

ARTICLE 8.00

RMH, RESIDENTIAL MANUFACTURED HOME PARK DISTRICT

Section 8.01 Statement of Intent

The RMH District is intended to provide for the location and regulation of manufactured home parks within the Township. These districts should be located in areas where they will be compatible with adjacent land uses. Accordingly, mobile home parks shall be located in conformance with the following:

- In areas designated as high-density single family residential in the Township Master Plan. Manufactured home parks shall serve as transition zone between residential and non-residential districts. Manufactured home parks should not be located where they would interrupt the continuity of permanent single-family neighborhoods.
- With paved vehicular access to a hard surfaced major thoroughfare or collector road according to the specifications in Rule R125.1922.
- Sanitary sewer and water supply shall be available with sufficient capacity to serve the residents and to provide fire protection. Public sewer systems shall be required in manufactured home parks, if available within 200 feet of the park's boundaries at the time of preliminary plan approval. If a public sewer system is unavailable, the park shall connect to a state-approved sewage system.

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

Section 8.02 Permitted Uses And Structures

In all RMH Districts, no building or part thereof shall be erected, used or structurally altered, nor land or premises used in whole or in part, except for one or more of the following permitted uses or structures:

- A. Manufactured home parks
- B. Adult and child care facilities that provide care for up to six (6) individuals.
- C. Essential services, provided there is no building or outdoor storage.

Section 8.03 Development Standards

A. Preliminary Site Plan Review

Preliminary plans shall be submitted to the Township for review by the Planning Commission, prepared in accordance with these provisions. Article 18.00, Site Plan Review of this ordinance shall not apply to the RMH District. The plans shall include the location, layout, general design

and description of the project. The preliminary plan requirement of this ordinance does not include detailed construction plans.

In preparing the preliminary plan and when reviewing the plan, the following procedures and requirements shall apply, except where said procedures and requirements are superseded by the Manufactured Housing Commission Rules.

1. Application Filing.

Any person requesting any action or review under the provisions of this Ordinance shall file an application on the forms provided by the Township. The information required shall be typed or legibly written on the form or on separate sheets attached to the form. Not less than fifteen (15) copies of the preliminary plan shall accompany the form.

2. Required Information.

The following required information shall be included on all preliminary plans:

- a) Name of development and general location sketch.
- b) Name, address and phone number of owner(s), developer and designer. Date drawn and revisions dates shall be indicated on the site plan.
- c) Property code, a legal description and address of the property in question.
- d) Boundary dimensions (to the nearest foot) of the property clearly indicated on the ~~site~~ plan, differentiated from other contiguous property.
- e) Existing zoning classification of the parcel.
- f) Adjacent land uses and zoning, and if the parcel is part of a larger parcel, boundaries of total land holding.
- g) To facilitate determination of off-street parking needs and similar matters, the applicant shall indicate the name and nature of the uses proposed to occupy the accessory building(s) if this has been determined, or shall indicate cases where exact occupancy has not yet been determined.
- h) All plans shall include a north arrow and scale.
- i) The area of the site excluding all existing and proposed public right-of-way.
- j) The minimum dimensions of typical home site.
- k) The location and dimension of all existing and proposed structures on the property and all existing structures within 100 feet of the subject property. Proposed manufactured homes need not be shown.
- l) The location and widths of all abutting streets and alleys, and driveways.
- m) Traffic and pedestrian circulation patterns, and the proposed location and dimensions of sidewalks.
- n) Parking lots including layout and typical dimensions of parking spaces, number of

spaces provided (including how computed, per ordinance requirements) and type of surfacing.

- o) Preliminary location of well/water service and sewage treatment facilities.
- p) If proposed, the location and dimensions of rubbish storage areas and screening construction.
- q) Easements for public right-of-way, utilities, access, shared access, and drainage.
- r) Notation of any variances that have been or must be secured.
- s) Landscaping plan indicating location, types and sizes of material. A landscaping maintenance plan for pruning, mowing, watering, fertilizing, and replacement of dead and diseased materials.
- t) The locations of all signs and lighting structures.
- u) The location of any outdoor storage of material(s) and the manner in which it shall be screened or covered.
- v) Location and size of all wetland areas.

3. **Processing and Review**

Applications accepted by the Township shall be submitted, along with authorized review fees, to appropriate Township staff and consultants for their written reviews and recommendations. The application shall be submitted along with all recommendations to the Planning Commission. Official receipt of the application is the time the preliminary plan arrives or is delivered to the office of the Building Official.

The staff may advise and assist the applicant in meeting Ordinance requirements but shall have no power to approve or disapprove any application or in any way restrict an applicant's right to seek formal approval thereof.

4. **Planning Commission Action**

The Planning Commission shall review all applications at a public meeting. The Planning Commission may consider all recommendations of the staff and consultants. The Planning Commission shall take action on the preliminary plan within sixty (60) days after the Township officially receives a completed application with a complete plan along with authorized fees paid. All applications that the Planning Commission has been charged with the authority to approve under the provisions of this Ordinance shall be approved, denied, or approved subject to conditions. The Planning Commission may postpone an application for further study or to obtain additional information, provided that final action is taken within the sixty (60) day review period.

The following criteria shall be used by the Township Planning Commission as a basis upon which preliminary plans will be reviewed. The Township shall adhere to sound planning principles, yet may allow for design flexibility in the administration of the following standards:

- a) The preliminary site plan shall be harmoniously and efficiently designed in relation to the topography, size, and type of land, and the character of the adjacent

properties and the proposed use.

- b) The existing natural landscape shall be preserved in its natural state as much as possible, by minimizing tree and soil removal and by topographic modifications that result in maximum harmony with adjacent properties. Detailed grading plan and topographic survey shall not be required.
- c) There shall be reasonable visual and sound privacy. Fences, walls, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and the safety and privacy of occupants and users. The Planning Commission shall be guided in their review of the preliminary plan by Section 8.03.B.10, Landscaping and Screening.
- d) All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access in accordance with the requirements of Section 8.03.B.5.
- e) Where possible and practical, drainage design shall recognize existing natural drainage patterns.
- f) Exterior lighting shall be subject to the requirements of the Manufactured Housing Commission and be arranged and limited in intensity and height so that it is deflected away from adjoining properties and so that it does not impede vision of drivers along adjacent streets.
- g) Adequate services and utilities including sanitary sewers, and improvements shall be available or provided, located and constructed with sufficient capacity and durability to properly serve the development.
- h) Any use permitted in this zoning district must also comply with all applicable Federal, State, County and Local health and pollution laws and regulations with respect to noise, smoke and particulate matter, vibration, noxious and odorous matter, glare and heat, fire and explosive hazards, gases, electromagnetic radiation and drifting.
- i) It is an objective of site plan review to improve the quality of existing developments as they are expanded, contracted, redeveloped or changed in keeping with sound site development standards of the Township.
- j) All development phases shall be designed to insure that each phase will independently function in a safe, convenient and efficient manner without being dependent upon improvements of a subsequent phase.

5. **Filing Fees**

All applications shall be accompanied by a filing fee to cover the cost of processing and reviewing the application. The fee shall be established by resolution of the Township Board. The filing fee shall be paid before the approval process begins. Upon notification of deficient payment of fees, administrative officials charged with enforcement of the Ordinance shall suspend further review of the application and shall deny any new permits.

The Township shall use any fees toward the expense of processing and reviewing the

application. Any portion of the fee not needed to pay such expense shall be refunded without interest to the applicant within 30 days of final action on the application. A schedule of the current filing fees is available in the office of the Township Clerk.

6. **Authorized Applicant**

The full name, address, telephone number, and signature of the applicant shall be provided on the application. The applicant must be the owner, or have identified legal interest in the property, or be an authorized agent of the owner.

7. **Records**

The Township shall keep accurate records of all decisions on all applications submitted pursuant to this Ordinance.

B. **Minimum Requirements**

Manufactured home parks shall be subject to all the rules and requirements as established and regulated by Michigan law and the Manufactured Housing Commission Rules and, in addition, shall satisfy the following minimum requirements:

1. **Parcel Size for Overall Park**

The minimum parcel size for manufactured home parks shall be fifteen (15) acres.

2. **Minimum Site Size**

Manufactured home parks shall be developed with an average site size of 5,500 square feet. Individual sites may be reduced to as small as 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 home park residents. This open space shall be in addition to the open space required by Section 8.03.B.9.

3. **Setbacks**

Manufactured homes 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 or the same internal road or any intersecting internal road. (Rules 125.1941(1)(a)&(b))
- b) Seven (7) feet from any on-site parking space of an adjacent home site.
- c) Ten (10) feet from an attached or detached structure or accessory of an adjacent home that is not used for living purposes for the entire year.
- d) Fifty (50) feet from any permanent community-owned structures, such as clubhouses, maintenance or storage facilities.
- e) One hundred (100) feet from any baseball, softball or similar recreational field.
- f) Seven (7) feet from the edge of an internal road, provided that such road is not dedicated to the public. Manufactured homes and other structures in the RMH

District shall be set back at least twenty (20) feet from the right-of-way line of a dedicated public road within the manufactured home park.

- g) Seven (7) feet from the edge of the back of the curb or the edge of an internal road paving surface.
- h) Seven (7) feet from a common sidewalk.
- i) In order to better assure compatibility with the established character of the Township, all manufactured homes, accessory buildings and parking shall be set back not less than twenty (20) feet from any manufactured home park boundary line, except that a minimum setback of fifty (50) feet shall be provided from right-of-way lines, as declared by the county and state road commissions, of abutting streets and highways per Rule R125.1944(2).
- j) Fifty (50) feet from the edge of any railroad right-of-way.

4. **Maximum Height**

Buildings in the MHP district shall not exceed two (2) stories or thirty five (35) feet. However, storage sheds shall not exceed one story and the height of the manufactured home they are intended to serve.

5. **Roads**

Roads shall satisfy the minimum dimensional, design, and construction requirements of the Manufactured Housing Commission Rules except as follows:

- a) The main entrance to the park shall have access to a hard surfaced public thoroughfare or permanent easement that shall be recorded by the developers. Sole access to the park via an alley is prohibited. Access and hardsurfacing shall comply with Rule R125.1290(1)(B).
- b) All roads shall be hard-surfaced and may be constructed with curbs and gutters.
- c) In order to assure that a Clear Vision Zone, as described in paragraph 8.03.B.5.e below, is provided at all intersections with County roads and to assure that all construction in a public road right-of-way is performed in accordance with adopted County standards, entryway details, including road section specifications, storm water drainage, landscaping and signage shall be subject to the review and approval of the Township Board. Additionally, all public road improvements proposed, as part of the manufactured home park design shall be built to the standards of the public authority that will own and maintain the road.
- d) Entranceway structures, including but not limited to, walls, columns and gates marking the entrance to a manufactured housing park, may be permitted, and may be located in a required setback specified in Section 8.03.B.3 above, except as provided in this Section. Such entranceway structures shall be designed to maintain a Clear Vision Zone as described in paragraph 8.03.B.5.e below and to permit unobstructed access by all emergency equipment and shall comply with all codes and ordinances of the Township. Sight distance shall be approved by the Township Council and a driveway permit obtained. The structure shall also be approved by the Township Building Official

- e) The clear vision zone is an unobstructed triangular area described as follows: the area formed at the intersection of two road right-of-way lines where the two (2) sides of the triangular area are twenty-five (25) feet long measured along abutting public rights-of-way lines, and the base of the triangle is a line connecting the two end points of the triangle's sides; also, the area formed at the intersection of a road right-of-way line and a driveway where the two (2) sides of the triangle are ten (10) feet long measured along the abutting public rights-of-way line and the edge of the driveway, and the base of the triangle is a line connecting the two end points of the triangle's sides.

6. **Parking**

Parking spaces for individual manufactured homes, community facilities in the park, visitors and employees shall be provided as follows:

- a) All manufactured home sites shall be provided with two (2) parking spaces per Manufactured Housing Commission Rules.
- b) In addition, a minimum of one (1) parking space for every three (3) manufactured home sites shall be provided for visitor parking located convenient to the area served. Visitor parking spaces shall be counted and designated separately from all other parking spaces including those spaces required for employees and any community facility.
- c) No unlicensed or inoperable vehicle of any type shall be parked in this district at any time except within a covered building.
- d) If the owner of the manufactured home park shall permit storage of boats, motorcycles, recreation vehicles, and similar equipment in the manufactured home park, common areas for the storage of that equipment shall be provided by the owner within the park. Such storage shall be limited to use only by residents of the manufactured home park. If proposed, the location of such storage areas shall be shown on the preliminary site plan. No part of any such storage area shall be located in a required setback specified in 8.03.B.3 above on the perimeter of the manufactured home park. Such storage area shall be screened from view from existing residences adjacent to the manufactured home park in accordance with the screening provisions described in Section 8.03.B.10 below. Park owners who prohibit storage of boats, off-the-road motorcycles, recreation vehicles and similar equipment are not required to construct common areas for storage.

7. **Sidewalks**

Consistent with the overall design and development of residential areas in the Township, concrete sidewalks with a minimum width of five (5) feet shall be provided along one side of collector streets in the manufactured home park. In addition, a concrete sidewalk shall be constructed along the public road(s) on which the manufactured home park fronts, in accordance with the requirements of the Township. Such sidewalk shall be located within the road right-of-way or easement, beginning one (1) foot inside the right-of-way or easement line.

8. **Accessory Buildings and Facilities**

Any accessory buildings and facilities constructed within the park shall be designed and serviced consistent with the following requirements:

- 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 only residents and employees of the park.
- b) Site-built buildings within a manufactured home park shall be constructed in compliance with the Township Building Code and shall require all applicable permits. Any addition to a manufactured home unit that does not comply with the standards of the U.S. Department of Housing and Urban Development for manufactured homes shall comply with the Township Building Codes. Site plan approval shall be required prior to construction of any on-site building within a manufactured home park, except for storage sheds or garages for individual manufactured homes.
- c) The installation of any shed, carport or garage shall comply with codes and ordinances of the Township and shall require a building permit. Storage underneath a manufactured home or unscreened outdoor storage on any manufactured home site is prohibited. Storage sheds need not be supplied by the owner of the manufactured home development.

9. **Open Space**

Open space shall be provided in any manufactured home park containing fifty (50) or more manufactured home sites. The open space shall comply with the following requirements:

- a) A minimum of two (2) percent of the park's gross acreage shall be dedicated to usable open space, provided that a minimum of twenty-five thousand (25,000) square feet of open space shall be provided.
- b) Open space shall be located conveniently in relation to the majority of dwelling units intended to be served. Up to twenty-five (25) percent of the required open space may consist of wetlands and similar limited use areas, subject to regulation by the Michigan Department of Environmental Quality.

10. **Landscaping and Screening**

A landscape and screening plan shall be incorporated in the preliminary plans submitted for site plan review to the Township Planning Commission. The preliminary plan shall indicate the type and size of landscape planting and screening improvements to be completed in the proposed manufactured home park.

a) **Perimeter Screening**

All manufactured home parks shall be screened from existing adjacent residences by either a six (6) foot screen wall or a densely planted landscaped screen.

1) **Screen Wall Option**

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.

2) **Landscape Screen Option**

If a landscaped greenbelt is used, it shall consist of closely-spaced

evergreen plantings not more than ten (10) feet apart that can be reasonably expected to form a complete visual barrier, at least six (6) feet above ground level at maturity. Deciduous plant materials may supplement the evergreen materials provided that visual screening, consistent with these requirements, shall be maintained throughout the year.

b) **Landscaping Adjacent to Road**

A landscaped berm measuring at least two and one-half (2 ½) in height shall be constructed along the public roads on which the manufactured home park fronts. The berm shall be constructed with slopes no steeper than one (1) foot vertical rise for each four (4) feet horizontal run. Landscaping adjacent to the road shall comply with the following requirements, consistent with landscaping required for other types of development in the Charter Township of Bangor. The landscape berm may be eliminated to preserve existing vegetation.

Type	Requirements
Deciduous or evergreen tree	One (1) per forty (40) lineal feet of road frontage
Deciduous or evergreen shrubs	One (1) per six (6) lineal feet of road frontage

c) **Site Landscaping**

A minimum of one (1) deciduous or evergreen tree shall be planted per two (2) manufactured home 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.

11. **Signs**

Signs shall be permitted in accordance with the following regulations and other safety provisions of this ordinance. However, in order to avoid visual obstructions, signs above a height of thirty (30) inches from the established street grades shall not be permitted within the triangular area formed by the intersection of any street right-of-way lines and a diagonal line connecting at points twenty-five (25) feet from the intersection of the street right-of-way lines.

a) The following signage shall be permitted within a manufactured housing park:

- 1) Two (2) signs, each of which shall not exceed five (5) feet in height and sixteen (16) square feet in area and shall be set back a minimum of ten (10) feet from any property or right-of-way line, or,
- 2) One (1) sign that shall not exceed five (5) feet in height and thirty-two (32) square feet in area and shall be set back a minimum of ten (10) feet from any property or right-of-way line.

- b) Management offices and community buildings in a manufactured home park shall be permitted one (1) identification sign not to exceed six (6) square feet in area.

12. **Trash Dumpsters**

If proposed, trash dumpsters shall comply with the following requirements:

- a) Dumpsters shall be set back a minimum distance of fifty (50) feet from the perimeter of the manufactured home park and at least fifteen (15) feet from any habitable building, in a location that is clearly accessible to the servicing vehicle.
- b) Dumpsters shall be screened on three 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 three 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.

13. **Canopies and Awnings**

Canopies and awnings may be attached to any manufactured homes and may be enclosed for use as a sunroom or recreation room, but not as living space. Canopies and awnings shall comply with the setback and distance requirements set forth in this Article and shall require a building permit.

14. **Water and Sanitary Sewer Service**

All manufactured home parks shall be served by approved central water and sewage systems, which shall meet the requirements of the Michigan Department of Environmental Quality. The plumbing connections to each manufactured home site shall be constructed so that all lines are protected from freezing, accidental bumping, or from creating any nuisance or health hazard.

15. **Storm Drainage**

All storm water drainage improvements shall be subject to the review and approval by the Michigan Department of Environmental Quality (MDEQ) in accordance with the MDEQ Manufactured Home Park Standards.

16. **Telephone and Electric Service**

All electric, telephone, cable TV, and other lines within the park shall be underground.

17. **Fuel Oil and Gas**

Any fuel oil and gas storage shall be located in underground tanks, at a safe distance from all manufactured home sites. All fuel lines leading to manufactured home sites shall be underground and designed in conformance with the Manufactured Housing Commission Rules and other applicable local, county and state regulations including Rule R125.1937.

18. **Operational Requirements**

a) **Permit**

It shall be unlawful for any person to operate a manufactured home park unless that individual obtains a license for such operation. The Building Official shall

communicate the Township's recommendations regarding the issuance of such licenses to the Director of the Bureau of Construction Codes and Fire Safety, Department of Labor and Economic Growth. Additionally, no manufactured home unit shall be placed on a lot in an approved manufactured home park until a building permit has been obtained to approve the manufactured home setup on the lot.

b) **Violations**

Whenever, upon inspection of any manufactured home park, the Building Official finds that conditions or practices exist which violate provisions of this Ordinance or other regulations referenced herein, the Building Official shall give notice in writing by certified mail to the Director of the Bureau of Construction Code and Fire Safety, 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 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.

c) **Inspections**

The Township Building Official has the authority, to enter upon the premises of any manufactured home park for the purpose of determining compliance with the provisions of this Ordinance or other regulations referenced herein. No manufactured home dwelling shall be occupied until a certificate of occupancy for that dwelling is obtained from the Township Building Department.

d) **License**

A manufactured home park shall not be operated until a license has been issued by the Bureau of Construction Codes and Fire Safety, Department of Labor and Economic Growth. 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.

19. **Sale of Manufactured Homes**

New or used manufactured homes in manufactured home developments, which are to remain on-site, may be sold by the resident, development owner, licensed retailer, or broker, provided that the manufactured housing development management permits the sale.

20. **School Bus Stops**

School bus stops shall be located in an area that is acceptable to the school district and the manufactured home park developer.

21. **Mailbox Clusters**

The United States Postal Service may require that manufactured home 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 located at least two hundred (200) feet from any intersection of a manufactured home park road with a public road.