deemed to prohibit the sale of a MOBILE HOME by the individual owner or the owner's agent, or to prohibit those home occupations as permitted in this Ordinance, provided such sales and occupations are permitted by the MOBILE HOME park regulations. A commercial MOBILE HOME sales lot shall not be permitted in this Zoning District.

**SECTION 8A.09 SIGNS.** A maximum of one (1) identification SIGN is allowed at each access point to the MOBILE HOME park. Each such SIGN shall not exceed thirty-two (32) square feet in area and shall not be illuminated by any light source other than a continuous indirect white light. In those cases where SIGNS are intended to be read from both sides, the combined total area of both sides shall not exceed thirty-two (32) square feet.

**SECTION 8A.10 REFUSE DISPOSAL.** Each MOBILE HOME park shall provide an effective system of garbage and rubbish storage, collection and disposal approved by and satisfactory to the Allegan County Health Department in accordance with Michigan Department of Public Health standards.

**SECTION 8A.11 GROUNDCOVER.** All exposed ground surface in the MOBILE HOME park must be sodded, seeded or covered with ornamental stone.

**SECTION 8A.12 RECREATIONAL EQUIPMENT STORAGE.** The storage of recreational vehicles, boats, boat trailers, snowmobiles, snowmobile trailers and other vehicles ordinarily towed or driven for a recreational purpose is specifically prohibited in all MOBILE HOME parks, except in a storage area. A storage area shall be screened by a solid type fence five (5) feet in height around its perimeter or by some other screening device which is approved by the Township as part of its approval of the site plan.

