

ARTICLE XVII
MOBILE HOME PARK REGULATIONS

SECTION 17.1 GENERAL REQUIREMENTS

1. Each mobile home within a mobile home park shall contain a complete bathroom, including flush toilet, kitchen facilities, sleeping accommodations and plumbing and electrical connections. Travel trailers and other recreational vehicles shall not be occupied in a mobile home park.
2. Mobile home skirting shall be vented. Louvered or similar vents shall be at least a minimum of 600 square inches per 1,000 square feet of living space. A minimum of one (1) vent shall be placed at the front and rear of the mobile home and to each exposed side. An access panel of sufficient size to allow full access to utility hookups located beneath the mobile home shall be installed. All skirting shall be manufactured of fire-resistant material and certified as such by the manufacturer. Skirting shall be installed in a manner so as to resist damage under normal weather conditions to include, but not limited to, damage caused by freezing and frost, wind, snow, and rain.
3. Storage of goods and articles underneath any mobile home or out-of-doors at any mobile home site shall be prohibited except in an approved enclosed storage facility.
4. Canopies and awnings may be attached to any mobile home and may be enclosed, subject to mobile home site regulations, herein. When enclosed, such shall be considered a structure and part of the mobile home and building and occupancy permits issued by the Building Inspector shall be required.
5. All garbage and rubbish shall be stored, and transferred in accordance with the procedures outlined in Part 5, Garbage and Rubbish Storage and Disposal, of the Mobile Home Commission Rules. Garbage and trash removal shall be made at least once per week, except during the summer when health conditions may warrant additional pickups. Incineration of garbage or rubbish on the site shall be prohibited.
6. A mobile home park shall not limit occupancy to certain makes of mobile homes and shall not restrict occupancy to those mobile homes which might be sold by the management company.
7. Entry fees shall be prohibited.
8. All structures and utilities to be considered, altered, or repaired in a mobile home park shall comply with all applicable codes of the Township, the State of Michigan, the U.S. Department of Housing and Urban Development and the Mobile Home Commission, including building, electrical, plumbing, liquefied petroleum gases and similar codes, and shall require permits issued therefore by the appropriate offices. All structures and improvements to be constructed or made under the Township Building Code shall have a building permit issued therefore by the Building Inspector. Such structures or improvements shall have a minimum of two inspections prior to a final inspection therefore by the Building Inspector.
9. A Mobile Home Park shall have a public water and sewer system and/or on-site water and waste water treatment system acceptable by the Michigan Department of Public Health and Michigan Department of Natural Resources.
10. The site and surrounding area shall be suitable for residential use. It shall not be subject to hazards such as insect or rodent infestation, objectionable smoke,

noxious odors, unusual noise, subsidence, or the probability of flooding or erosion. The soil, groundwater level, drainage, rock formation, and topography shall not create hazards to the property or to the health and safety of occupants.

11. All land in a Mobile Home Park shall comprise a single parcel. Public thoroughfares, except extensions of local and collector streets proposed as part of a mobile home park site plan, shall not bisect or divide a mobile home park to avoid unwarranted public traffic from traveling through the park.
12. A mobile home park shall not be occupied unless at least twenty-five (25) or fifty (50) percent of the expected total, whichever is less, mobile home sites are available for occupancy at the time of opening of the park.
13. A mobile home park shall not be developed on less than twenty (20) acres. Individual sites within a park shall be developed with sites having 5,500 square feet per mobile home unit being served. This 5,500 square feet may be reduced by twenty (20) percent provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of the site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open space requirements be less than that required under R 125. 1946, Rule 946 of the Michigan Administrative Code.
14. The minimum setback for a park shall be 50' from a public right-of-way.
15. The mobile home park shall be constructed pursuant to P.A. 419 of 1976, being MCL 125.1101 et seq. and the rules promulgated thereunder.
16. Landscaping and/ or greenbelts shall be in conformance with the provisions of Article XVI — Site Plan Review, and Article V — General Provisions, where applicable. Common laundry drying yards, trash collection stations, surface mounted transformers, and similar equipment and facilities shall be screened from view by plant materials or by manmade screens. Required landscape strips shall not be included in the calculation of required recreational areas. Parking shall not be permitted in any required buffer area.
17. All mobile home parks shall be located within the Multiple Residential District as designated in Article X of this Ordinance.

SECTION 17.2 MOBILE HOME SITE REGULATIONS

1. The Mobile Home Code, as established by the Mobile Home Commission under the authority of Act 419 of the Public Acts of 1976, regulates mobile home park density, design, construction, licensing, and individual mobile home installation (anchoring). All mobile home parks shall be constructed according to the standards of the Mobile Home Code which includes specifications for internal road widths, lengths, turning radii, alignment, gradients, construction materials, curbing, parking, utilities, pedestrian circulation, pad size, maintenance setbacks and screening. Any variance from these established standards granted by the Township must be filed with the Michigan Mobile Home Commission, however, the Commission may approve, disapprove, or revoke the variance upon notice and hearing.

SECTION 17.3 UTILITIES

Each mobile home shall be suitably connected to sanitary sewer, water and other available utility lines and such connections shall meet the following regulations.

1. A public water system or water system approved by the Michigan Department of

Public Health, and in accordance with Act 399, P.A. 1976 - The Safe Drinking Water Act - shall be provided within a Mobile Home Park. The water supply shall be adequate for firefighting purposes.

2. A public sewer system or water treatment system approved by the Michigan Department of Public Health and the Michigan Department of Natural Resources, shall be provided within a Mobile Home Park.
3. Each mobile home space shall be provided with at least a four (4) inch sanitary connection. The sewer shall be closed when not connected to a mobile home and shall be capped so as to prevent escape of odors. The sewer condition shall be watertight and self-draining and shall not exceed ten (10) feet in length above ground.
4. 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 type of nuisance or health hazard.
5. All electrical lines to each mobile home site shall be underground. Separate meters shall be installed for each site. All cable television and telephone lines shall be underground. Above ground lines are allowed for the connection between the mobile home unit and the individual site utility pedestals.
6. If an exterior television antenna installation is necessary, a master antenna shall be provided and service therefrom shall be extended to individual mobile home sites by underground lines. The master antenna shall be placed so as not to be a nuisance to park residents and surrounding areas, and must have sufficient land area surrounding the base equivalent to 1 1/2 times the height of the tower for safety reasons. The master antenna shall not exceed a height of 40 feet, and be adequately screened to prevent access by children.
7. An electrical service adequate for single-family residence needs shall be provided for each mobile home space. The installation shall comply with all State and Township electrical regulations.
8. All fuel oil and liquefied gas supplies shall be installed in a manner consistent with the requirements contained in the General Rules of the Michigan Mobile Home Commission as provided for in Act 419 of the Public Acts of 1976.

SECTION 17.4 ACCESS AND PARKING

1. All internal streets, driveways, motor vehicle parking spaces and walkways within the park shall be hard surfaced unless, otherwise provided herein, and shall further comply with the General rules of the Michigan Mobile Home Commission as provided for in Act 419 of the Public Acts of 1976.
2. Each mobile home park shall have at least one private or public collector street located within the park and connecting it with a public street. Mobile home sites shall not front onto or have access to a collector street or to any public street serving the park, access shall be obtained from site access streets. A collector street shall be a street which carries traffic from the site access streets
in the park to the principal common areas and facilities of the park and to the public roads which provide access to the park.
3. All entrance streets for a park shall be designed as collector streets and shall have a minimum width of thirty-seven (37) feet, back of curb, for a minimum distance of two hundred (200) feet from the edge of pavement of the public street which provides access to the park. Tapering of pavement to a narrower width shall meet

Monroe County Road Commission standards.

4. Cul-de-sac streets shall have a turnaround with a minimum outside radius of fifty (50) feet and shall have a maximum length of three hundred (300) feet.
5. Entrances and exits for a mobile home park from County or State highways shall have written approval of the highway authority having jurisdiction before the final site plan for all or any phase of the mobile home park shall be approved by the Mobile Home Commission.
6. Where a proposed Mobile Home Development is adjacent to properties that have existing public sidewalks on them and the sidewalk abuts the MHP parcel, the developer shall also construct a sidewalk of equal width to act as a connection between, or an extension of the existing public sidewalk(s). Said sidewalk(s) shall be necessary for only those portions of a Mobile Home Park fronting upon a public thoroughfare, and in accordance with the provisions of Article IV of the Dundee Township Subdivision Regulations, being section 401.

SECTION 17.5 STORAGE AREAS

The on-site, outdoor storage of boat trailers, boats, camping units, horse trailers, and similar equipment shall be prohibited. The mobile home park may provide, within the confines of the park, a common outdoor storage area for the storage of the above mentioned equipment. Said storage shall be surfaced with gravel, asphalt, or similar substances and shall be screened from view with plant materials or manmade screening devices.

SECTION 17.6 PROCEDURES AND PERMITS

Application for permit to construct a mobile home park shall be submitted to the State of Michigan Department of Commerce, Mobile Home Commission. The Mobile Home Commission is the agency charged with licensing of mobile home parks. Preparation of the application, support data and local agency review of the above mentioned materials shall conform to the requirements of Act 419.