

## CHAPTER 9 MHP MANUFACTURED HOME PARK DISTRICT

### SECTION 9.01 SCOPE

- A. For the preservation of the interests of various types of residential developments which should be permitted in every community and for the protection of the residents of any manufactured home park development, these regulations are considered to be minimum standards to be applied to all manufactured home park developments in the Pentwater Community.
- B. All manufactured home parks shall comply with the applicable requirements of Act 419, P.A. 1976 as amended, provided further that said developments meet the standards and conditions and all other provisions as herein established.

### SECTION 9.02 INSTALLATION AND OCCUPATION OF MANUFACTURED HOMES

- A. No manufactured home shall be placed or parked or installed in a manufactured home park until such time as a building permit is obtained from the Building Inspector. Such permit shall be issued by the Building Inspector after making a finding that said manufactured home meets construction standards as approved by the Department of Housing and Urban Development (HUD) Code, or has been certified by a manufacturer as constructed according to the requirements of the HUD code.
- B. No manufactured home shall be occupied by any person as a residence or for any other purpose until such time as said manufactured home is placed or situated on a specific lot in the manufactured home park and has been inspected by the Building Inspector and issued an Occupancy Permit. Such inspection shall include the placement, connection to utilities, and compliance with all necessary State, local, or other ordinances and regulations. Such permit shall be issued by the Building Inspector. In the event said manufactured home is moved to another lot or another manufactured home is placed on the specific lot, a new Occupancy Permit must be obtained by the owner or resident from the Building Inspector.

### SECTION 9.03 APPLICATION PROCEDURES

Construction of a manufactured home park shall not be permitted until application for the manufactured home park has been approved by the Legislative Body in accordance with the provisions of this Chapter.

- A. **Site Plan:** Any application for the extension, alteration, or construction of a manufactured home park shall be accompanied by a site plan of the proposed development and all permanent buildings indicating the proposed methods of compliance with these requirements. Said site plan shall be conformance with the provisions and requirements of Chapter 16 of this Ordinance.
- B. **Approval:** The application for the manufactured home park development requires the approval of the Legislative Body upon recommendation from the Planning Commission. The Legislative Body shall approve, modify, or disapprove the proposed manufactured home park. In reviewing the proposed development's acceptability the following shall be

among the major considerations of both bodies prior to official action being taken:

1. Whether the proposal is in accordance with the Master plan.
2. Whether the proposal meets all the design standards of this Ordinance and other applicable local codes, regulations, or ordinances.
3. Whether the density of the proposed development could adversely affect adjacent properties and land uses.
4. Whether the proposed development can be reasonably expected to constitute a health hazard or public nuisance to adjacent properties because of inappropriate and inadequate sanitation and/or drainage facilities.
5. Whether the proposed development produces an extreme or undue demand on available fire and police protection.
6. Whether the traffic characteristics of the proposed development can be expected to place an extreme or undue burden on the adjacent publicly available vehicular and/or pedestrian circulation facilities.

**SECTION 9.04 STANDARDS AND REGULATIONS**

All manufactured home parks shall be designed and developed in accordance with the following standards and regulations.

- A. Minimum site size for a manufactured home park shall be ten (10) acres.
- B. The minimum number of manufactured home spaces shall be twenty-five (25). Required streets and utilities shall be completed for at least twenty-five (25) manufactured home spaces along with related improvements before first occupancy.
- C. Each manufactured home park shall have direct access to a County Primary Road or State Trunkline street as defined by the County Road Commission, State of Michigan, or the Village of Pentwater.
- D. No access to the site shall be located closer than two hundred (200) feet from the intersection of any two (2) arterial streets. Minimum street widths within the manufactured home park shall be accordance with the following schedule:

Parking	Direction	Minimum Street Width
No on-street parking	one (1) way	14 feet
	two (2) way	21 feet
Parallel parking one (1) side	one (1) way	24 feet
	two (2) way	31 feet
Parallel parking both sides	one (1) way	34 feet
	two (2) way	41 feet

- E. No manufactured home or other building or structure for residential purposes shall be in excess of two and one-half (2½) stories, or in excess of a maximum height of thirty five (35) feet.
- F. Each manufactured home lot, exclusive of streets, shall have a minimum size of five

thousand (5,000) square feet and a minimum width of forty (40) feet, as measured at the minimum building setback line. No more than one (1) manufactured home shall be parked on any one (1) lot, and no manufactured home shall be occupied by more than one (1) family.

- G. The minimum setback between any part of any manufactured home and/or structure permanently or temporarily attached thereto (excluding hitch), or used in conjunction therewith, including, but not by way of limitation, storage sheds, cabanas, and porches:
  - 1. fifteen (15) feet from the inside of the sidewalk;
  - 2. ten (10) feet from any rear lot line;
  - 3. ten (10) feet from the side lot line on the entry side, and five (5) feet from the side yard on the non-entry side.
  - 4. A manufactured home may be placed on the side lot line, provided there is a minimum of fifteen (15) feet open space between said lot line and any other structure or manufactured home, including but not by way of limitation storage sheds, cabanas or porches.
  
- H. Each lot shall front on sidewalks at least four (4) feet in width, located directly next to and parallel to the street.
  
- I. Each lot shall provide a minimum of four hundred (400) square feet of paved off-street parking.
  
- J. The front, back and side yards of every lot shall be suitably landscaped and properly maintained with lawn area, and there shall be one (1) shade tree provided for every two (2) lots.
  
- K. The manufactured home park shall provide a buffer zone strip separating the manufactured home park from adjacent property. The buffer zone shall be properly planted with trees or shrubbery or other nursery stock of varying height, so as to provide a density sufficient to block the view of the manufactured home park and buildings up to a minimum of five (5) feet in height. No part of the buffer zone shall be used for any structure, board fences, right-of-way, or parking purposes. The buffer zone shall be maintained by the owner of the park.
  - 1. In the event the back yard of any lot or lots within a manufactured home abuts adjacent property, the rear ten (10) feet of each back yard may be used as part of the buffer strip, provided further that no buildings, houses or other structure may be constructed with said strip.
  - 2. The width of the buffer strip shall be in accordance with the following schedule:

Zoning of Adjacent Property	Width of Buffer
Residential Districts	25 feet
Nonresidential Districts	35 feet

- L. The manufactured home park shall have minimum setback from any public street of forty (40) feet, which shall be properly landscaped with grassed area and maintained by the owner and operator of the manufactured home park.

- M. All streets within the manufactured home park shall be of bituminous aggregate or similar surface meeting AASHTO public street construction specifications, and provided with proper curbing.
- N. The manufactured home park shall contain one (1) or more open space areas intended primarily for the use of park residents on a minimum ratio of two hundred and fifty (250) square feet for every manufactured home lot provided that buffer zone areas shall not be included as part of such requirement.
- O. The manufactured home park shall provide one (1) or more storm shelters of size and capacity so as to accommodate all the residents of the park.
- P. All street intersections and designated pedestrian crosswalks shall be illuminated by not less than .25 foot candles. All roads, parking bays and pedestrian walkways shall be illuminated by not less than .5 foot candles.

### **SECTION 9.05 UTILITY STANDARDS**

The following utility standards shall apply to all manufactured home parks.

- A. All utilities shall be underground.
- B. All lots shall be provided with a public water and sanitary sewer service, or such water and sanitary services that may be approved by the Oceana County Health Department, Village of Pentwater and any other applicable agencies. All manufactured homes shall be connected thereto. All expenses of installation and connection shall be borne by the owner or operator of the manufactured home park. No costs shall be applied or taxed against owners of any adjacent property or along any main extended from the manufactured home park to the public sanitary sewer system, unless such adjacent owners shall install a sewer connection.
- C. The manufactured home park shall provide sufficient storm sewer facilities, independent of sanitary sewers, to prevent flooding of either streets or lots within the park in accordance with the requirements of the Michigan Department of Health or other applicable agency. All storm drainage and surface drainage facilities flowing from the park to adjacent areas shall be approved by the Oceana County Drain Commissioner or the Village of Pentwater.

### **SECTION 9.06 MANUFACTURED HOME STANDARDS**

- A. Every manufactured home shall be supported on a permanent concrete pad or foundation at least twelve (12) feet in width with a minimum of six hundred (600) square feet, and four (4) inches thick; and all areas between the trailer and ground shall be enclosed by a fire resistant skirt.
- B. In the event the soil or topographic conditions of the proposed manufactured home park are such that other foundations or support are appropriate, and the developer provides to the Building Inspector a report by a certified engineer that piers are equal to or superior to the specifications as set forth in this Chapter, such foundations may be approved by the Building Inspector, provided such construction includes provisions for

proper drainage and covering ground under each manufactured home.

- C. Every manufactured home shall be at least twelve (12) feet in width and have a minimum of eight hundred (800) square feet of living area exclusive of porches and cabanas.

#### **SECTION 9.07 INSPECTION AND PERMITS**

- A. The Building Inspector or such other person designated by the Legislative Body shall have the right to inspect the manufactured home park to determine whether or not the park owners or operators, or any owners or person occupying manufactured homes within the park are in violation of this ordinance, or any other state ordinance or state or governmental regulations covering manufactured home parks affecting the health, safety and welfare of inhabitants, under the following conditions:
1. He has reasonable reason to believe that the owner, operator or resident or owner of manufactured home in the park is in violation of any part of this or other ordinance.
  2. That notice has been sent to the owner or operator of the manufactured home park at its last known address, and to the owner or resident of the manufactured home park at their last known address as shown on the occupancy permit for said manufactured home, and that the Legislative Body has not received satisfactory proof or indication that the purported violation is not a violation, or that the violation has been corrected within fifteen (15) days from the date of mailing said notice.
- B. All persons, including but not by limitation, local or County officials, whose entry upon the manufactured home park property is necessary, proper or advisable in the execution of their duties, or to the execution of work authorized by a governmental body, or for the preservation of the peace, shall have the right to enter upon and inspect the manufactured home park at all reasonable times.

#### **SECTION 9.08 MANUFACTURED HOME SALES**

- A. No person desiring to rent a dwelling unit site shall be required, as a condition to such rental, to purchase a manufactured home from the owner or operator of the park as long as the manufactured home intended to be located on such rented site conforms in size, style, shape, price, etc. as may be required by any reasonable rules and regulations governing the operation of the manufactured home park.
- B. Nothing contained in this Ordinance shall be deemed as prohibiting the sale of a manufactured home lot by the individual owner or his agent, or those home occupations as permitted in the Zoning Ordinance. Provided such sales and occupations are permitted by the park regulations; provided further that a commercial manufactured home sales lot shall not be permitted in conjunction with any manufactured home park.