

Article: 23.0 MOBILE HOME PARK RESIDENTIAL DISTRICT**ARTICLE 23.0
MHP-MOBILE HOME PARK RESIDENTIAL DISTRICT****SECTION 23.01-PURPOSE**

The purpose of this district is to provide for the development of mobile home parks; to bring about mobile home parks which are an asset to the community and to prevent the development of those which would be a community liability; to promote mobile home parks with the character of residential neighborhoods; to protect the health safety and welfare of mobile home park residents and the surrounding community; and to fit this legitimate use of land into development plans as they are considered, adopted and amended by the Township, which plans will harmonize this type of residential development with other existing and proposed land uses. It is the intent of this Ordinance that mobile home park districts will be served adequately by essential public facilities and services such as highways, police and fire protection, water and sewers, drainage structures, refuse disposal or that the persons or agencies responsible for the establishment of the mobile home park shall be able to provide adequately any such service; further, that the establishment of any mobile home park district shall not create excessive requirements at public cost for public facilities and services.

SECTION 23.02-PERMITTED USES

The following buildings and structures and uses of parcels, lots, buildings and structures are permitted in this district:

- A. Mobile Home Parks.
- B. Accessory buildings or structures under park management supervision used only as office space, storage, laundry facilities, recreation facilities, garage storage or other necessary service for park resident use only. No accessory building or structure shall exceed twenty-five (25) feet in height, nor two (2) stories; and shall meet the requirements of the Building Code. This is not intended to prevent the sale of an occupied mobile home that is on an existing mobile home park pad and is being sold by the occupant owner of the mobile home.
- C. One (1) identification sign, approved in conjunction with the final site plan approval of the mobile home park. In no case shall such sign be larger than sixty (60) square feet in surface area nor have any moving parts, nor stand higher than ten (10) feet from the ground to the top of the sign. Such sign shall be no closer to the public right-of-way line than thirty (30) feet.
- D. Not more than one (1) entry and one (1) exit sign at each access drive onto the public right-of-way, approved in conjunction with the final site plan approval of the mobile home park. In no case shall the sign be larger than two (2) square feet in surface area, nor have any moving parts, nor stand higher than five (5) feet from the ground to the top of the sign.
- E. Not more than one (1) local street sign at a local intersection of such park which identifies the local streets by name, the sign approved in conjunction with the final site plan approval of the mobile home park. In no case shall the sign be larger than one (1) square foot in surface area per local street name, nor stand higher than seven (7) feet from the ground to the top of the sign.

SECTION 23.03-PROCEDURES AND PERMITS

The following describes some of the procedures and permits necessary for development of a mobile home park.

- A. In addition to all such procedures as may be required by this Ordinance, the owner or developer of a mobile home park in a lot or parcel of land zoned MHP—Mobile Home Park shall obtain Site Plan Review approval from the Township as provided in ARTICLE 54.0.
- B. To construct a mobile home park the owner or developer shall:
 1. Obtain a construction permit from the Director, Michigan Department of Public Health, as required in the Michigan Trailer Coach Act, Act 243, of the Public Acts of 1959 as amended, a copy of which shall be given to the Building Inspector.

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2. Obtain a building permit from the Building Inspector, as required in the Building Code.
- C. To inhabit, conduct or operate a mobile home park, the owner or developer shall:
1. Obtain approval from the Director, Michigan Department of Public Health, of the completed construction as required in the Michigan Trailer Coach Park Act, Act 243, of the Public Acts of 1959 as amended, a copy of which shall be given to the Building Inspector.
 2. Obtain an annual license from the Director, Michigan Department of Public Health, as provided in the Michigan Trailer Coach Park Act, Act 243, of the Public Acts of 1959 as amended, a copy or receipt of which shall be given to the Township Clerk.
 3. Obtain a certificate of occupancy from the Building Inspector, as provided in the Building Code.
- D. Periodic Inspection—The Building Inspector or other agents authorized by the Township are granted the power and authority to enter upon the premises of any such park at any time for the purpose of determining and/or enforcing any provision or provisions of this or any other township ordinance applicable to the conduct and operation of mobile home parks.

SECTION 23.04-REGULATIONS

The following regulations shall apply to all MHP—Mobile Home Park Districts:

- A. LOT AREA**-The minimum lot area of a mobile home park shall not be less than fifteen (15) acres.
- B. SITE AREA**-The minimum mobile home site area shall not be less than five thousand (5,000) square feet.
- C. MOBILE HOME**-Each mobile home within such park shall contain a flush toilet, sleeping accommodations, a tub or shower bath, kitchen facilities, and plumbing and electrical connections designed for attachment to appropriate external systems.
- D. YARD AND SETBACK**-The following yard and setback requirements shall apply in this district:
1. Each mobile home site shall have side yards with each such yard having a width of not less than ten (10) feet and the aggregate width of both said yards not less than thirty (30) feet.
 2. Each mobile home site shall have front and rear yards with each such yard not less than eight (8) feet in width and the aggregate width of both said yards not less than twenty (20) feet.
 3. For the purpose of this section, yard width shall be determined by measurement from the mobile home face (side) to its mobile home site boundary which, every point shall not be less than the minimum width herein provided. Open patios, carports and individual storage facilities shall be disregarded in determining yard widths. Enclosed all-weather patios shall be included in determining yard widths. The front yard is that yard which runs from the hitch end of the mobile home to the nearest site line. The rear yard is at the opposite end of the mobile home and side yards are at right angles to the front and rear ends.
- E. OTHER DIMENSION REQUIREMENTS**-From all stands, the following minimum distances shall be maintained:
1. Thirty (30) feet to the buffer strip;
 2. Fifty (50) feet to the boundary of such park which is not a public street;
 3. One hundred (100) feet to the right-of-way of any public street or highway;
 4. Fifteen (15) feet to any collector street of such part (parking bay, local drive, or central parking drive is not a collector street). A park collector street is that roadway which carries traffic from local park streets,

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- drives and parking areas to public street(s) outside the park;
5. Eight (8) feet to any common walkway or local drive of such park;
 6. Fifty (50) feet to any parking area designed for general parking in such park (general parking defines parking bays for other than park residents); and
 7. Fifty (50) feet to any service building in such park.
- F.** A mobile home shall not be permitted to occupy single or multiple sites if either its length or width would cause it to occupy the space required by yard setback dimensions.
- G.** Each mobile home site shall be provided with a stand consisting of a solid concrete pad not less than four (4) inches thick, and not more or less than the length and width of the mobile home that will use this site. This pad shall be so constructed, graded and placed to be durable and adequate for the support of the maximum anticipated load during all seasons.
- H.** Each mobile home shall be supported on uniform jacks or blocks supplied by the mobile home park management.
- I.** An all weather hard surfaced outdoor patio area of not less than one hundred and eighty (180) square feet shall be provided at each mobile home site, conveniently located to the entrance of the mobile home and appropriately related to open areas of the lot and other facilities, for the purpose of providing suitable outdoor living space to supplement the limited interior spaces of a mobile home.
- J.** Each mobile home park shall include similarly designed enclosed storage structure or structures suitable for storage of goods and the usual effects of the inhabitants of such park. Such storage space should not be less than one hundred and fifty (150) cubic feet for each mobile home site or in common structure with individual lockers.
- K.** Uniform skirting of each Mobile Home base shall be required within thirty (30) days after initial placement. Such skirting shall be of twenty-six (26) gauge solid sheet metal, aluminum or other non-corrosive metal or material of equal strength and so constructed and attached to this mobile home so as to deter and prevent entry to rodents and insects. Storage of goods and articles underneath any mobile home or out of doors at any mobile home site shall be prohibited.
- L.** Canopies and awnings may be attached to any mobile home and may be enclosed and used for recreation or sun room purposes. When enclosed for living purposes, such shall be considered as part of the mobile home and a permit required, issued by the Building Inspector, before such enclosure can be used for living purposes.
- M.** On-site laundry space of adequate area and suitable location shall be provided if park is not furnished with indoor dryers, if use of indoor dryers is not customarily acceptable to occupants. Where outdoor drying space is required or desired, individual clothes drying facilities on each site of the collapsible umbrella type of hanging apparatus shall be allowed, with park management providing a concrete-imbedded socket at each site.
- N.** All mobile homes within such parks shall be suitably connected to sewer and water services provided at each mobile home site, and shall meet the following requirements and be approved by the Washtenaw County Health Department:
1. All sanitary sewerage facilities, including plumbing connections to each mobile home site, shall be constructed so that all facilities and lines are protected from freezing, bumping or creating any type of nuisance or health hazard. Sewerage facilities shall be of such capacity to adequately serve all users of park at peak periods. Running water from a state tested and approved supply, designed for a minimum flow of two hundred (200) gallons per day per mobile home site shall be piped to each mobile home. Sewer connections shall not exceed ten (10) feet in length above ground.
 2. Storm drainage facilities shall be so constructed as to protect those that will reside in the mobile home

park, as well as the property owners adjacent to the park. Such park facilities shall be of such capacity to insure rapid drainage and prevent the accumulation of stagnant pools of water in or adjacent to the park.

O. DISPOSAL OF GARBAGE AND TRASH

1. All garbage and trash containers should be placed in a conveniently located similarly designed enclosed structure(s). The removal of trash shall take place not less than once a week. Individual incinerators shall be prohibited.
2. The method used for such removal shall be approved by the State and inspected periodically by the Washtenaw County Health Department.

P. Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order of such type, size and number, and so located within the park to satisfy regulations of the State Fire Marshall and the Saline Area Fire Department.

Q. All electric, telephone and other lines from supply poles outside the park or other sources to each mobile home site shall be underground.

R. Any fuel oil and/or gas storage shall be centrally located in underground tanks, at a distance away from any mobile home site as it is bound to be safe. All fuel lines leading to park and to mobile home sites shall be underground and so designed as to conform with the Washtenaw County Building Code and any State Code that is found to be applicable. When separate meters are installed, each shall be located in a uniform manner. The use of individual fuel oil or propane gas storage tanks to supply each mobile home separately is prohibited.

S. A buffer of trees and shrubs not less than twenty (20) feet in depth shall be located and maintained along all boundaries of such park excepting at established entrances and exits serving such park. When necessary for health, safety and welfare, a fence shall be required to separate park from an adjacent property.

T. Any and all plantings in the park shall be hardy plant materials and maintained thereafter in a neat and orderly manner. Withered and/or dead plant materials shall be replaced within a reasonable period of time but no longer than one growing season.

U. A recreation space of at least three hundred (300) square feet per mobile home site in the park shall be developed and maintained by the management. This area shall not be less than one hundred (100) feet in its smallest dimension and its boundary no further than five hundred (500) feet from any mobile home site served. Streets, sidewalks, parking areas and accessory buildings are not to be included as recreation space in computing the necessary area.

V. STREETS AND PARKING REQUIREMENTS

1. All roads, driveways and motor vehicle parking spaces shall be paved and constructed as to handle all anticipated peak loads, and adequately drained and lighted for safety and ease of movement of pedestrians and vehicles. All roads and driveways shall have curbs and gutters.
2. One automobile parking space shall be provided within one hundred fifty (150) feet of each mobile home site. In such park there shall be provided additional automobile parking spaces in number not less than twice the number of mobile home sites within such park. Central storage of all non-passenger type vehicles including trucks and trailers shall be properly screened so as not to be a nuisance, and such park central storage shall not be closer than fifty (50) feet to any mobile home when such storage is allowed in the mobile home park. Each parking space shall have a minimum width of ten (10) feet and twenty (20) feet in length.
3. Minimum widths of roadways (curb face to curb face) shall be as follows:

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MOTOR VEHICLE PARKING	TRAFFIC USE	MINIMUM PAVEMENT WIDTH (Curb Face to curb Face)
Parking Prohibited	2-way road	24 Feet
Parallel Parking 1 side only	1-way road	24 Feet.
Parallel Parking 1 side only	2-way road	30 Feet
Parallel Parking 2 sides	1-way road	30 Feet
Parallel Parking 2 sides	2-way road	40 Feet

4. When a cul-de-sac drive is provided, the radius of such roadway loop should be a minimum of fifty (50) feet, curb face to curb face, with the drive length a maximum of three hundred (300) feet.

W. Walkways shall not be less than four (4) feet in width excepting that walkways designed for common use of not more than three mobile home sites shall be not less than three (3) feet in width.

X. When exterior television antenna installation is necessary, a master antenna shall be installed and extended to individual stands by underground lines. Such master antenna shall be so placed as not to be a nuisance to park residents or surrounding areas.

Y. Park owners and management are required to maintain the physical and natural facilities and features of the park in neat, orderly, safe manner.

Z. PLANNING COMMISSION REVIEW OF A SITE PLAN-As required in ARTICLE 54.0, SECTION 54.04.

AA. STANDARDS—As required in ARTICLE 55.0, SECTION 55.02.

SECTION 23.05-UNIQUE CHARACTER DESIGN

A. PURPOSE AND INTEREST-In the event an applicant for a site plan approval desires unique flexibility in a mobile home park design that can be obtained from a unique character of development and still conform to the purpose and intent of this ordinance even though the proposal does not comply with all provisions, one may apply for such by so stating on the site plan application. Qualification for such unique character design shall be determined by the Lodi Township Planning Commission upon review of the preliminary sketch plan.

B. PARK STANDARDS-Shall be in accordance with the provisions under “Required Park Standards for Mobile Home Parks,” except for the following:

1. An added degree of flexibility may be granted in the placement and inter-relationship of mobile home sites within the mobile home park. A gross density of not more than seven (7) mobile home sites per acre, and not more than eleven (11) mobile home sites per any single acre within park shall be maintained. No site shall be less than three thousand five hundred (3,500) square feet, with the square footage under five thousand (5,000) square feet being used for recreation purposes.

2. An added degree of flexibility may be granted in the yard dimensions of a mobile home site in the following manner

a There shall be unobstructed open spaces of at least twelve (12) feet between the sides or end and sides of adjacent mobile homes for the full length of the mobile home, and at least ten (10) feet of unobstructed open space between the ends of the mobile homes.

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- b. No window of any mobile home shall open onto any other mobile home face unless such dimension between mobile homes is at least twenty (20) feet.

- c. No doorway of any mobile home shall open onto any other mobile home face unless such dimension between mobile homes is at least thirty (30) feet.