

CHAPTER 10

R-4 MANUFACTURED HOME PARK DISTRICT

SECTION 10.01 DESCRIPTION AND PURPOSE. The MHP, Manufactured Home Park District is intended to provide for the location and regulation of Manufactured Housing Communities (a.k.a. mobile home parks). These districts should be located in areas where they will be compatible with adjacent land uses, any new R-4 Manufactured Home Park District not previously identified on the Heath Township Future Land Use Map or created after the effective date of this ordinance shall, accordingly be located in conformance with the following:

- (a) R-4 Districts should serve as a transition between developed residential areas and non-residential districts and where the potential impacts of the proposed development on traffic and the character of surrounding community can be minimized by on-site mitigation measures or the nature of the surrounding environment. Manufactured home parks should not be located where they would materially interrupt the continuity and pattern of local streets and conventional residential neighborhoods.
- (b) The District shall have direct access to a paved major thoroughfare or collector road.
- (c) The location of a manufactured housing park shall not have an adverse or disrupting impact on the capacity or proper functioning of public facilities and utility systems, including but not limited to roads, sanitary sewers, water, storm drainage, police and fire protection and schools.
- (d) If possible sanitary sewer and water supply with sufficient capacity to serve the residents and to provide fire protection shall be attainable (within 1000 feet of the district) at the time of its creation. If such systems are unavailable, the District shall be located and sized in such fashion that adequate private community water and/or wastewater facilities can be sited and developed in accordance with state regulations and with due consideration given to (a), (b) and (c) above.

The regulations established by state law, Michigan Public Act 96 of 1987, as amended, the Michigan Manufactured Housing Commission Rules and the provisions of this Chapter shall govern all manufactured housing communities in the Township. The regulations in this Chapter are intended to insure that manufactured home communities meet the development standards of this ordinance and promote the health, safety and welfare of the Township's residents.

SECTION 10.02 PERMITTED USES. Land, buildings or structures in this zoning district may be used for the following purposes only:

- (a) Uses that are customarily incidental to a manufactured housing community, including:
 - (1) Recreational facilities for use of manufactured housing community residents.
 - (2) Solid waste collection and storage facilities for the manufactured housing community,
 - (3) Laundry and restroom facilities.
 - (4) Open space and recreational uses.

- (5) Meeting rooms, group kitchen and food service facilities when designed solely for the use of residents of the manufactured housing community.
- (6) Office, maintenance and storage buildings when designed solely for the operation and maintenance of the manufactured housing community.
- (7) Temporary buildings or trailer offices, but only when incidental to construction of a manufactured housing community.
- (b) Essential services provided there is no outdoor storage yard or human occupied building.
- (c) Wind Energy Systems not exceeding 65 feet in height subject to the provisions of Chapter 26.
- (d) Cellular and other communications towers subject

SECTION 10.03 AUTHORIZED SPECIAL LAND USES. The uses of land and structures listed in this Section may be permitted as special land uses within the R-4 District under the provisions of Chapter 17.

- (a) Storage warehouses for use by residents of a manufactured home community which are accessible by means of the internal roads of a manufactured home community.
- (b) Churches and other buildings and structures used for religious assembly
- (c) Home occupations subject to the standards of Section 16.26.
- (d) Cellular and other communications towers subject to the provisions of Section 16.25 and Chapter 17.

SECTION 10.04 HEIGHT REGULATIONS. Unless otherwise provided, no building or structure shall exceed thirty-five (35) feet in height or two and one half (2 ½) stories in height.

SECTION 10.05 DEVELOPMENT REVIEW AND MINIMUM REQUIREMENTS. Manufactured home communities are subject to all the rules and requirements as established and regulated by Michigan law which shall include by reference the following minimum requirements:

- (a) Preliminary Plan Review. Pursuant to Section 11 of Michigan Public Act 96 of 1987, as amended, a preliminary plan shall be submitted to the Township for review by the Planning Commission. In preparing the preliminary plan and when reviewing the plan, the developer and Planning Commission shall follow the procedures and requirements of this Ordinance and the requirements in Public Act 96 of 1987, as amended, or the Manufactured Housing Commission Rules. The preliminary plan shall include the following information but shall not be e required to include detailed construction plans.
 - (1) The date, north arrow and scale. The scale shall not be less than one inch equals fifty feet for property under three acres and at least one inch equals one hundred feet for those three acres or more.
 - (2) All site and/or property lines are to be shown in dimension.
 - (3) The location and height of all existing and proposed structures on and within the subject property, and existing within one hundred feet of the subject property.
 - (4) The location and typical dimensions of all existing and proposed internal drives,

sidewalks, curb openings, signs, exterior lighting, parking areas (showing dimensions of atypical parking space), unloading areas, community buildings, open space and recreation areas.

- (5) The location and the pavement and right-of-way width of all abutting roads, streets or alleys.
- (6) The name and firm address of the professional civil engineering, registered landscape architect, landscaping firm, or architectural firms responsible for the preparation of the site plan.
- (7) The name and address of the property owner and developer.
- (8) The location of all community rubbish receptacles and landscaping and the location, height, and type of fences and walls.
- (9) Location of all fire hydrants, if applicable.
- (10) The number of manufactured housing sites proposed.
- (11) The submittal shall contain a narrative of the arrangements to be made for water supply and sewage disposal service, including approximate capacity, source of water supply, discharge points for sewage disposal, and description of stormwater management facilities.
- (12) Utility and other easements.
- (13) Existing wetlands.
- (14) Proposed sign locations.
- (15) Demonstration that all required setbacks and separation distances will be met.

The Planning Commission shall take action on the preliminary plan within sixty days (60) days of the official receipt of the preliminary plan by the Planning Commission provided that no action on a preliminary plan shall be taken unless and until the subject property is zoned R-4 Manufactured Home Park District.

- (b) General Authority. Manufactured home communities shall be constructed, licensed, operated, and managed in accordance with the provisions of the Manufactured Housing Commission Act, Act 96 of 1987, and subsequently adopted rules and regulations governing manufactured home parks. Application for permit to construct a Manufactured Housing Park shall be submitted to the Michigan Department of Consumer & Industry Services. Consumer & Industry Services, Construction Codes Bureau is the agency charged with licensing of manufactured home parks. Preparation of the application, support data and local agency review of the above referenced materials shall conform to the requirements of Act 96.
- (c) Codes. All structures and utilities to be constructed, altered, or repaired in a manufactured home park shall comply with all applicable codes of the Township, the State of Michigan, the U.S. Department of Housing and Urban Development and the Manufactured Housing Commission, including building, electrical, plumbing, liquefied petroleum gases and similar codes, and shall require permits issued therefore by the appropriate offices. However, a manufactured home built prior to June 15, 1976 shall have been constructed to

the State of Michigan Standards in effect at that time. All structures and improvements to be constructed or made under the Township Building Code shall have a building permit issued therefore by the Township Building Inspector.