

ARTICLE IX
MHP MANUFACTURED HOME PARK DISTRICT

SECTION 9.01 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 of providing such services shall be provided for each development. This development is to be located near essential community services and abutting paved public roads. All manufactured home parks shall comply with the applicable requirements of Public Act 96 of 1987, as amended, and all other applicable local, county, or state regulations.

SECTION 9.02 PERMITTED USES

Land and/or buildings in this District may be used for the following purposes:

- A. Manufactured homes when located within an approved manufactured home park.
- B. Home Occupations, as regulated by the General Provisions requirements of this ordinance.
- C. Accessory buildings and uses, as regulated by the General Provisions requirements of this ordinance.
- D. On Site Use Wind Energy System 65 feet or less in total height.
- E. Family child care home.

SECTION 9.03 USES PERMITTED BY SPECIAL LAND USE

- A. Any Wind Energy System which is greater than 65 feet in height.
- B. Met Tower.
- C. Ponds exceeding one (1) acre of surface area.
- D. Group child care home.

SECTION 9.04 REGULATIONS

All manufactured home parks shall comply with the applicable requirements of Public Act 96 of 1987, as amended, provided further that said developments meet the standards and conditions and all other provisions as herein established.

SECTION 9.05 INSTALLATION AND OCCUPATION OF MANUFACTURED HOMES

- A. No manufactured home shall be placed or parked or installed in a manufactured 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 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 and has been inspected by the Township Building Inspector and issued an Occupancy Permit.
 - 1. Such inspection shall include the placement, connection to utilities, and compliance with all necessary State, Township or other ordinances and regulations.
 - 2. 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.
 - 3. In the event said manufactured home is moved to another lot or another manufactured home is placed on specific lot, a new Occupancy Permit must be obtained by the owner or resident from the Township Building Inspector.

SECTION 9.06 APPLICATION PROCEDURES

- A. Preliminary approval shall not be issued by the Township until a rezoning application to the MHP District for the manufactured home park has been approved by the Township Board in accordance with the provisions of this Article.
- B. Site Plan: Any application for the extension, alteration, or construction of a manufactured 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 in conformance with the site plan review requirements of this Ordinance.
- C. Approval: The application for rezoning and site plan review of the manufactured home park development requires the approval of the Township Board upon recommendation from the Planning Commission. In reviewing the rezoning application and site plan 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 effect 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 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/or pedestrian circulation facilities.

SECTION 9.07 STANDARDS AND REGULATIONS

- A. Minimum site size for a manufactured home park shall be forty (40) acres.
- B. Minimum number of manufactured home spaces shall be twenty-five (25). Required streets and utilities shall be completed for at least twenty-five (25) manufactured homes spaces along with related improvements before first occupancy.
- C. Each manufactured home park shall have direct access to a County primary road, as defined by the Muskegon County Road Commission.
- 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 manufactured 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	31feet
Parallel parking both sides	One (1) way	34 feet
	Two (2) way	41 feet

- E. No manufactured home or other building or structure for residential purposes shall be in excess of two and one-half (2 ½) stories, or in excess of a maximum height of twenty-five (25) feet.
- F. 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.
- G. The minimum setback between any part of any manufactured 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:
 - 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.

- 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. In addition, paved visitor parking shall be provided at convenient locations throughout the manufactured home park in a ratio of one (1) visitor parking space for each three (3) manufactured home sites. All parking spaces shall be a minimum dimension of eighteen (18) feet in length by nine (9) feet in width.
- J. The front, back and side yards of every lot shall be suitably landscaped and properly maintained with lawn area, and there shall be one (1) shade tree provided for every two (2) lots.
- K. The manufactured home park shall provide a buffer zone strip separating the manufactured 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 manufactured 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 manufactured home abuts adjacent property, the rear ten (10) feet of rear yard may be used as part of the buffer strip, provided further that no buildings, houses or other structures may be constructed within said strip.
 - 2. The minimum width of the buffer strip shall be thirty-five (35) feet.
- L. There shall be maintained a minimum setback of one hundred (100) feet from any public street within the manufactured home park to the nearest manufactured home lot, parking area, or accessory structure. The setback area shall be properly landscaped with grassed area and maintained by the owner and operator of the manufactured home park.
- M. 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.
- N. 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 shall not be included as part of such requirements.
- O. The manufactured home park shall provide one (1) or more storm shelters of size and capacity so as to accommodate all the residents of the park.
- P. 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.

SECTION 9.08 UTILITY STANDARDS

- A. All utilities shall be underground.
- B. All lots shall be provided with public water and sanitary sewer service, or such water and sanitary services that may be approved by the Muskegon County Health Department and other applicable agencies. All manufactured homes shall be connected thereto and all expenses of installation and connection shall be borne by the owner or operator of the manufactured home park, and no costs shall be applied or taxed against owners of adjacent property or along any main extended from the manufactured home park to the present public sanitary sewer system, unless such adjacent owners shall install a sewer connection to such a main.
- C. The manufactured 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 Environmental Quality. All storm drainage and surface drainage facilities shall be approved by the Muskegon County Drain Commissioner.

SECTION 9.09 MANUFACTURED HOME STANDARDS

- A. Every manufactured home shall be supported on a permanent concrete manufactured home pad or foundation at least twelve (12) feet in width with a minimum of six hundred (600) square feet, and four (4) inches thick; and all areas between the manufactured home and ground shall be enclosed by fire resistant skirting.
- B. In the event the soil or topographic conditions of the proposed manufactured 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 this Section, such foundations shall be accepted by the Building Inspector, provided such construction includes provisions for proper drainage and covering ground under each manufactured home.
- 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 living area exclusive of porches and cabanas.

SECTION 9.10 MANUFACTURED HOME SALES

- A. No person desiring to rent a dwelling unit site shall be required, as 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, shape, price, etc. as may be required by any reasonable rules and regulations governing the operation of the manufactured home park.