

## ARTICLE X

### “R-4” MANUFACTURED HOME COMMUNITY RESIDENTIAL ZONING DISTRICT

#### Section 10.1 Description and Purpose

- (a) The “R-4” Manufactured Home Community Residential Zoning District is provided in recognition that certain land in the community may be appropriately developed as areas of moderate population concentration with special consideration for the location and provision of facilities for manufactured homes if properly related to the existing and potential development character of the vicinity and if adequate public services and facilities can be provided
- (b) The “R-4” Manufactured Home Community Residential Zoning District is intended to allow the development of manufactured home parks in association with other residential development types while maintaining a reasonable population density and by providing for the unique requirements for this type of development. To this end, the site development and arrangement in relation to other areas together with the provision of associated facilities shall be an important consideration in achieving an attractive residential environment of sustained desirability with all development in harmony to promote stability, order, and efficiency of the manufactured home park and adjacent areas.
- (c) Public sanitary sewer and water services are mandatory for all uses of land in this District.

#### Section 10.2 Uses Permitted by Right

The following uses shall be permitted by right in the R-4 Manufactured Home Community Residential Zoning District:

- (a) Manufactured homes requiring a vehicle license and meeting construction standards of the US Department of Housing and Urban Development.
- (b) Manufactured dwelling units designed for transport to a site and that meet requirements of the Michigan Residential Building Code or Building Officials and Code Administration (BOCA).
- (c) Manufactured home condominium projects as regulated by the Condominium Act, being Public Act No. 59 of 1978 (MCL 559.101 et seq.).
- (d) Office and maintenance facilities for the operators of the manufactured home park.
- (e) Such other facilities, including recreation, as may be provided for the use and amenities of the occupants of the manufactured home park and provided such facilities are an approved part of the development plan.
- (f) The sale of mobile homes by individual resident owners, and the sale of manufactured home model units by a licensed dealer/broker on individual manufactured home sites when same are blocked, leveled, skirted and otherwise appear to be completely installed on site. The establishment of a

commercial sales lot offering manufactured homes for placement on sites other than the manufactured home community where offered for sale shall not be permitted.

### **Section 10.3 Special Land Uses**

The following uses may be allowed as special uses in the “R-4” Manufactured Home Community Residential Zoning District in accordance with Article XIX of this Ordinance.

- (a) Churches and other places of worship.
- (b) Private and public schools, libraries, museums, and similar uses, when owned and operated by a governmental unit or nonprofit organization.
- (c) Parks, playgrounds, community centers, governmental, administration, or service buildings which are owned and operated by a governmental unit or a nonprofit organization.
- (d) Home occupations, in accordance with Article XIX of this Ordinance.

### **Section 10.4 Other Land Uses**

Other uses in the “R-4” Manufactured Home Community Residential Zoning District shall be:

- (a) Signs as are provided in Article XXIV of this Ordinance.
- (b) Accessory uses as are provided for in Section 21.4.
- (c) Essential services as provided for in Section 21.11.
- (d) Temporary uses or structures requiring zoning inspector authorization as provided for in Sections 21.27 and 21.28.
- (e) Parking and loading requirements as are required in Article XXIII of this Ordinance.

### **Section 10.5 Height Limitations (other permitted uses)**

Notwithstanding any other requirement of this chapter, no building or structure in the “R-4” Manufactured Home Community Residential Zoning District shall exceed 35 feet in height.

### **Section 10.6 Area Regulations (other permitted uses)**

Area regulations for other permitted uses in the “R-4” Manufactured Home Community Residential Zoning District shall be:

- (1) **Front Yard.** There shall be a front yard of not less than 30 feet.
- (2) **Side Yard.** There shall be total side yards of not less than 30 feet; however, no side yard shall be less than 15 feet. The street side yard of a corner lot shall not be less than 25 feet.
- (3) **Rear Yard.** There shall be a rear yard of not less than 25 feet; however, in the case of waterfront lots, the rear yard shall not be less than 75 feet.

- (4) **Lot Area and Width (other permitted uses).** The minimum lot area and width for other permitted uses shall be 15,000 square feet and 100 feet, respectively.
- (5) **Lot Coverage.** Not more than 30 percent of each R-4 area may be occupied by dwellings or structures.
- (6) **Additional Setbacks.** There shall be a setback from any property zoned for agricultural or residential purposes, which the development abuts, of not less than 50 feet, and from any property zoned for commercial or industrial purposes of not less than 75 feet.

### **Section 10.7 Mandatory Site Plan Review**

All residential and nonresidential uses in the “R-4” Manufactured Home Community Residential Zoning District, other than manufactured home communities, that require more than four parking spaces per lot or parcel, shall be subject to mandatory site plan review, in accordance with Article XX of this Ordinance.

### **Section 10.8 Manufactured Home Park Regulations**

All manufactured home communities in the “R-4” Manufactured Home Community Residential Zoning District shall comply with the applicable requirements of Public Act No. 96 of 1987 (MCL 125.2301 et seq.); provided further that such developments meet the standards and conditions of the following Sections 10.9 to 10.13 and all other provisions as established in this Article.

### **Section 10.9 Site Location Standards**

Site location standards in the “R-4” Manufactured Home Community Residential Zoning District shall be:

- (1) **Access.** Each manufactured home community shall have direct street access that enters from a state highway, village major street, county primary road or no less than 2 village local streets.
- (2) **Minimum Park Size.** The minimum size for a manufactured home community shall be 15 contiguous acres.
- (3) **Utilities.** Public water and sanitary sewer shall be required for all manufactured home communities.

### **Section 10.10 Site Development Standards**

Site development standards in the “R-4” Manufactured Home Community Residential Zoning District shall be:

- (1) **Manufactured Home Site Dimensions.** A manufactured home community shall be developed with manufactured home sites averaging 5,500 square feet per manufactured home unit.

- a. This 5,500 square feet for any one manufactured home site may be reduced by 20 percent provided that the individual manufactured home site shall be equal to at least 4,400 square feet.
- b. For each square foot of land gained through the reduction of a manufactured home site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space.
- c. In no case shall the open space and distance requirements be less than that required under the Manufactured Home Commission regulations.

(2) **Setbacks.**

- a. In addition to the restrictions of the Manufactured Home Commission, each manufactured home shall be no less than 20 feet from any part of an attached or detached structure of an adjacent manufactured home which is used for living purposes and shall be located no closer than ten feet from an internal road.
- b. A manufactured home, accessory building, utility building or manufactured home community office building shall not be located closer than 50 feet to a public right-of-way, other than an internal road dedicated to the public.

(3) **Screening.** The following regulations for screening shall apply:

- a. If the manufactured home community abuts an existing residential development, the park shall be required to provide screening along the park boundary abutting the residential development consistent with buffer zone B in Article XXV.
- b. If the manufactured home community abuts a nonresidential development, the manufactured home community shall provide screening in accordance with buffer zone A in Article XXV.
- c. In all cases, however, a park shall provide screening along the park boundary abutting a public right-of-way consistent with buffer zone C in Article XXV.
- d. Alternative screening design may be approved by the Planning Commission if the design is as effective as otherwise required.

(4) **Open Space.** Open space areas, as required by these regulations and under Manufactured Home Commission rules, shall comply with the following:

- a. Each Manufactured Home Community shall contain an open space area or areas equal in size to no less than two percent of the Manufactured Home Community’s gross acreage.
- b. In order to be considered an open space area, the area must be at least 50 feet in width and must contain not less than 1,000 contiguous square feet.
- c. Open space areas shall not include required setback or buffer zones, nor any existing and proposed street rights-of-way, parking areas, manufactured home sites or non-recreational buildings.
- d. Open space areas may be located within a 100-year floodplain.

- e. Open space areas shall be accessible to all residents of the manufactured home community.
- (5) **Ground Cover.** All unpaved ground surfaces in a mobile home park must be planted with trees, grass or shrubs, or ground cover capable of preventing soil erosion. A minimum of one canopy tree shall be provided for each two manufactured home sites. Such canopy trees shall have at least a 2 ½ inch caliper when planted.
- (6) **Drainage.** The ground surface in all parts of a manufactured home community shall be graded and designed to drain all surface water in a safe and efficient manner.
- (7) **Storage of Recreational Vehicles.**
  - a. If a manufactured home community contains a storage area for recreational vehicles, the storage of these vehicles shall be permitted only in the area designated by the owner/operator of the manufactured home community.
  - b. This storage area shall be completely screened around its entire perimeter by a solid-type screening device at least six feet in height or by plantings of sufficient size to provide a similar screen.
- (8) **Recreational Areas.** If a recreational area is to be provided in any manufactured home community, such area shall be designated on the preliminary plan, and if so designated, must be developed and maintained. The development and maintenance of each recreational area shall be the responsibility of the park manager.
- (9) **Utilities.** Public sanitary sewer and water shall be connected to all manufactured home units located in the mobile home community according to the applicable regulations of the Manufactured Home Commission. The homes in a manufactured home community do not have to be separately metered, although the park itself must be metered. Such utilities for manufactured homes located in the manufactured home community shall be designed, installed, operated and maintained in accordance with Manufactured Home Commission regulations, and the state department of public health.
- (10) **Lighting.** The lighting system in a manufactured home community shall provide sufficient lighting to illuminate all parking areas, streets and sidewalks within the manufactured home community.
- (11) **Signs.** Signs in the manufactured home community shall conform to the requirements of Article XXIV of this chapter and the requirements of the mobile home commission.
- (12) **Street Requirements.**
  - a. All two-way streets in a manufactured home community shall have a minimum pavement width of 22 feet where no on-street parking is permitted, 31 feet where parallel parking is permitted along one side of the street, and 41 feet where parallel parking is permitted along both sides of the street.
  - b. All one-way streets in a manufactured home community shall have a minimum pavement width of 14 feet where no on-street parking is

permitted, 21 feet where parallel parking is permitted along one side of the street, and 33 feet where parallel parking is permitted along both sides of the street.

- c. All streets in the manufactured home community shall be constructed in accordance with current construction standards and specifications of the American Association of State Highway and Transportation Officials (AASHTO).
- (13) **Parking Requirements.** Two parking spaces shall be provided for each manufactured home lot.
- a. If on-site vehicle parking is provided, the parking spaces may be either in tandem or side by side.
    - 1. If in tandem, the width shall not be less than 10 feet and the combined length shall not be less than 40 feet.
    - 2. If side by side, the combined width of the two parking spaces shall not be less than 19 feet and the combined length shall not be less than 20 feet.
    - 3. In either method, the length shall be measured from the curb or inner walkway.
  - b. Each vehicle parking space shall be conveniently located in relation to the manufactured home for which it is provided.
- (14) **Paving.** All streets and parking areas in a manufactured home community shall at a minimum be paved with a hard surface which complies with the requirements of the Manufactured Home Commission.
- (15) **Sidewalks.** Paved sidewalks along any street in a manufactured home community, other than a public street, shall be at least four feet in width and shall otherwise comply with the requirements of the manufactured home commission regulations. Such sidewalks shall be required of all streets within the manufactured home community.

### **Section 10.11 Building and Structure Requirements**

Building and structure requirements in the “R-4” Manufactured Home Community Residential Zoning District shall be:

- (1) **Maximum Height.** The maximum height for any building or structure in a manufactured home community shall not exceed the lesser of 35 feet or 2 ½ stories.
- (2) **Minimum Floor Area.** The minimum floor area for any dwelling in a manufactured home community shall be 720 square feet, exclusive of garage, basement or porch.
- (3) **Manufactured Home Foundation.** A manufactured home foundation must be in compliance with Manufactured Home Commission standards for provision of a home site in a manufactured home community.
- (4) **Installation.** Each manufactured home shall be installed pursuant to the manufacturer’s set up instructions and pursuant to Manufactured Home Commission regulations. Each manufactured home shall be

secured to the premises by an anchoring system or device compatible with Manufactured Home Commission regulations.

(5) **Accessory Buildings.**

- a. One accessory building for private use may be placed on each manufactured home site, not to exceed 120 square feet in area and 15 feet in height.
- b. Detached storage sheds shall be permitted only in the rear or side yard of the manufactured home site, and shall in no event be placed forward of the rear half of any home lot.
- c. On-site detached storage sheds shall be a minimum of three unobstructed feet from the manufactured home it serves, unless the wall adjacent to the manufactured home is lined with class A fire-resistant material.
- d. Attached or detached structures or accessories of a manufactured home that are not used for living space shall be a minimum distance of ten feet from an adjacent home or its adjacent attached or detached structures.

(6) **Skirting.** All manufactured homes located in a manufactured home community shall be skirted in accordance with Manufactured Home Commission requirements.

(7) **Unit Certification.** Any manufactured home built since 1976 must be certified by HUD (Department of Housing and Urban Development).

**10.12 Site Plan Review**

- (a) Application for rezoning to the “R-4” Manufactured Home Community Residential Zoning District shall be accompanied by a site plan of the proposed manufactured home community and all permanent buildings.
- (b) The site plan referred to in subsection (a) of this section shall be in conformance with the provisions and requirements of Article XX of this Ordinance, however, such requirements thereof shall not be allowed to usurp the requirements of the Manufactured Home Commission.

A public hearing shall be held by the Planning Commission consistent with Article XXIX of this Ordinance.

**10.13 Variances.** A request for a variance from the regulations of this Article shall comply with the requirements of Public Act No. 96 of 1987 and Public Act No.110 of 2006 [MCL 124.38-1 et seq].

**Sections 10.14 – 10.99 [Reserved]**