

ARTICLE 7
MANUFACTURED HOUSING PARK DISTRICT (R4)

Section 7.10	Purpose (pg. 73)
Section 7.20	Principal Permitted Uses (pg. 74)
Section 7.30	Special Uses (pg. 75)
Section 7.40	Development Requirements (pg. 75)

Section 7.10 Purpose

The purpose of this district is to provide an environment in which persons and families, who by preference choose to live in manufactured housing rather than in a conventional single-family structure. It is further the intent of this district to provide for parks, playgrounds, and other public and semi-public uses, along with certain home occupations, accessory buildings, and others to coexist on a limited and structured basis.

Further, the objectives of this Article include:

- A. To prohibit intensive business, commercial, or industrial use of the land, and to prohibit any other use which would substantially interfere with the development or maintenance of residential dwellings in the district.
- B. To discourage the discontinuation of existing uses that would not be permitted as new uses under the provisions of this Ordinance.
- C. To discourage any land use which would generate volumes of traffic on minor or local streets greater than that normally associated with residential streets.
- D. To achieve the same stability and sound residential environment as in the single family residential areas while permitting a higher density of people.
- E. To provide a housing alternative in a residential neighborhood for those persons who do not require or desire a single family residence.
- F. The regulations established by state law (Public Act 96 of 1987, as amended) and the Manufactured Housing Commission Rules govern all manufactured housing parks. When regulations in the Article exceed the state law or the Manufactured Housing Commission

Rules, it is to insure that manufactured housing parks meet minimum standards comparable to other residential districts and to promote the health, safety, and welfare of the Village's residents.

Section 7.20 Principal Permitted Uses

- A. Manufactured Homes, provided they are in conformance with all applicable state laws, rules, and regulations governing mobile home developments, and this ordinance

Model manufactured homes, when in conjunction with sales within a specified manufactured housing park

No trailer, recreational vehicle, or dwelling other than a manufactured home shall be permitted to be used as a dwelling in a manufactured housing park

- B. Home occupations

- C. Accessory structures and uses customarily incidental to the above permitted uses, including but not limited to:

1. Community garages, serving multiple dwellings
1. Maintenance and management buildings to serve multiple dwellings
2. Private swimming pool, clubhouse, or other recreational facility designed and operated only for the occupants of the manufactured housing park and their personal guests

- D. Essential public services when conducted within a completely enclosed building, excluding storage yards

- E. Off-street parking areas

Section 7.30 Special Uses

The following uses shall be considered conditional and shall require a special use permit, and shall comply with any applicable special use requirements of Article 21:

- A. Child care center, Day care center, or Child caring Institution
- B. Public, parochial, and private elementary, intermediate, and/or high schools offering courses in general education, nor operated for a profit, municipal offices, public parks, but excluding storage yards.
- C. Public utility buildings, telephone exchange buildings, electric transformer station and substations, gas regulator stations, but not including service or storage yards, when operating requirements necessitate the locating within the district in order to serve the immediate vicinity
- D. Adult foster care family homes, provided this subsection shall not apply to adult foster care facilities, license by a state agency, for the care or treatment of persons released for or assigned to adult correctional institutions

Section 7.40 Development Requirements

Manufactured housing parks shall be subject to all the rules and requirements as established and regulated by Michigan law including, by the way of example, Public Act 96 of 1987, as amended, and the Manufactured Housing Commission Rules, and in addition shall satisfy the following requirements:

- A. All preliminary plans (which for the purposes of this Article is as defined in Public Act 96 of 1987, as amended) submitted to the Michigan Manufactured Housing Commission for review shall also be reviewed and approved by the Planning Commission and shall demonstrate compliance with the applicable requirements of this Ordinance and those set by the State Mobile Home Commission.

In preparing the preliminary plan and when reviewing the plan, the applicant and the Planning Commission shall follow the procedures and requirements of Section 11 of Public Act 96 of 1987, as amended, and the Planning Commission shall take action on the preliminary plan within sixty (60) days after the Village has received the Plans.

- B. Parking shall be provided either with community parking areas or garages, on the street, or on individual manufactured housing sites, with a minimum of two (2) parking spaces for each manufactured housing unit.

In addition, a minimum of one (1) parking space for every three (3) manufactured housing sites shall be provided for visitor parking within five-hundred (500) feet of said units.

Off-street parking in accordance with Article 20 of this Ordinance shall be provided for all community buildings, recreational facilities, office buildings, etc. located within the manufactured housing park.

Common areas for the storage of boats, motorcycles, recreation vehicles, and similar equipment may be provided in manufactured housing parks, but shall be limited to use only by residents of the manufactured housing park. The location of such storage areas shall be shown on the development plan and shall be prohibited on manufactured housing sites and in designated open space areas. No part of any such storage area shall be located in any buffered area required along the perimeter of the manufactured housing park. Such storage areas shall be screened from view through the use of a buffer strip or a decorative solid masonry wall as specified in Article 18 of this Ordinance.

- C. One identification sign not to exceed twenty (20) square feet shall be permitted at each point of entry for the manufactured housing park. The placement of the sign, lighting of the sign, etc. shall be consistent with Article 19 of this Ordinance.
- D. Height of buildings and structures within the Manufactured Housing District shall not exceed thirty-five (35) feet.
- E. Landscaping shall be provided for all manufactured housing park as follows:
1. Where the manufactured housing park adjoins existing development in the Agricultural District (R1), Low Density Residential District (R2) and Medium Density Residential District (R3) screening shall be provided in one of the following forms or a combination thereof:
 - a. Berm, as specified in Article 18 of this Ordinance;

- b. Buffer strip, as specified in Article 18 of this Ordinance, or
- c. Decorative solid masonry wall.

A minimum of two percent (2%) of the manufactured housing park=s gross acreage shall be dedicated to well drained, useable open space, with at least a minimum of twenty-five-thousand (25,000) square feet of contiguous open space provided, for all developments containing fifty (50) or more manufactured housing units.

- F. Ownership of the manufactured housing park shall be by one (1) entity or a person as defined in Section 2(k) of Public Act of 1987, as amended.
- G. The business of selling new or used manufactured housing as a commercial operation shall not be permitted after the complete occupancy of a new or expanded manufactured housing park has been achieved. Thereafter, new or pre-owned manufactured homes are to remain on-site in a manufactured housing park and may be sold by the resident, owner, licensed dealer, or broker, provided the manufactured housing development management permits such sales activities.
- H. The following requirements shall be met for all uses other than manufactured homes and the uses accessory thereto:
 - 1. Site plan approval for all non-residential uses as specified in Article 15 of this Ordinance.
 - 2. Off-street parking, loading, and access management standards for all uses specified in Article 20 of this Ordinance.
 - 3. Signs for all uses as specified in Article 19 of this Ordinance.
 - 4. Height, area, lot coverage, and yard regulations as specified in Article 16 of this Ordinance.
 - 5. Landscaping requirements as specified in Article 18 of this Ordinance.

