

**ARTICLE 4
MANUFACTURED HOUSING PARK DISTRICT**

Sec. 4.01 STATEMENT OF PURPOSE

The purpose of the Manufactured Housing Park District is to provide an affordable housing alternative where appropriate and consistent with the general character of the Township. The standards of this district are intended to be consistent with the standards of other types of housing at similar densities. All manufactured housing park developments shall comply with Act 243 of Public Acts of the State of Michigan, 1959, as amended. However, some standards of this Ordinance are more stringent than the typical standards promoted by the Michigan Mobile Home Commission. These more stringent standards reflect the nature of Genoa Township in contrast with some other areas of Michigan where the universal rules of the Mobile Home Commission may be appropriate.

Sec. 4.02 PERMITTED USES AND SPECIAL LAND USES

In the Manufactured Housing Park District land, buildings and structures shall be used only for one or more of the following uses: Land and/or buildings in the districts indicated at the top of Table 4.02 may be used for the purposes denoted by a “P” in the column below by right. Land and/or buildings in the districts indicated at the top of Table 3.03 may be used for the purposes denoted by “S” after special land use approval in accordance with the general and specific standards of Article 19 Special Land Uses. A notation of “- -” indicates that the use is not permitted within the district. The “Req.” column indicates additional requirements or conditions applicable to the use.

Table 4.02 Schedule of Manufactured Housing Park District Use	
Use	MHP
Manufactured single family dwellings	P
Single family detached dwellings (site built)	P
Accessory uses including utility/laundry buildings, auxiliary storage space for mobile home tenants, community buildings for use by the tenants of the park as well as recreation areas and playgrounds and one (1) office building exclusively for conducting the business operations of the mobile home park. Private boat docks shall meet the standards of Section 11.04.04.	P
Mobile home sales facilities, when such facilities are clearly incidental to the occupancy of lots within the mobile home park	S

Sec. 4.03 DIMENSIONAL STANDARDS FOR PARK DESIGN, UNITS AND UNIT PLACEMENT

No mobile home shall be permitted to occupy any mobile home park site if the home is either longer or wider than would permit compliance with the following requirements:

4.03.01 **Minimum park area:** Mobile home parks shall be at least fifteen (15) acres in area

4.03.02 **Access requirements:** All mobile home parks shall have direct access to a major thoroughfare or county primary road. This access shall have a right-of-way or easement at least eighty six (86) feet wide; one hundred (100) feet if the entrance includes a boulevard. All road accessing the mobile home park shall be paved, except for an emergency only access with a base approved by the fire department.

- 4.03.03 **Minimum setbacks and buffer zone along the park perimeter:** Mobile homes shall be setback at least fifty (50) feet from any public street right-of-way line or thirty-five (35) feet to any mobile home park property line. Buffer zones shall be provided from adjacent zoning districts as required for all districts in Section 12.02.
- 4.03.04 **Sidewalks:** Each site unit shall front on sidewalks at least four (4) feet in width, located parallel to the street. The Planning Commission may waive this requirement when there are not connecting sidewalks along public streets serving the manufactured housing park.
- 4.03.05 **Street design:** Streets or drives within the manufactured housing park shall be constructed to standards required for residential developments of similar density. Two way circulation shall be required, with a minimum width of twenty one (21) feet, measured from back of curb to back of curb where there is no on-street parking. Where parallel parking is provided on one side of the street, roadway width shall be twenty eight (28) feet, measured from back of curb to back of curb. Where parallel parking is provided on both sides of the street, roadway width shall be thirty two (32) feet, measured from back of curb to back of curb. All streets and drives shall be hard surfaced. Maximum cul-de-sac length shall be one thousand (1000) feet, provided no more than thirty five (35) units may be served by a single cul-de-sac. Each cul-de-sac shall terminate with a radius of fifty (50) feet or a hammer-head or "T" design acceptable to the fire department.
- 4.03.06 **Street pavement:** Street within the manufactured housing park shall be designed and constructed of materials suitable for subgrades and hard surface in accordance with the standards and specifications of the Mobile Home Commission based on the specifications of the American Association of State and Highway Transportation Officials (AASHTO).
- 4.03.07 **Street Names/Signs:** All roads shall be clearly marked with appropriate identification and traffic control signs. The name of all roads shall be approved by the County .
- 4.03.08 **Drainage:** The manufactured home park shall provide sufficient storm water facilities, independent of sanitary sewers, to prevent flooding of streets, lots or recreation areas. On-site stormwater detention facilities may be required, as deemed necessary by the Township Engineer.
- 4.03.09 **Other Utilities:** All utility connections shall be underground and shall comply with state and local codes.
- 4.03.10 **Required recreation area:** There shall be provided for each manufactured home park a recreational area equal in size to at least one hundred (100) square feet per manufactured home site. Said recreation area shall be no longer than one and one-half (1.5) times its width. At least half of such area shall be graded, developed, sodded and maintained by the management, to provide recreation and landscaping for the residents of the manufactured housing park.
- 4.03.11 **Required storage area:** There shall be provided a separate area either fenced, screened or enclosed, within the park for the storage of tenants' camping trailers, boats, snowmobiles, and other similar recreational equipment. The storage area shall be screened with landscape buffer zone "B" required under section 12.02. Such items shall not be stored in any other area of the park.

- 4.03.12 **Waste receptacles:** Dumpsters shall be provided within one hundred fifty (150) feet of each manufactured home, unless curb site pick-up is provided. All dumpsters shall be designed and screened according to section 12.04.
- 4.03.13 **Recycling stations:** A mobile home park shall provide a recycling station on-site for residents unless recycle pick-up service is available.
- 4.03.14 **Minimum lot width and area per unit:** All mobile home sites shall have a minimum lot width of fifty (50) feet and an average site area of five thousand five hundred (5,500) square feet. Parks designed to provide cluster arrangements utilizing common open space for recreation may reduce the area of lots abutting the common open space by fifteen (15) percent provided that the common open space must be at least equal to the total area by which abutting lots have been reduced. This common open space shall be in addition to that required by section 4.03.10.
- 4.03.15 **Maximum height:** The maximum height of a manufactured home shall be one (1) story or twenty-five (25) feet. Maximum height of accessory buildings and structures shall be fourteen (14) feet.
- 4.03.16 **Space between units:** There shall be open space of at least twenty (20) feet between the sides, ends or side and end of any two (2) mobile homes, except that in the case of cluster arrangement of sites the required distance between mobile homes may be reduced by fifteen (15) feet at one end, provided that the average distance between homes is not less than twenty (20) feet.
- 4.03.17 **Minimum setbacks from drives:** No mobile home shall be located closer than twenty (20) feet to any vehicle drive within the park.
- 4.03.18 **Spacing from accessory buildings:** The minimum setback between any manufactured home or attached structure and a detached accessory structure shall be ten (10) feet. Accessory structures shall be set back at least fifteen (15) feet from the closest edge of any sidewalk or lot line, and twenty five (25) feet from the edge of any internal street or drive.
- 4.03.19 **Mail boxes:** Mail box clusters shall be located and designed to minimize interference with traffic operations near the park entrance.

Sec. 4.04 REVIEW STANDARDS

In addition to the standards of Article 18, Site Plan Review, the Planning Commission shall consider the following when reviewing an application for a manufactured housing park.

- 4.04.01 Whether the proposed development meets all the design standards of this Zoning Ordinance; other applicable local codes, regulations and ordinances and applicable state and federal requirements.
- 4.04.02 Whether the proposed development is adequately served by public infrastructure, particularly sanitary sewer and water systems.
- 4.04.03 Whether the surrounding street system can accommodate peak hour traffic patterns generated by the proposed project within acceptable level of service (i.e. level of service D or better).

Sec.4.05 DESIGN STANDARDS FOR INDIVIDUAL LOTS

4.05.01 All lots outside of a manufactured home park shall comply with the following standards .

TABLE 4.05.01 DESIGN STANDARDS FOR INDIVIDUAL LOTS									
Minimum Lot Size^(a) or Maximum Density		Maximum Building Height		Principal Structure Minimum Yard Setback^{(f) (g)}				Max Lot Coverage	(Per Unit) Living Area
Min. Lot Area, Max. Units Per Acre⁽ⁱ⁾	Width^{(c) (d)}	Stories	Feet^(h)	Front^(b)	One Side	Total 2 Sides	Rear^(e)		
Lots outside of manufactured housing parks 12,800 square feet, requires sanitary sewer	80 ft	2	25	35	10	20	40	35% bldg, 50% imp. sur.	900 sq. ft.

4.05.02 Footnotes to Table 4.05.01:

- (a) **Density:** Maximum density shall be based on net lot area with wetlands counted at 25% and excluding all submerged lands, and road rights-of-way .
- (b) **Corner Lot Setbacks:** In the case of corner lots or lots with dual frontage, front setback requirements shall be maintained along all street frontages.
- (c) **Lot Width:** See definitions section for measurement for irregular shaped lots and lots along curvilinear streets. In no case shall street frontage be less than sixty (60) feet.
- (d) **Depth to Width Ratio:** All lots shall have a maximum depth to width ratio of four-to-one (4:1).
- (e) **Natural Features Setback:** A minimum twenty five (25) foot setback shall be maintained from all MDEQ regulated wetlands, ponds and streams, subject to the requirements of Section 13.02. Setbacks from lake shore is described below, unless a greater distance is required by the MDEQ under PA 347 of 1972:

Table 3.04.02 Shoreline Setback	
Condition	Required Setback from Shoreline or Ordinary High Water Mark of a Lake*
	Principal Building
Sites lacking public sanitary sewer	Minimum 100 feet
Sites connected to public sewer	Minimum 70 feet
Paved parking areas	All paved parking areas shall be setback a minimum 25 feet from any shoreline.

* This setback shall be measured on a horizontal plane from the nearest point of the water's edge to the nearest point of the building or structure.

- (f) **Landscape Buffers:** Landscaped greenbelts along the right-of-way and a landscaped buffer zone based on adjacent zoning shall be provided as required in Section 12.02.
- (g) **Projections into Yards:** Projections into required yards shall be allowed only as provided for in Section 11.01.04.
- (h) **Exceptions to Height Limitations:** Structural appurtenances may be permitted to exceed the height limitations only as provided for in Section 11.01.05.
- (i) **Lot Area:** All lots that are not served by public sanitary sewer shall have a minimum lot area of one (1) acre. Divisions to land that create lots less than one (1) acre, and which are not served by public sanitary sewer, shall not be permitted.

Sec.4.06 ADDITIONAL SITE DEVELOPMENT STANDARDS

All Permitted and Special Land Uses shall comply with all applicable provisions of this Zoning Ordinance including those listed below.

4.06.01 Article 11, General Provisions, shall be adhered to for general dimensional standards, calculation of (buildable) lot area, access to dedicated streets, projections into yards, supplementary height regulations, principal building, structure, or use, determination of "similar uses", changes in tenancy/ownership, voting place, temporary buildings, and structures, open storage, parking, and repair of vehicles, essential public services, wireless communication facilities, single family dwelling design standards, regulations on accessory

dwelling, accessory buildings, and structures, decks, swimming pools, fences, walls, and screens, private boat docks and reception antennas, and towers.

- 4.06.02 Article 12, Site Development Regulations, shall be adhered to for greenbelts, landscape materials, and screening, exterior lighting, dumpsters, and waste receptacles, non-motorized pathways, and sidewalks, private parks in residential subdivision plats & condominiums and condominium development regulations.
- 4.06.03 Article 13, Environmental Protection Regulations, shall be adhered to for, clearing of woodlands, and earth changes prior to development, wetland protection standards, riparian lot common use (keyhole) and septic or sanitary sewer system.
- 4.06.04 Article 14, Parking and Loading-Unloading Standards, shall be adhered to for all parking.
- 4.06.05 Article 15, Access Management and Private Road Standards, shall be adhered to for all commercial driveways, shared driveways and private roads.
- 4.06.06 Article 16, Sign Standards, shall be adhered to for all signage.
- 4.06.07 Article 18, Site Plan Review and Impact Statement, shall be adhered to for the submission, review and approval of site plans for non-single family residential uses.
- 4.06.08 Article 19, Special Land Uses, shall be adhered to for the submission, review and approval of all special land uses.
- 4.06.09 Article 20, Land Divisions, shall be adhered to for all applications to divide land. Where a subdivision plat is required, the requirements of the Township Subdivision Control Ordinance shall be followed.