

ARTICLE 9. MHP MANUFACTURED HOUSING PARK DISTRICT

Section 9.01 Intent

The Manufactured Housing Park (MHP) District is intended to provide for the location and regulation of manufactured housing parks (also known as “mobile home parks”), as defined by the Mobile Home Commission Act (MHCA), 1987 PA 96, MCL 125.2301 et seq, as amended, and the Manufactured Housing Commission’s Rules. It is intended that manufactured housing parks be provided with necessary community and recreational facilities that serve the residents in the district in a setting that provides a high quality of life for residents as limited by state law. In accordance with the purpose of this district, manufactured housing parks shall be located in areas where they will be compatible with and not adversely impact adjacent land uses.

The regulations and rules established by the State of Michigan MHCA and the Manufactured Housing Commission govern all manufactured housing parks. Where regulations in this Article and ordinance exceed the state law or general rules, they are intended to promote the health, safety and welfare of the community’s residents, and to ensure that manufactured housing parks are developed and maintained in a manner equivalent to the standards established by this ordinance for comparable residential developments in the community.

It is recognized that under the law manufactured housing parks are designed and developed at standards, typology and density that are at significant variance from other residential developments in Conway Township. The Township’s comprehensive plan recognized the quality of the Township’s countryside and its rural landscape, most prominently visible along its roadsides and road view sheds to a depth of three hundred (300) feet. The Conway Township C Commercial and I Industrial Districts also require a three hundred foot (300) setback from planned public right-of-ways, as do multiple family projects within the R Residential District. It is the intent of this district to continue preserving view sheds in the manufactured housing district also.

Further, the district is intended to meet the needs of the different age and family groups in the community, to provide for standards that ensure adequate light and air to windows and for privacy and open spaces to serve the residents of these districts, to prevent congestion on the public streets, and to reduce hazards to life and property.

Section 9.02 Principal Uses and Structures

In the MHP District, no building shall be erected, used or structurally altered, nor shall the land or premises be used in whole or in part, except for the following principal permitted use: single family detached manufactured dwellings.

Section 9.03 Accessory Uses and Structures

The following uses and structures accessory to principal uses and structures in the MHP District shall be permitted, subject to the standards below:

- A. Clubhouses, private swimming pools and fitness facilities for the exclusive use of residents and their guests.
- B. In a new housing development, temporary use of a residence as a model during the period of construction and selling or leasing of homes in the development.
- C. Private garages, carports, community garages, or parking lots.

Section 9.04 Use Standards

Manufactured housing parks shall be subject to all the rules and requirements of the MHCA, the Manufactured Housing Commission Rules, and the following minimum requirements:

- A. **Plan Review.** A preliminary plan for a manufactured housing park shall be submitted to the Township and reviewed by the Planning Commission in accordance with the application requirements and procedures specified in Section 11 of the MHCA. The Planning Commission shall take action to approve or deny the preliminary plan or approve the preliminary plan subject to conditions, within sixty (60) days after the Township officially receives a complete and accurate application. The Planning Commission may table an application for further study or to obtain additional information, provided that final action is taken within the sixty (60) day review period. A copy of the state-approved final construction plan shall be submitted to the Township prior to the start of construction on the site.
- B. **Minimum Area and Setback for a Manufactured Housing Park.** The minimum parcel size for manufactured housing parks shall be fifteen (15) acres and the setback from public right-of-way for development shall be three hundred (300) feet.
- C. **Minimum Area of Manufactured Housing Unit.** Manufactured housing parks shall be developed with a minimum manufactured housing site area of five thousand five hundred (5,500) square feet.

Individual site area may be reduced to as small as four thousand four hundred (4,400) square feet, provided that for every square foot of land gained through such reduction, 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 minimum open space required under the Manufactured Housing Commission rules.

D. Unit Setbacks. Manufactured housing units shall comply with the following minimum setbacks:

1. For a unit not sited parallel to an internal road, twenty feet (20) from an adjacent unit, including an attached structure that may be used for living purposes for the entire year.
2. For a unit sited parallel to an internal road, fifteen feet (15) from an adjacent unit, including an attached structure that may be used for living purposes for the entire year, if the adjacent unit is sited next to the unit on and parallel to the same internal road or an intersecting internal road.
3. Ten (10) feet from an attached or detached structure or accessory of an adjacent unit that may not be used for living purposes for the entire year.
4. Fifty (50) feet from any permanent building.
5. One hundred (100) feet from any baseball, softball or similar recreational field.
6. Seven (7) feet from the back of curb or edge of pavement for an internal hard surfaced road.
7. Seven (7) feet from an adjacent unit site's parking space or off-site parking bay.
8. Seven (7) feet from a common sidewalk.
9. All manufactured units, accessory buildings and parking shall be set back not less than twenty (20) feet from any manufactured housing park boundary line, except that a minimum setback of 320 feet shall be provided from the planned right-of-way of public streets abutting the park.

E. Maximum Height. The maximum height of any community or similar building in a manufactured housing park shall not exceed two (2) stories or thirty-five (35) feet, whichever is less. Storage or service buildings shall not exceed one (1) story or fifteen (15) feet.

- F. Park Roads.** Park roads shall satisfy the minimum dimensional, design and construction requirement in the Manufactured Housing Commission rules. The main entrance to the park shall have access to a public road by a permanent easement that shall be recorded by the developers. All internal roads shall be hard-surfaced.
- G. Parking.** Each manufactured housing site shall be provided with two (2) parking spaces per the Manufactured Housing Commission Rules.
- H. Common Storage Areas.** If boats, boat trailers and utility trailers are permitted to be parked within the manufactured housing park, adequate parking spaces for such vehicles shall be provided in a central or collective parking area. This area shall be in addition to the automobile parking requirements of this Section and shall be adequately locked, fenced and permanently buffered.
- I. Sidewalks.** Concrete sidewalks having a minimum width of three (3) feet shall be provided on at least one side of internal manufactured housing park roads. In addition, a five (5) foot wide concrete sidewalk shall be constructed one (1) foot inside the right-of-way line for the entire frontage along any public road abutting the manufactured housing park.
- J. Accessory Buildings and Facilities.** If provided, accessory buildings and structures, including park management offices, storage buildings, laundry facilities or community facilities, shall be designed and operated for the exclusive use of park residents.
1. Site-built buildings and structures within a manufactured housing park, such as a management office or clubhouse, and any addition to a manufactured house that is not certified as meeting the standards of the U.S. Department of Housing and Urban Development (HUD) for manufactured houses, shall be constructed in compliance with applicable state building, electrical and fire codes and shall be subject to approval of appropriate permits and certificates of occupancy by the Township.
 2. A storage shed with a maximum area of one hundred forty-four (144) square feet may be placed upon any individual manufactured home site for the storage of personal property. Storage sheds shall be of wood construction and be vinyl or wood sided. Except as otherwise noted in this Section, no personal property (including tires) shall be stored outside or under any manufactured home or within carports which are open on any side. Bicycles and motorcycles may be

parked in carports. Seasonal outdoor storage of outdoor cooking grills is permitted, so long as they are kept on a finished wooden deck, a concrete or asphalt patio or equivalent type of surface associated with the home.

- K. Open Space.** A community or home condominium that contains fifty (50) or more home sites shall have not less than two (2%) percent of the community's gross acreage dedicated to designated open space, or twenty- five thousand (25,000) square feet, whichever is greater.
- L. Perimeter Screening.** Where a manufactured housing park abuts an existing residential development, screening shall be provided along the boundary abutting the existing residential development.
- M. Screening Along Public Right-of-Way.** Screening along public right-of-way shall be in accordance with Article 6, General and Supplementary Regulations, and Section 6.16, Required Landscaping and Screening.
- N. Alternative Screening.** Alternative screening devices may be utilized if they conceal the manufactured housing park as effectively as the required landscaping elements described above.
- O. Parking Lot Landscaping.** Parking lot landscaping shall be in accordance with Article 6, General And Supplementary Regulations, and Section 6.16 Required Landscaping and Screening.
- P. Trash Disposal.** The proposed method(s) and locations(s) of trash storage and disposal shall conform to the requirements of Part 5 of the Michigan Department of Environmental Quality (MDEQ) Manufactured Home Park Standards, as amended, and shall be identified on the preliminary plan.
- Q. Awnings.** Awnings may be attached to any manufactured unit. Awnings shall comply with the setback and distance requirements set forth in this Section and shall require a permit.
- R. Sewer Service.** Public sewer systems shall be required in a manufactured housing park, if available within two hundred (200) feet of the park boundaries at the time of preliminary plan approval. If a public sewer system is unavailable, the development shall connect to a state-approved sewage system.
- S. Water Service and Storm Drainage systems.** Water supply and drainage systems shall conform to the requirements of Part 2 – 4 of the Michigan Department of Environmental Quality (MDEQ) Manufactured Home Park Standards.

- T. Telephone and Electric Service.** All electric, telephone, cable TV and other lines within the park shall be underground per the Manufactured Housing Commission Rules.
- U. 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.
- V. Operational Requirements.**
1. **Permit.** It shall be unlawful for any person to operate a manufactured housing park unless that individual obtains a license for such operation in compliance with the requirements of the Mobile Home Commission Act. The Township's Zoning Administrator shall communicate recommendations regarding the issuance of such licenses to the Director of the Bureau of Construction Codes and Fire Safety, Michigan Department of Labor and Economic Growth.
 2. **Violations.** Upon inspection of any manufactured housing park, whenever the Township's Zoning Administrator finds that conditions or practices exist which violate provisions of this Section, the Zoning Administrator shall give notice in writing by certified mail to the director of the Bureau of Construction Codes and Fire Safety, Michigan Department of Labor and Economic Growth, including the specific nature of the alleged violations and a description of possible remedial action necessary to effect compliance. This process shall be governed by Sections 17(2) and 36 of the MHCA. 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.
 3. **Inspections.** The Zoning Administrator or other authorized Township agent is granted the authority, as specified in the Mobile Home Commission Act, P.A. 96 of 1987, as amended, to enter upon the premises of any manufactured housing park for the purpose of determining compliance with the provisions in this Section.

4. License. A manufactured housing park shall not be operated until a license has been issued by the State of Michigan.

W. Sale of Manufactured Homes. The business of street selling new or preowned manufactured homes as a commercial operation in connection with the operation of a manufactured housing community shall be prohibited. The operator of a manufactured housing community, or designee, who is an authorized licensed manufactured home retailer or broker, is permitted to feature and sell in-park model homes to be located on a variety of sites within the manufactured housing community.

New or pre-owned manufactured houses located on sites within the manufactured housing park, to be used and occupied on that site may be sold by the authorized licensed manufactured home retailer or broker, or by a resident of the manufactured housing park, provided the park's regulations permit such sale.

X 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 mailbox clusters are required, they shall be safely located.

Section 9.05 Severability

Should any section, subdivision, clause or phrase of this Ordinance be declared to be invalid by a court of competent judgment, the same shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so invalidated.