

## **Article XIII**

# **MHP MOBILE HOME PARK RESIDENTIAL DISTRICT**

### **Section 13.01 INTENT**

The purpose of this district is to provide for mobile home parks and to promote mobile home parks with the character of residential neighborhoods. It is the intent of this ordinance that mobile home parks be located in areas which are served adequately by essential public facilities and services such as access streets, police and fire protection, and public sanitary sewer and water and storm drainage facilities. It is further the intent of this ordinance that mobile homes in mobile home parks deserve and require locations, services and facilities similar to any other single family and multiple family dwelling units built at urban densities. It is further the intent of this ordinance that various supporting uses common to urban residential areas, and also those which are unique to mobile home communities, be permitted in the district.

### **Section 13.02 PERMITTED PRINCIPAL USES**

- A. Mobile home parks. Individual mobile home dwelling units may be sold on the sites they occupy in residential use. Other sales of new or used mobile home units shall be prohibited in this district.
- B. Signs in accordance with Article VII.
- C. One carport or garage, and one storage building, on each mobile home site.
- D. Accessory uses and structures such as management office, laundry facilities, recreation areas, and similar uses and structures commonly provided to serve the residents of a mobile home park.

### **Section 13.03 REGULATIONS AND STANDARDS**

#### **A. Lot Area and Width**

The minimum area for a mobile home park shall be twenty (20) acres. The tract of land shall comprise a single lot, except where the lot is divided by public streets or where the total property includes separate parcels for necessary utility plants, maintenance or storage facilities and the like, with appropriate access from the mobile home park, provided that all lands involved shall be so dimensioned as to facilitate efficient design and management. The minimum width of any other part of the lot, which contains

dwellings and buildings open to occupants of the mobile home park shall be two hundred (200) feet.

**B. Maximum Permitted Density**

The minimum density permitted in a mobile home park shall not exceed seven and one-half (7.5) units per gross acre. For purposes of these regulations, gross acreage shall be computed as all land area within the exterior boundaries of the mobile home park lot, including proposed streets, common open space, lands occupied by management offices and community buildings, lands occupied by mobile home stands or lots, and lands occupied by utilities installations. For purposes of these regulations, gross acreage shall not include land area within right-of-ways of existing streets; surface area of lakes, ponds or wetlands; land within a one hundred (100) year flood plain; or land within easements more than twenty (20) feet wide. In computations, each dwelling unit shall be considered to require five thousand eight hundred eighty (5808) square feet of gross land area.

**C. Lot Coverage**

A mobile home and its accessory buildings shall not occupy more than thirty-five (35) percent of the area of the site on which it is located. Where a roofed area, such as a carport or outdoor recreation shelter, is open for forty (40) percent or more of its perimeter, its lot coverage shall be computed as one-half the area covered by the roof. When the site is adjacent to and has direct access to approved common open space not less than ten feet in minimum width, other than vehicular areas, an additional five (5) percent of the site may be occupied by the dwelling unit.

Any nonresidential building, and its accessory buildings shall not occupy more than thirty-five (35) percent of the area of the lot on which such building is located.

**D. Floor Area Ratio**

The minimum floor area ratio of the entire mobile home park shall not exceed forty (40) percent.

**E. Yard and Separation Requirements**

1. A yard at least twenty-five (25) feet wide shall be provided along the right-of-way of each public street which the mobile home park abuts along its perimeter. Such yard may be used to satisfy site and spacing requirements for individual dwellings, but shall not contain carports, recreation shelters, storage shelters, or any other structures prohibited in yards adjacent to streets in residential districts. No direct vehicular access to individual lots shall be permitted through such yards, and no parking bays or active recreation areas shall be allowed therein.
2. Where mobile home park abuts one or more boundaries or other zoning districts without an intervening street or permanent open space at least twenty (20) feet in

width, an exterior yard at least twenty (20) feet in minimum dimension shall be provided. Where the adjoining zoning district is residential, the same limitations on occupancy and the use of such yards shall apply. Where the adjoining district is nonresidential, such yards may be used for on-site parking spaces or parking bays; recreation facilities, carports, or storage shelters, provided however, that a minimum of ten (10) feet shall be provided between such structures or facilities and the property line.

3. The following minimum distances shall be provided and maintained from a mobile home unit, and shall be measured from the face of the mobile home unit. If the mobile home has an attached or add-on structure, or other attached structure which is enclosed for more than fifty (50) percent of its perimeter, the applicable distances shall be measured from the face of the attached structure:
  - a. Twenty (20) feet between mobile home units.
  - b. Ten (10) feet from an on-site parking space on an adjacent site.
  - c. Ten (10) feet from a detached accessory structure.
  - d. Ten (10) feet from an attached accessory structure which is enclosed for fifty (50) percent or less of its perimeter.
  - e. Fifty (50) feet from any principal building which is not a mobile home.
  - f. Ten (10) feet from the edge of an internal road.
  - g. Twenty (20) feet from the right-of-way line of a public street within the mobile home park.
  - h. Seven and one-half (7 1/2) feet from a parking bay.
  - i. Seven (7) feet from a common pedestrian walkway.
4. Notwithstanding the requirements of Section 13.03.E.(3) preceding, two or more mobile home units may be attached along common walls if these walls contain no windows, door, or other openings; are constructed or safeguarded to provide at least one-hour fire protection when attached to other dwelling units; and are constructed to meet the acoustic controls to living unit sound transmission limitations of minimum property standards for multi-family housing, U.S. Department of Housing and Urban Development.
5. Notwithstanding the requirement of Section 13.03.E(1) preceding, carports, recreation shelters, storage buildings and similar accessory structures on adjacent sites may be attached across site lines, provided they do not impede desirable

views, including visibility at intersections of streets or of driveways with streets, or increase fire hazards.

6. Requirements for principal nonresidential buildings

Front yard - A minimum setback of thirty (30) feet.

Side yard - For interior side yards, the minimum setback shall be ten (10) feet. The side yard on a corner lot, facing a street, shall have a minimum setback of thirty (30) feet.

Rear yard - The minimum rear yard shall be twenty (20) feet.

7. Maximum Height of Structures

Principal structures - The maximum permitted height shall be thirty-five (35) feet.

Accessory structures - The maximum permitted height shall be fifteen (15) feet, except that storage buildings on individual mobile home sites shall not exceed eight (8) feet in height.

8. Parking Requirements

A minimum of two (2) parking spaces shall be provided for each mobile home unit. The minimum number of parking spaces for nonresidential uses within the mobile home park shall be two-thirds (2/3) the number required for such uses, as set forth in Article V, herein.

The required parking spaces for mobile home sites may be provided either on the mobile home site or in parking bays adjacent to the site.

9. Streets

A mobile home park shall have direct vehicular access to at least one paved public road. Each mobile home site shall have vehicular access only by streets within the mobile home park. No mobile home site within the park shall have direct vehicular access to a street which borders the mobile home park.

Street width - Streets within the mobile home park shall meet the following standards:

All streets within a mobile home park shall be paved in accordance with adopted City standards.

<b>Street Class</b>	<b>Parking Permitted</b>	<b>Paving Width (feet)</b>
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Minor (serving less than 50 sites or less)	No	18
	1 Side	25
	both sides	32
Collector (Serving more than 50 sites)	No	20
	1 side	27
	both sides	34

One-way streets - It is the intent of this ordinance to discourage one-way streets in mobile home parks. If one-way streets are to be provided, each such street shall serve not more than twenty (20) mobile home dwelling units.

10. Sanitary Sewers

Each mobile home unit, and each nonresidential building which has plumbing facilities, within a mobile home park, shall be connected to sanitary sewer lines which connect to a Dexter City sanitary sewer line.

11. Outdoor Storage

Common storage areas, for the storage of boats, motorcycles, recreation vehicles, and similar efficient, may be provided in a mobile home park, but shall be limited to use by residents of the mobile home only. The location of such storage area shall be shown-on the site plans required herein.

Storage under mobile home units shall be prohibited, unless the mobile home unit is placed on a crawl space or basement.

12. Site Constructed Buildings

All buildings or additions to mobile home units constructed on site within a mobile home park shall be constructed in compliance with the Michigan State Construction Code. Certificates and permits shall be required as provided in Article XXII, herein. A detailed site plan shall be approved prior to construction of any principal structure, not including mobile home units, in accordance with Article XXI, herein.

13. Television Antennas

If exterior installation of television antennas is necessary, a master antenna shall be provided for the mobile home park. Exterior antennas on individual mobile home units shall be prohibited. This provision shall not apply if the commercial cable vision or a similar service is available within the City which can service the mobile home park.

14. Placement of a Mobile Home Unit

- a. It shall be unlawful to park a mobile home unit so that any part of such unit will obstruct any road or sidewalk within a mobile home park.
- b. It shall be unlawful to allow any mobile home unit to be occupied in a mobile home park unless the mobile home unit is situated on a mobile home site in accordance with this ordinance and properly connected to all required utilities.

15. Required Site Plan Review

Construction of a mobile home park shall not commence until a final site plan has been approved by the City in accordance with Article XXI, herein, and until State requirements are not.

An approved final site plan shall constitute the preliminary plan for a mobile home park as required In the Mobile Home Commission Act (Act 96, PA 1987, as amended) and the Mobile Home Commission rules adopted pursuant thereto.

16. Mobile Home Standards

Each mobile home unit placed on a site in a Mobile Home Park shall meet all requirements for residential mobile units, as provided In the National Mobile Home Construction Safety Standards Act of 1974 -- (Title VI of PUB. L. 93-383, 88 STAT. 700,42 U.S.C. 5401, et. seq.).