

ARTICLE 10

RMH MOBILE HOME PARK DISTRICT

Sec. 10.01 PURPOSE

This district is intended to preserve the interests of alternate types of residential developments which should be permitted in every community and to protect the residents of any manufactured home type development. The regulations applicable to this district are considered as minimum standards to be applied to all manufactured home park developments in the district.

Sec. 10.02 PERMITTED USES

- 1) Manufactured home parks, subject to the requirements established and regulated by the Mobile Home Commission rules, and the provisions of this article.
- 2) Clubhouse, swimming pool, playgrounds, common areas and recreation facilities for the use of mobile home park residents.
- 3) Accessory uses or structures such as manufactured home park business office, laundry facilities, and home occupations otherwise permitted in residential districts under this article, storage or out buildings, otherwise permitted in residential districts under this article.
- 4) Essential public utility service buildings, gas or electric regulator station and buildings.

Sec. 10.03 USES ALLOWED BY SPECIAL USE PERMIT

The following use is permitted in this district subject to obtaining a special use permit as provided for in Part II Article 18.ii.

- 1) Wind energy conversion systems

Sec. 10.04 COMPLIANCE WITH MOBILE HOME COMMISSION RULES

No manufactured home park shall be established within the RMH district unless the park complies with the rules of the Mobile Home Commission of the Michigan Department of Commerce.

Sec. 10.05 AREA

The minimum size of a mobile home park shall be ten (10) acres.

Sec. 10.06 LANDSCAPING

Manufactured home parks shall be landscaped as follows:

- 1) Landscaping Materials. If the mobile home park abuts an existing residential development, screening shall be required along the park boundary abutting the residential development.
- 2) If the park abuts a non-residential development, the park need not provide screening.
- 3) In all cases, however, a park shall provide screening along a park boundary abutting a public right-of-way.
- 4) The landscaping shall consist of evergreen trees or shrubs of minimum three feet in height which are spaced so they provide a continuous screen at maturity. Alternative screening devices may be utilized if they conceal the manufactured home park as effectively as the required landscaping described above.

Sec. 10.07 STREETS, SIDEWALKS AND PUBLIC WAYS

Every mobile home park shall be provided with a network of streets with access points to adjacent public ways, at least as set forth hereinafter:

- 1) All streets within the mobile home park shall be paved with a hard surface in accordance with the most recent edition of the Standard Specifications for Construction including Construction Details of the Michigan Department of Transportation.
- 2) Every street shall be provided with storm drains so as to allow for the drainage of water without flooding adjacent property or buildings, with the drains designed according to Part 4 of the Michigan Department of Environmental Quality Mobile Home Park Standards.
- 3) Two-way streets within the mobile home park shall have a minimum traveled width of twenty-two (22) feet with no parking. One-way streets shall have a minimum traveled width of thirteen (13) feet with no parking. Notwithstanding the foregoing, all streets and street rights-of-way shall be of adequate width to allow for snow

storage and removal. In the event that parking is permitted on any street within the mobile home park the minimum width of each street, in addition to the traveled portion, shall be ten (10) feet wide for each parallel parking lane and sixteen (16) feet wide for each diagonal parking lane. If a parking lane is not provided, "no parking" signs will be installed and enforced on the side of the street.

- 4) Each street intersection within the mobile home park shall have an adequate safe sight distance. No object or planting shall be allowed in a yard or corner lots closer than thirty (30) feet from the intersection or taller than three (3) feet from the center line elevation of the street.
- 5) Each intersection within the mobile home park shall be designated by a reflective street name sign, located at the intersection, identifying each street by name.
- 6) If curbing is used, it shall be concrete with the exception of integral valley curb and gutter (gravity drains) which may be either concrete or asphalt.
- 7) If a developer provides sidewalks, the sidewalks shall be designed, constructed and maintained for safe and convenient movement from all mobile home sites to principal destinations within the park and connection to the public sidewalks outside the park. A sidewalk system shall be in compliance with all of the following requirements:
 - a) Where steps are installed, they shall rise no steeper than five feet vertically and ten feet horizontally. Handrails shall be installed in compliance with the provisions of R408.30401 of the Michigan Administrative Code.
 - b) Where steps are installed along common sidewalks, ramps shall be installed in compliance with R408.30445 of the Michigan Administrative code.
 - c) If constructed, sidewalks shall have a minimum width of three (3) feet.
 - d) An individual sidewalk shall be constructed between the permanent foundation, or patio of provided, and the on-site parking spaces or parking bay, whichever is provided, or common sidewalk, if provided.

Sec. 10.08 OFF STREET PARKING AND DRIVEWAYS

Provisions shall be made for at least two (2) usable off-street parking spaces for each dwelling unit.

- 1) Parking spaces may be either in tandem or side by side. If in tandem, the width shall not be less than ten feet and the combined length shall not be less than 40 feet. If side by side, the combined width of the two parking spaces shall not be less than 19 feet and the length shall be not less than 20 feet. In either method, the length shall be measured from the curb or inner walkway edge.
- 2) A parking space shall be hard surfaced and shall be constructed in compliance with Act No. 8 of the Public Acts of 1973.
- 3) If off-site parking is provided, the parking spaces shall be adjacent to the mobile home site and shall comply with the following:
 - a) Parking facilities shall be provided for the storage of mobile homes if a sales office is a part of the park operation.
 - b) Parking facilities shall be provided for the storage of maintenance vehicles.
 - c) Parking facilities shall be provided at the office location for office visitors.
 - d) A minimum of one parking space for every three mobile home sites shall be provided for visitor parking. Visitor parking sites shall be located within five hundred (500) feet of the mobile home sites they are intended to serve.
 - e) If off-street parking bays are provided, they shall contain individual spaces with a clear parking width of ten (10) feet and a clear length of twenty (20) feet.
 - f) If off-site parking facilities are provided in bays and at office and other facilities, they shall be in compliance with the provisions of R 408.30427 of the Michigan Administrative Code.
 - g) If not provided for on-site or in parking bays, a separate parking area may be provided for vehicles that cannot be accommodated within the standards set forth

in this section and for recreational vehicles, such as motor homes, travel trailers and snowmobiles.

Sec. 10.09 ILLUMINATION

All streets and sidewalk and areas open to travel by mobile home park residents shall be illuminated as follows:

- 1) Access points to public thoroughfares shall be lighted. If the public thoroughfare is lighted, the illumination level shall not exceed the average illumination level of an adjacent illuminated public thoroughfare.
- 2) At all street intersections and designated pedestrian crosswalks, the minimum illumination shall not be less than .15 foot candles.
- 3) Roads, parking bays, and sidewalks shall be illuminated at not less than .05 foot candles.
- 4) If a central park mail box area or park directories, or both, are provided, they shall be illuminated at not less than 3.15 horizontal foot candles on any box or any entry on the directory.
- 5) All outdoor recreational facilities shall be provided with illumination adequate to facilitate their intended use.
- 6) All lighting shall be located and shielded so as to direct the light away from premises abutting the manufactured home park.
- 7) Sidewalk lighting is optional to the manufactured home park developer.

Sec. 10.10 UTILITIES AND OTHER SERVICES

- 1) Public sewer systems shall be required in manufactured home parks, if available within two hundred (200) feet at the time of preliminary plat approval. If a public sewer system is unavailable, the park shall connect to a state approved sewage system.
- 2) The plumbing connections to each mobile home site shall be constructed so that all lines are protected from freezing, from accidental bumping or from creating any nuisance or health hazard.
- 3) An adequate amount of running water to individual mobile home sites shall be piped to, and meet the requirements of, Otsego Township and the State Health Departments and shall be adequately protected from frost.
- 4) Storm drainage facilities shall be designed and constructed in accordance with Part 4 of the Michigan Department of Environmental Quality Mobile Home Park Rules.
- 5) A park electrical system shall, at a minimum, be designed, installed, operated and maintained in compliance with the rules entitled “Electrical Lines and Equipment” being R 460.521 to R460.572 of the Michigan Administrative Code, and pursuant to the construction, installation, and safety standards of the servicing public service company. In addition, the following shall be complied with:
 - a) Primary and secondary distribution lines shall be installed underground.
 - b) The system shall be designed to provide adequate service pursuant to applicable codes and the manufacturer’s standard for the appliance or appliances to be served.
 - c) A mobile home site shall have installed an approved individual weatherproof meter; a park master meter shall not be used.
- 6) The design, installation, operation and maintenance of a park natural gas system shall, at a minimum, comply with the rules entitled “Gas Safety Code” of the Michigan Administrative Code, and the rules entitled “Technical Standards for Gas Service” of

the Michigan Administrative Code, and with the construction, installation and safety standards of the servicing public utility company. In addition, all of the following shall be complied with:

- a) Main and site service lines shall be installed underground.
 - b) Gas piping shall not be installed under a mobile home pad or mobile home, except for the piping required to connect the mobile home to the servicing pedestal.
 - c) A mobile home site shall be equipped with an approved weatherproof gas regulator and individual meter which shall not be located so as to be under the mobile home when it is placed on the mobile home site, a park master meter shall not be used.
 - d) A mobile home site shall have an approved gas shutoff valve installed upstream of the site gas outlet and located on the inlet riser not less than four (4) inches above the ground. This valve shall not be located under a mobile home.
 - e) The minimum hourly volume of gas required at each point shall be designed pursuant to applicable codes and the manufacturer's standard for the appliance or appliances served.
- 7) If a centralized liquefied petroleum gas (LPG) system is provided, it shall adhere to R125.1935 of the Mobile Home Commission Rules.
 - 8) If a centralized fuel oil system is provided, it shall conform to R 125.1937 of the Mobile Home Commission Rules.
 - 9) If central television antenna systems, cable systems or satellite dish systems are provided, they shall conform to R 125.1940 of the Mobile Home Commission Rules.
 - 10) Garbage and rubbish storage and disposal shall be provided as follows:
 - a) A storage container for garbage shall be watertight and shall preclude infestation of insects and rodents.

- b) Rubbish shall be properly contained and stored. The area for storage shall be kept in a manner suitable to preclude infestation of insects and rodents. Where dumpsters are used, they shall be placed on a paved area that shall extend a minimum of two feet in all directions from the dumpster. Water used in cleaning a dumpster shall be discharged to a sanitary sewer system.
- c) A storage container for garbage and rubbish shall be cleaned with sufficient frequency to preclude the attraction of insects and rodents.
- d) The storage of garbage and rubbish shall not create a harborage or food source for insects or rodents.
- e) The transfer and disposal of garbage and rubbish from a mobile home park or seasonal mobile home park shall be as prescribed by Part 115 of PA 451 of 1994 of the Michigan Compiled Laws, known as the Natural Resources and Environmental Protection Act.
- f) Garbage and rubbish shall be removed from a manufactured home park at least once a week or more often if necessary.

Sec. 10.11 LOT SIZE, SIDE AND FRONT YARDS

- 1) Mobile home parks shall be developed for sites averaging four thousand seven hundred fifty (4,750) square feet per mobile home unit. This four thousand seven hundred fifty (4,750) square feet for any one (1) site may be reduced by twenty (20) per cent provided that the individual site shall be equal to at least three thousand eight hundred (3,800) square feet. For each square foot of land gained through the reduction of site below four thousand seven hundred fifty (4,750) square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open and distance requirement be less than that required under R-125.1946, Rule 946, and R-125-1941, and R-125.1944, Rules 941 and 944 of the Michigan Administrative Code. No duplex or multi-family unit shall be allowed.
- 2) For purposes of this section, a mobile home includes an add-a-room, expand-o-room, porch, steps, carport, awning, deck, swimming pool, slide-o-bay or other object.

- 3) A mobile home shall be required to be set back the following minimum distances:
 - a) Twenty (20) feet from any part of an attached or detached structure of an adjacent mobile home which is used for living purposes.
 - b) Ten (10) feet from any of the following:
 - 1) An on-site parking space of an adjacent mobile home site.
 - 2) An attached or detached structure or accessory of an adjacent mobile home which is not used for living purposes.
 - c) Fifty (50) feet from permanent park-owned structures such as any of the following:
 - 1) Community buildings.
 - 2) Offices.
 - 3) Maintenance and storage facilities.
 - 4) Similar structures.
 - d) One hundred (100) feet from a baseball or softball field.
 - e) Twenty-five (25) feet from the fence of a swimming pool.
 - f) On-site detached storage sheds shall be a minimum three (3) unobstructed feet from any mobile home served thereby, unless the wall adjacent to the mobile home is lined with Class A fire-resistant material.
 - g) Attached or detached structures or accessory buildings of a mobile home that are not used for living space shall be a minimum distance of ten (10) feet from an adjacent mobile home or its adjacent attached or detached structures.
- 4) Any part or structure, such as steps, porches, supported or unsupported awning, deck, carport or garage, or similar structures, that are a part of a mobile home shall be set back the following minimum distances:

- a) Ten (10) feet from the edge of an internal road.
 - b) Seven (7) feet from an off-site parking space.
 - c) Seven (7) feet from a common sidewalk.
 - d) Twenty-five (25) feet from a natural or man-made lake or waterway.
- 5) Steps shall not encroach into parking areas.
- 6) The length of a mobile home site may vary, depending on park design and layout and the mobile home to be installed; however, the minimum standards pertaining to the distance between mobile homes shall be complied with.
- 7) Site dimensions may be computed to include the space requirements for mobile homes which may contain expand-o-rooms or may be computed in anticipation of the attachment of expansions, such as add-a-rooms.

Sec. 10.12 HEIGHT

No structure within the mobile home park shall exceed two and one-half (2-1/2) stories in height.

Sec. 10.13 PADS, MATS OR PLATFORMS

Installation of manufactured homes within a manufactured home park shall be done in compliance with Rule 602 of the Mobile Home Commission Rules.

Sec. 10.14 OPEN SPACE

An open space dedicated to use by manufactured home park residents as a recreation area, playground or gathering area, including, at the option of the owner/developer, clubhouses, swimming pools and the like, shall be provided. The areas shall consist of not less than two (2) per cent of the park's gross acreage but not less than twenty-five thousand (25,000) square feet. The areas shall not be included in the border greenbelt buffer and shall not be swamp or other marshland. This open space requirement shall not apply to mobile home developments with less than fifty (50) sites. If a development is

built in stages, when the fifty-first site is developed, this requirement shall apply to all the sites in both stages of the development.

Sec. 10.15 MOBILE HOME INSTALLATION

Installation of mobile homes upon each mobile home site shall be accomplished in accordance with Part 6 of the mobile home commission rules. All mobile homes shall be connected to utilities and shall be skirted and anchored in accordance with Part 6 of the mobile home commission rules.

Sec. 10.16 SITE PLAN APPROVAL

- 1) In accordance with Part 9 of the Mobile Home Commission rules and Article 18 Site Plan Review of this Ordinance, a preliminary plan shall be submitted to the Otsego Township Planning Commission for approval and the planning commission shall render its response within sixty (60) days.
- 2) All plans submitted shall conform to the rules of the Mobile Home Commission and to this Ordinance.
- 3) Construction of mobile home parks shall not commence until the Mobile Home Commission has reviewed the owner's or developer's construction plans and issued its permit for construction.

Sec. 10.17 COMPLIANCE

A mobile home park owner or developer shall comply with this Ordinance and with the rules of the Mobile Home Commission. If the Mobile Home Commission should in the future impose a higher or more restrictive standard, then the Mobile Home Commission's standard shall take precedence.