

ARTICLE 7
MHP DISTRICT MANUFACTURED HOUSING PARKS

SECTION 7.01 STATEMENT OF INTENT

The MHP, Manufactured Housing Parks District is intended to provide for the location and regulation of manufactured housing parks as an affordable housing alternative where appropriate and consistent with the general character of Oceola Township. It is intended that manufactured housing parks be provided with necessary community services in a setting that provides a high quality of life for residents. These districts should be located in areas where they will be compatible with adjacent land uses. Accordingly, manufactured housing parks shall be located in accordance with the following criteria:

- In areas that are designated for higher densities as outlined in the Oceola Township Land Use Plan.
- On sites adjacent to existing manufactured housing parks and parcels zoned MHP zoning classification.
- On sites with direct vehicular access to a paved thoroughfare.
- In areas where public sanitary sewer and water supply is available with sufficient capacity to serve the residents and to provide fire protection capabilities.
- On sites outside of a designated floodway.

The regulations established by state law (Michigan Public Act 96 of 1987, as amended) and the Manufactured Housing Commission Rules govern all manufactured housing parks. When regulations in this Article exceed the state law or the Manufactured Housing Commission Rules they are intended to insure that manufactured housing parks meet the development and site plan standards established by this Article for other comparable residential development and to promote the health, safety and welfare of the Township's residents.

These specific standards reflect the nature of Oceola Township in contrast with some other areas of Michigan where the universal rules of the Manufactured Housing Commission may be appropriate. These standards encourage development which complements and protects the investment on adjacent properties, and promotes preservation of important natural features.

Since the characteristics and impacts of a manufactured housing park typically simulate those of multiple-family residential developments, and because they typically are served by private streets and utility systems which interrupts and intercepts the continuity of the local street and utility systems, manufactured housing parks are not considered compatible with other types of single-family neighborhoods. Therefore, manufactured housing parks are intended to serve as a transitional use between residential and nonresidential districts, similar to the multiple family districts.

SECTION 7.02 PERMITTED USES

In all areas zoned MHP, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses.

- A. Manufactured housing parks.
- B. Adult care and child care facilities that provide care for up to six (6) individuals.
- C. Essential services provided there is no building or outdoor storage yard.
- D. Uses and structures accessory to the above, subject to the provisions in this Section. Permitted accessory uses and structures include, but are not necessary limited to: parks, open space, and recreation facilities for the use of residents and their guests; one (1) office building for the exclusive purpose of manufactured housing park business; utility and storage buildings for use of residents; garages and carports; and signs.

SECTION 7.03 USES BY SPECIAL PERMIT

The following uses may be permitted subject to: the conditions specified for each use in Article 17, Special Use Permits; review and approval of the site plan by the Planning Commission; any special conditions imposed by the Planning Commission that are necessary to fulfill the purposes of this Section; and the provisions set forth in Article 17, Special Use Permits.

- A. Mini-warehouses, subject to the provisions in Section 13.37, General Provision Standards.
- B. Adult care and child care facilities that provide care for more than six (6) individuals.

SECTION 7.04 DEVELOPMENT STANDARDS AND 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. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans.

In preparing the preliminary plan and when reviewing the plan, the applicant and Planning Commission shall follow the procedures and requirements in Article 19, Site Plan Review, where applicable, except where said procedures and requirements are superseded by requirements in Public Act 96 of 1987, as amended, or the Manufactured Housing Commission Rules. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Planning Commission shall take action on the preliminary plan within sixty (60) days after the Township officially receives the plan.

Applicants may request to meet with Township staff, including any consultants designated by the Township Board of Trustees, to preliminarily review applications prior to filing. Such pre-filing conferences are intended to assist the applicant and facilitate the future review and approval of the application. However, no suggestions, recommendations, or other comments made by Township officials, staff or consultants at such conferences shall constitute approval of any application.

B. **Minimum 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, Act 96 of 1987, as amended, and the Manufactured Housing Commission Rules and, in addition, shall satisfy the following minimum requirements.

1. General Authority. Manufactured housing parks 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 housing parks. Application for permit to construct a manufactured housing park shall be submitted to the Michigan Department of Consumer and Industry Services. The Department of Consumer and Industry Services is the agency charged with licensing of manufactured housing parks. Preparation of the application, support data, and local agency review of the above mentioned materials shall conform to the requirements of Act 96.
2. Codes. All structures and utilities to be constructed, altered, or repaired in a manufactured housing park shall comply with all applicable codes of 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 housing unit built prior to June 15, 1976 which otherwise meets HUD certification requirements and standards for construction including A.N.S.I. code requirements shall be permitted. All structures and improvements to be constructed shall have a building permit issued therefore by the County Building Inspector prior to construction.
3. Parcel Size. The minimum parcel size for manufactured housing parks shall be fifteen (15) acres.
4. Site Size. The manufactured housing parks shall be developed with sites having a minimum size of five-thousand-five-hundred (5,500) square feet per manufactured housing unit. This square foot minimum for any one site may be reduced twenty percent (20%) provided that the individual site shall be equal to at least four-thousand-four-hundred (4,400) square feet. For each square foot of land

gained through the reduction of a site below the required standard, at least an equal amount of land shall be dedicated as open space for the collective use and enjoyment of all manufactured housing park residents. This open space shall be in addition to the open space required by this Section and under R125.1946, Rule 46 and R 125.1941 and R 125.1944, Rules 941 and 944 of the Michigan Administrative Code. However, in no case shall the open space and distance requirements be less than that required under R125.1946, Rule 46 and R 125.1941 and R 125.1944, Rules 941 and 944 of the Michigan Administrative Code.

5. **Dimensional Requirements.** Manufactured housing units shall comply with the following minimum distances and setbacks:

- a. For a home not sited parallel to an internal road, twenty (20) feet from any part of an attached structure of an adjacent home that is used for living purposes. For a home sited parallel to an internal road, fifteen (15) feet from any part of an attached structure of an adjacent home that is used for living purposes if the adjacent home is sited next to the home on the same internal road or an intersecting internal road.
- b. Ten (10) feet from a parking space of an adjacent home site.
- c. Ten (10) feet from an attached or detached structure or accessory structure of an adjacent home that is not used for living purposes.
- d. Fifty (50) feet from any permanent community-owned structures.
- e. One hundred (100) feet from any baseball, softball, or similar recreational field.
- f. Ten (10) feet from the edge of an internal road, provided that such road is not dedicated to the public. Manufactured housing units and other structures in the MHP District shall be set back at least twenty (20) feet from the right-of-way line of a dedicated public road within the manufactured housing park.
- g. Seven (7) feet from a parking bay off a home site.
- h. Seven (7) feet from a common pedestrian walkway.
- i. All manufactured housing units and accessory buildings shall be set back not less than ten (10) feet from any park boundary line. A fifty (50) foot set back shall be required from right-of-way lines of abutting streets and highways.
- j. Forty (40) feet from the edge of any railroad right-of-way.

6. **Building Height.** Buildings in the MHP district shall not exceed two and one-half (2 ½) stories or thirty-five (35) feet, except that storage sheds shall not exceed fifteen (15) feet in height.
7. **Roads.** Roads shall satisfy the minimum dimensional, design, and construction requirements as set forth in the Manufactured Housing Commission Rules except as follows:
 - a. Two-way streets shall have a minimum width of twenty-one (21) feet where no parallel parking is permitted, thirty-one (31) feet where parallel parking is permitted on one side only, and forty-one (41) feet where parallel parking is permitted on both sides of the street. Roads not permitting parking shall be clearly marked or signed.
 - b. One-way streets shall have a minimum width of thirteen (13) feet where no parallel parking is permitted, twenty-three (23) feet where parallel parking is permitted on one side only, and thirty-three (33) feet where parallel parking is permitted on both sides of the street. Roads not permitting parking shall be clearly marked or signed.
 - c. The alignment and gradient of a road shall be adapted to the topography and shall be graded for its full width to drain surface water. Internal road gradient and drainage construction phase features shall meet the requirements of the Manufactured Housing Commission Rule 908 and Rule 47 of the Michigan Department of Environmental Quality.
 - d. Cul-de-sacs, where proposed shall have a minimum radius of thirty (30) feet (60 ft. in diameter). Maximum cul-de-sac length shall be one-thousand (1,000) feet, provided no more than thirty-five (35) units may be served by a single means of access. A dead end road shall terminate with an adequate turning area. A blunt-end road is prohibited.
 - e. Adequate sight distance shall be provided at all intersections.
 - f. The main entrance to the park shall have access to a public thoroughfare.
 - g. All roads shall be clearly marked with appropriate identification and traffic control signs.
 - h. All roads shall be hard-surfaced and may be constructed with curbs and gutters.
8. **Parking.**
 - a. All manufactured housing sites shall be provided with two (2) parking spaces per Manufactured Housing Commission Rules 925 and 926.
 - b. In addition, a minimum of one (1) parking space for every three (3) manufactured housing sites shall be provided for visitor parking located convenient to the area served.
 - c. Off-street parking in accordance with Article 15.01 of this ordinance shall be provided in conjunction with any community buildings, recreational facilities or office/maintenance buildings located within the manufactured home park.

- d. No unlicensed or inoperable vehicle of any type shall be parked in this district at any time except within a covered building.
 - e. Common areas for the storage of boats, motorcycles, recreation vehicles, and similar equipment may be provided in a manufactured housing park, but shall be limited to use only by residents of the manufactured housing parks. The location of such storage areas shall be shown on the site 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 yard required on the perimeter of the manufactured housing parks. Such storage area shall be surfaced with gravel, asphalt or similar substance and shall be screened from view from adjacent residential properties with an opaque six (6) foot wooden fence, six (6) foot masonry wall with landscaping, or landscaped greenbelt. If a landscaped greenbelt is used, it shall consist of closely-spaced evergreen plantings (that is, no farther than fifteen (15) feet apart) which can be reasonably expected to form a complete visual barrier that is at least six (6) feet above ground level within three (3) years of planting. Common laundry drying areas, trash collection stations, surface mounted transformers, and similar equipment and facilities shall also be screened from view by plant material and/or man-made screens.
9. **Sidewalks.** If a developer provides sidewalks, then the sidewalks shall be designed, constructed and maintained for safe and convenient movement from all home sites to principal buildings within the community and connected to the public sidewalks outside the community. A sidewalk system shall be in compliance with both of the following requirements:
- a. If constructed, sidewalks shall have a minimum width of 3 feet and shall be constructed in compliance with Act No. 8 of the Public Acts of 1973, being §125.1361 et seq. of the Michigan Compiled Laws, an act which regulates sidewalks for persons with disabilities.
 - b. Except in a seasonal community, an individual sidewalk shall be constructed between at least 1 entrance, or patio, porch, or deck if provided, and the parking spaces on the home site or parking bay, whichever is provided or common sidewalk, if provided.
10. **Accessory Buildings and Facilities.**
- a. Accessory buildings and structures, including park management offices and public works facilities, storage buildings, laundry facilities, recreation or community facilities, and other accessory facilities, shall be designed and operated for use by residents of the park only.

- b. Site-built buildings within a manufactured housing park shall require all applicable permits. Site plan approval shall be required prior to construction of any on-site building within a manufactured housing park, except for storage sheds or garages for individual manufactured housing units; and garages require a building permit.
 - c. No personal property shall be stored outside or under any manufactured home. Storage structures (e.g., sheds, garages, etc.) may be used to store personal property on site. Storage structures need not be supplied by the owner or operator of the manufactured housing park.
 - d. Except for developments with travel trailers or recreational vehicles in existence prior to adoption of this ordinance, travel trailers or recreational vehicles shall not be occupied as living quarters in a manufactured housing park.
 - e. Towing mechanisms shall be removed from all homes at the time of installation and stored so as not to be visible from the exterior of the community. Towing mechanisms, including axles, may, however, be stored under manufactured homes within a community.
11. **Open Space.** Open space shall be provided in any manufactured housing park containing fifty (50) or more manufactured housing sites, and maintained by the owner or operator of the park. The open space shall comply with the following requirements:
- a. A minimum of two percent (2%) of the park's gross acreage shall be dedicated to well drained, usable open space developed with appropriate recreational facilities and play equipment, provided that a minimum of twenty-five-thousand (25,000) square feet of contiguous open space shall be provided.
 - b. Open space shall be shaped and located conveniently in relation to the majority of dwelling units intended to be served. Up to twenty-five percent (25%) of the required open space may consist of swamp areas, marshy areas, and similar limited use areas.
12. **Landscaping and Screening.**
- a. Perimeter Screening. All manufactured housing parks shall be screened from existing adjacent residential uses by either a six (6) foot wall or a densely planted landscaped greenbelt. In addition a landscaped buffer shall be provided along the public road frontage of any manufactured housing park. Manufactured home developments abutting vacant or non-residential developments shall not require screening.

1. If provided, screen walls shall be constructed of masonry material that is constructed of face brick, decorative block, or poured concrete with a simulated brick or stone pattern. Required walls shall be placed inside and adjacent to the lot line except where underground utilities would interfere with the placement of the wall or where the wall would unreasonably obstruct the use of adjacent property, in which case the wall may be set back from the property line a sufficient distance to resolve such concerns.
2. If a landscaped greenbelt is used, it shall be a minimum of twenty (20) feet in width and consist of closely-spaced evergreen plantings (that is, no farther than fifteen (15) feet apart) which can be reasonably expected to form a complete visual barrier that is at least three (3) feet at maturity. Deciduous plant materials may be used provided that visual screening is maintained throughout the year.

- b. Landscaping Adjacent to Rights-of-Way. Landscaping adjacent to the road shall comply with the following requirements, which are consistent with landscaping required for other types of development in Oceola Township:

<u>Type</u>	<u>Requirements</u>
<u>Deciduous street tree(e.g. Red or Norway Maple, Linden, Ash)</u>	<u>1 per 40 lineal feet of road frontage</u>
<u>Deciduous or evergreen shrubs</u>	<u>1 per 3 lineal feet of road frontage</u>

- c. Site Landscaping. A minimum of one (1) deciduous or evergreen tree shall be planted per two (2) manufactured housing sites.
- d. Parking Lot Landscaping. Off-street parking lots containing more than fifteen (15) spaces shall be provided with at least ten (10) square feet of interior parking lot landscaping per space. Such areas shall measure at least one-hundred-fifty (150) square feet and shall be covered by grass, ground cover, shrubs or other live plant material. At least one (1) deciduous tree shall be planted per parking lot landscaped area.
13. **Canopies.** Canopies and awnings may be attached to any manufactured housing unit and may be enclosed for use as a sun room or recreation room, but not as a bedroom. Canopies and awnings shall comply with the setback and distance requirements set forth in this Section but shall not require a building permit unless fully enclosed or exceeding ten (10) foot by ten (10) foot in size.
14. **Waste Dumpsters.** If proposed, waste receptacles shall comply with the following requirements as well as Part 5 of the MDEQ Standards for waste dumpsters:

- a. Dumpsters shall be set back a minimum distance of fifty (50) feet from the perimeter of the manufactured housing park and at least fifteen (15) feet from any building, in a location that is clearly accessible to the servicing vehicle. Dumpsters shall be provided within one-hundred-fifty (150) feet of each manufactured housing unit, unless curb-side collection is provided.
- b. Dumpsters shall be screened on three (3) sides with a decorative masonry wall or wood fencing, not less than six (6) feet in height. The fourth side of the dumpster screening shall be equipped with an opaque lockable gate that is the same height as the enclosure around the other sides.
- c. Dumpsters shall be placed on a concrete pad which shall extend six (6) feet in front of the dumpster enclosure. Bollards (concrete filled metal posts) shall be installed at the opening of the dumpster enclosure to prevent damage to the screening wall or fence.

15. **Signs.**

- a. Each manufactured housing park shall be permitted one entrance sign per vehicle entrance on private property in compliance with corner clearance provisions and shall not exceed thirty-six (36) square feet in area and a height of six (6) feet above grade. All signs shall be located no closer than ten (10) feet to any property line or right-of-way.
- b. Management offices and community buildings in a manufactured housing park shall be permitted one (1) identification sign not to exceed six (6) square feet in area.

16. **Water and Sewer Service.** All manufactured housing parks shall be served by public water and sewage systems, if available within 200 feet at the time of preliminary plan approval. If a public sewer system is unavailable, the development shall connect to a state-approved sewerage system.

17. **Storm Drainage.** All developed portions of the manufactured housing park shall be served by adequate storm drainage facilities, independent of sanitary sewers, designed and constructed in accordance with applicable local, county, and state regulations as outlined in Part IV of the MDEQ Standards. On-site storm water detention facilities may be required.

18. **Underground Wiring and Utilities.** All local distribution lines for franchised utilities, including but not limited to telephones, electrical service, and cable television, shall be placed entirely underground throughout mobile home parks. Mainlines and perimeter feed lines located on a Section or Quarter Section Line may be above ground if they do

not overlap the park. Conduits or cables shall be placed within private easements provided to the service companies by the proprietor and/or developer or within public ways. Those telephones and electrical facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities. All telephone and electrical facilities shall be constructed in accordance with standards of construction approved by the Michigan Public Service Commission.

19. **Fuel Oil and Gas.** Any fuel oil and gas storage shall be located in underground tanks, at a safe distance from all manufactured housing sites. All fuel lines leading to manufactured housing sites shall be underground and designed in conformance with the Manufactured Housing Commission Rules and other applicable local, county and state regulations.
20. **School Bus Stops.** School bus stops shall be located in an area that is acceptable to the local school district and the manufactured housing park developer.
21. **Mailbox Clusters.** The United States Postal Service may require that manufactured housing parks be served by clusters of mailboxes serving several sites rather than individual mailboxes serving individual sites. If mail box clusters are required, they shall be located at least two hundred (200) feet from any intersection of a manufactured housing park road with a public road.
22. **Manufactured Housing Unit Sales.** The business of selling new or used manufactured housing as a commercial operation shall not be permitted after complete occupancy of a new or expanded manufactured housing park has been achieved. Thereafter, new or pre-owned manufactured homes which are to remain on-site in a manufactured housing community may be sold by the resident, owner, licensed dealer or broker, provided the manufactured housing development management permits such sales activity.
23. **Prohibitions.** No manufactured housing unit shall be used for any purpose other than as a single family dwelling except as otherwise provided in this ordinance. This section shall not be construed to prohibit the temporary use of a manufactured housing unit located within an approved community as an on-site sales office or for display as a model home.
24. **Operational Requirements.**
 - a. Permits. A manufactured housing park shall not be operated until a license has been issued by the Michigan Department of Consumer and Industry Services. The Building Official shall communicate his/her recommendations regarding the issuance of such licenses to the Director of Manufactured Housing Division, Corporation and Land Development Bureau, Michigan Department of Consumer and Industry Services. No individual manufactured housing site shall be occupied

- b. until the required improvements including utilities and access roads which serve the site are in place and functioning. Buildings constructed on-site, such as a management office or clubhouse shall require a building permit prior to construction and a Certificate of Occupancy prior to use.
- c. Violations. Whenever, upon inspection of any manufactured housing park, the Building Official finds that conditions or practices exist which violate provisions of this Section or other regulations referenced herein, the Building Official shall give notice in writing by certified mail to the Director of Michigan Manufactured Housing Commission, including the specific nature of the alleged violations and a description of possible remedial action necessary to effect compliance with the ordinance or other regulations. The notification shall include such other information as is appropriate in order to fully describe the violations and potential hazards to the public health, safety and welfare resulting from the violation. A copy of such notification shall be sent by certified mail to the last known address of the park owner or agent.
- d. Inspections. The Building Official or other authorized Township agent is granted the authority, as specified in Michigan Public Act No. 96 of 1987, as amended, to enter upon the premises of any manufactured housing park for the purpose of determining compliance with the provisions of this Section or other regulations referenced herein.

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