

CHAPTER VIII

R-4 MOBILE HOME PARK DISTRICT

SECTION 8.51 DESCRIPTION AND PURPOSE. *This Zoning District is intended for mobile home parks designed to provide such use under appropriate construction and development standards to promote the health, safety and general welfare of the residents of such areas, as well as the residents of adjoining premises. The area should also be able to accommodate the increased traffic generated from such development as well as sanitary requirements, and also be suitable for residential use.*

SECTION 8.52 USE REGULATIONS. *Land, buildings or structures in this zoning district may be used for the following purposes only:*

- (a) Any use permitted in the "R-3" district classification.
- (b) Mobile home parks
 - (1) All mobile home parks shall comply with all requirements imposed by Michigan PA 96 of 1987 and all amendments thereto, and with all regulations promulgated by the State Mobile Home Commission being R 125.1101, et seq.. These regulations shall be deemed to be part of this ordinance and may be enforced by the Township, as well as by the state, as if same were fully set forth herein.
- (c) Special Exception Uses:
 - (1) Mobile Home Subdivisions
 - (a) All mobile homes and single or two family dwellings in a mobile home subdivision shall have a minimum living area of 750 square feet for a one or two bedroom unit, plus 150 square feet of additional living area for each additional bedroom beyond two.
 - (b) Each mobile home in a mobile home subdivision shall be installed pursuant to the manufacturer's set-up instructions and the rules and regulations of the Michigan Mobile Home Commission.
 - (c) All mobile homes shall be connected to public sewer and water supply, or to such private facilities approved by the local health department.

- (d) Each mobile home shall be constructed in compliance with the standards for mobile home construction as contained in the United States Department of Housing and Urban Development (HUD) regulations entitled "Mobile Home Construction and Safety Standards" effective June 15, 1976, as amended.
 - (e) No more than one mobile home or single or two family dwelling shall be placed upon an individual lot.
- (2) Fanning and agricultural operations together with a reasonable number of accessory buildings and the right to sell products, poultry or animals produced, raised or grown upon the premises.
 - (3) Essential public utility services; and buildings or gas or electric regulator stations or buildings accessory thereto.
 - (4) Accessory buildings and uses incidental to a mobile home park such as recreational buildings and facilities, laundry facilities, maintenance garage and storage facilities.
 - (5) A complex or development of a multiple number of "permitted" or designated "special exception" uses which do not comply with the spirit of this ordinance with the approval of the Planning Commission under the procedure and standards specified in the ordinance for special exception uses.

SECTION 8.53 HEIGHT REGULATIONS. *No building or structure shall exceed thirty-five (35) feet in height or two and one half (2 2) stories in height.*

[Chapter VIII as adopted February 13, 1989 by ordinance #22, effective March 31, 1989]