

ARTICLE 7.07 - MHP MOBILE HOME PARK DISTRICT

A. INTENT:

The purpose of the MHP Mobile Home Park District is to give recognition to the fact that mobile homes can provide satisfactory living conditions provided certain minimum standards are maintained. Mobile home parks possess site development, use and density characteristics and private drive systems similar to multiple-family residential development. They are, in this ordinance, provided for as a transitional use between nonresidential development and residential districts or between multiple-family residential districts and one-family residential districts.

The following regulations shall apply in MHP Districts and no building, structure or premises, except as otherwise provided in this ordinance, shall be erected, altered or used except for one or more of the following specified uses.

B. PRINCIPAL USES PERMITTED:

1. Mobile homes.
2. One office building: to be used exclusively for conducting the business operation of the mobile home park.
3. Utility buildings for laundry facilities and auxiliary storage space for mobile home tenants.
4. Community buildings for use by the tenants of the mobile home park as well as recreation areas and playgrounds.
5. The selling of new and/or used mobile homes as a commercial operation in connection with the operation of a mobile home development is prohibited. New or used mobile homes located on lots within the mobile home development to be used and occupied within the mobile home park may be sold by a licensed dealer and/or broker. This section shall not prohibit the sale of a new or used mobile home by a resident of the mobile home development provided the development permits the sale.

C. LOCATIONAL REQUIREMENTS:

1. Access to any mobile home park shall be to a major thoroughfare or secondary thoroughfare as designated on the Master Plan. The intent being to avoid higher density traffic movements through existing or planned single-family developments. An emergency means of ingress and egress to a mobile home park, not used for general access, may be permitted to other than a major thoroughfare.
2. Mobile home parks shall not be permitted on parcels of less than fifteen (15) acres in area.

D. AREA, HEIGHT AND BULK REQUIREMENTS:

No mobile home shall be permitted to occupy any mobile home park site if the home and/or site fails to comply with the following requirements:

1. All mobile homes shall comply with State Mobile Home Commission requirements with respect to the space between homes and other facilities.
2. All mobile home sites shall contain at least five thousand five hundred (5,500) square feet of site area. This site area, however, may be reduced to not less than four thousand four hundred (4,400) square feet provided that for each square foot of reduction in site area, at least a corresponding amount of open space land be established for common use. The reduction permitted in site areas does not infer any reduction in the minimum spacing requirements between mobile homes as required by the State Mobile Home Commission.
3. A setback of at least fifty (50) feet shall be provided between any mobile home and an office building, community center or service building and any abutting public thoroughfare right-of-way line. This area shall be maintained in an open landscape area. A setback of at least twenty-five (25) feet, the computation of which shall include the ten (10) foot required distance established in Rule 944(1) of the Mobile Home Commission Rules, shall be provided between any mobile home, office building, community center or service building and any other exterior property line. This latter setback area may be used as yard areas for permitted buildings. This area may also be used for parking subject to the screening requirements of SEC. 7.17, M. This area may also be part of the required open space when it is part of a functionally usable open space area.

E. REQUIRED CONDITIONS:

1. All mobile home park development shall further comply with Act 419 of Public Acts of the State of Michigan, 1976, as adopted.
2. Mobile home parks shall provide land for open space use by residents of the park. These areas shall be so located and arranged that they functionally serve the residents to be served and meet or exceed Mobile Home Commission rules, as adopted.
3. The outside storage of household effects, other than normal patio furniture, etc., is prohibited. The storage of recreational vehicles, i.e., boats, campers, trailers, motor homes, snowmobiles on mobile home sites and/or required parking spaces for longer than forty-eight (48) hours is also prohibited.

The storage or parking of recreational vehicles, motor homes, boats, snowmobiles, or other vehicles or items ordinarily towed, driven or used for a special purpose, if storage or parking of such is permitted in the mobile home park, shall be in accordance herewith. The storage of the vehicles or items in the mobile home development is specifically prohibited except in the storage area. The storage area shall be screened by solid-type

fence five (5) feet in height around its perimeter or by some other similar screening device.

4. All utility connections shall comply with State and local codes.
5. Each mobile home site shall be provided with a tree at least one and one-half (1-1/2) inches in caliper or ten (10) feet in height at the time of planting.
6. The mobile home park developer is also encouraged to provide trees and other landscape improvements on the individual mobile home sites and in the open space areas which will create an aesthetically pleasing and functional environment.
7. The proposed site plan for the mobile home park shall be submitted to the Planning Commission for their review and approval prior to any consideration. The Planning Commission, in reviewing the site plan, shall utilize the provisions of SEC. 7.17, P, Site Plan Review in evaluating the site plan. In utilizing the standards of SEC. 7.17, P, the Planning Commission shall apply those considerations which relate to the City's needs in furnishing necessary emergency services to the mobile home park and/or providing safe and convenient pedestrian and vehicular movements in relation to adjacent properties and public thoroughfares. The suggestion of any changes or modifications shall be based on such reasonable requirements as are applied to the review and approval of all other uses in the City. Any items determined to be undesirable or inadequate shall be made known to the applicant and a copy of such objections shall immediately be forwarded to the State Mobile Home Commission for their consideration in reviewing the proposed mobile home park plans.

a. Principal Vehicular Access Points

Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements to minimize hazards regarding vehicular and pedestrian traffic. Merging and turnout lanes and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by substantial amounts of through traffic. No lot within the park shall have direct vehicular access to a street bordering the development.

b. Access for Pedestrians and Cyclists

Access for pedestrians and cyclists entering or leaving the park shall be by safe and convenient routes. Such ways need not be adjacent to or limited to the vicinity of vehicular access points. Where there are crossings of such ways and vehicular routes at edges of planned developments, such crossings shall be safely located, marked, and controlled; and where such ways are exposed to substantial vehicular traffic at edges of neighborhoods, safeguards may be required to prevent crossings except at designated points. Bicycle paths, if provided, shall be so

related to the pedestrian way system that street crossings are combined with bicycle crossings.

c. Protection of Visibility -- Automotive Traffic, Cyclists, and Pedestrians

- (1) No material impediment to visibility more than 2.5 feet above curb level shall be created or maintained at the intersection of any street in the mobile home park.
- (2) Where there is pedestrian or bicycle access from within the park to a street by paths or across yards or other open space without a barrier to access the street, no material impediment to visibility more than 2.5 feet above curb level shall be created or maintained.

d. Exterior Yards for Mobile Home Parks Minimum Requirements; Occupancy

The following requirements and limitations shall apply to yards at the outer edges of mobile home parks.

- (1) **Along Public Streets.** Where mobile home parks adjoin public streets along exterior boundaries, a yard at least 25 feet in minimum dimensions shall be provided adjacent to such streets. Such a yard may be used to satisfy open space depth requirements for individual dwellings, but shall not contain carports, recreational shelters, storage structures, or any other similar structures. No direct vehicular access to individual lots shall be permitted through such yards, and no group parking facilities or active recreation areas shall be allowed therein.
- (2) **At Edges of Other Residential Districts (other than at streets or alleys).** Where mobile home parks are so located that one or more boundaries are at the edges of residential districts and adjoin neighboring districts without an intervening street, alley, or other permanent open space at least 20 feet in width, an exterior yard at least 20 feet in minimum dimension shall be provided. Where the adjoining district is residential, the same limitations on occupancy and use of such yards shall apply as stated above concerning yards along public streets. Where the adjoining district is nonresidential, such yards may be used by group or individual parking; active recreation facilities, or carports, recreational shelters, or storage structures.
- (3) **Ways for Pedestrians and/or Cyclists in Exterior Yards.** In any exterior yard, required or other, ways for pedestrians and/or cyclists may be permitted if appropriately located, fenced, or landscaped to prevent potential hazards arising from vehicular traffic on adjacent streets or other hazards and annoyances to users or to occupants of adjoining property. Such approved ways in such locations shall be counted as common recreation areas and may also be used for utility easements.

e. Yards, Fences, Walls, or Vegetative Screening at Edges of Mobile Home Parks

Along the edges of mobile home parks, walls or vegetative screening shall be provided according to the standards as provided by Section 7.17(M) of the City Zoning Ordinance to protect residents from undesirable views, lighting, noise, or other off-site influences. In particular, extensive off-street parking areas and service areas for loading and unloading other than passenger vehicles, and for storage and collection of trash and garbage, shall be screened as provided by Section 7.17(L).

f. Internal Relation

The site plan shall provide for safe, efficient, convenient, and harmonious groupings of structures, uses, and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features. In particular:

- (1) Streets, Drives, and Parking and Service Areas. All streets shall be provided with concrete paved curbs and gutters. All streets, drives, parking areas, and service areas shall provide safe and convenient access to dwelling units, park facilities, service and emergency vehicles; however, streets shall not be so laid out as to encourage outside traffic to traverse the park nor occupy more land than is required to provide access to each parcel, nor create unnecessary fragmentation of the park into small blocks. In general, block size shall be the maximum consistent with use, the shape of the site, and the convenience and safety of the occupants.
- (2) Vehicular Access to Streets. On-street parking shall not be permitted. Vehicular access to streets from off-street parking areas may be direct from dwellings if the street or portion of the street serves 50 units or less. Determination of units served shall be based on normal routes anticipated for traffic. Along streets or portions of streets serving more than 50 dwelling units, or constituting major routes to or around central facilities, access from parking and service areas shall be so combined, limited, located, designed, and controlled as to channel traffic conveniently, safely, and in a manner that minimizes marginal traffic friction, and direct vehicular access from individual dwellings shall generally be prohibited.

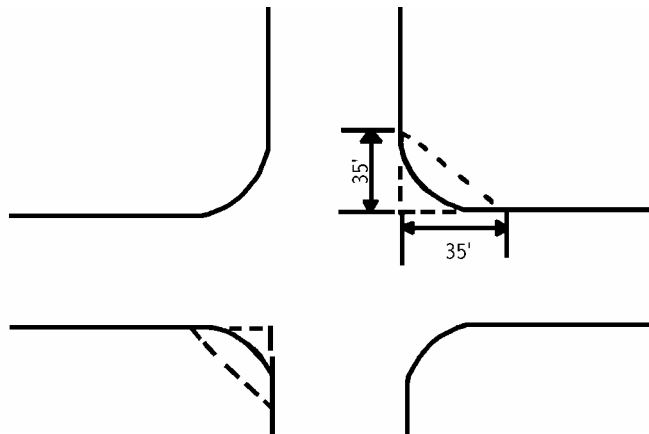
g. Ways for Pedestrians and Cyclists; Use by Emergency, Maintenance or Service Vehicles

- (1) Walkways shall form a logical, safe, and convenient system for pedestrian access to all dwellings, project facilities, and principal off-street pedestrian destinations. Maximum walking distance between dwelling units and related parking spaces, delivery areas, and trash and garbage storage areas intended for use of occupants shall not exceed 100 feet.

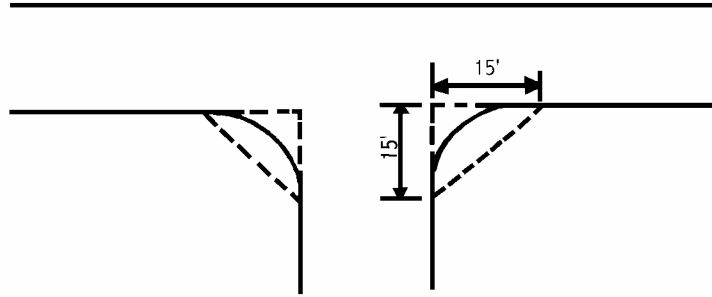
- (2) Walkways to be used by a substantial number of children as play areas, routes to school, bus stops, or other destinations shall be so located as to minimize contacts with normal automotive traffic. If substantial bicycle traffic is anticipated and an internal walkway system is provided away from streets, bicycle paths shall be incorporated in the walkway system. Street crossings shall be held to a minimum in such walkways and shall be located and designed to provide safety, and shall be appropriately marked. Ways for pedestrians and cyclists appropriately located, designed, and constructed may be combined with other easements and used by emergency, maintenance, or service vehicles but shall not be used by other automotive traffic.

h. Protection of Visibility - Automotive Traffic, Cyclists, and Pedestrians

- (1) Protection of visibility in internal site planning shall be provided at the intersections of any streets in the mobile home park within triangular areas formed by the intersecting edges of the road edge (projected where corners are rounded) and a line joining points 35 feet along both intersecting edges from such point of intersection (See following diagram).



- (2) At driveways serving parking bays with 10 or more spaces, similar visibility triangles shall be maintained. At driveways, the required visibility triangle shall consist of the area within the intersection edges of the road edge (projected) and a line joining points 15 feet along both intersection edges from such point of intersection (See following diagram).



i. Streets

- (1) Streets that are to be dedicated to the City, if any, shall be dimensioned and improved in accordance with general subdivision regulations.
- (2) For other streets, required paving widths shall be as follows, based generally on a moving lane width of ten feet for collector streets and nine feet for minor streets. As an exception to these general rules, one-way minor streets serving less than 20 lots, and one-way driveways to parking bays containing less than 10 parking spaces, shall have a minimum pavement width of 18 feet. Driveways to parking bays containing 10 or more parking spaces shall be 20 feet in pavement width (See following table).

REQUIRED STREET PARKING

Parking Street Class	Paving Width Permitted	in feet (Minimum)
Minor, one-way (Serving less than 20 lots)	None	18
Minor, two-way (Serving 50 lots or less)	None	20
Collector (Serving more than 50 lots)	None	24

- (3) Cul-de-sacs with a radius of not less than 45 feet shall be provided on all no outlet streets.

j. Placement of Underground Utilities

It shall be the responsibility of the Mobile Home Park developer/owner in concert with all utility providers to assure that all utilities are placed underground at the time of the initial construction as well as during any future construction for the life of the Mobile Home Park.

k. Outdoor Lighting

All streets shall have lighting in accordance with the current illuminating engineering society standards.

(EFFECTIVE DATE OF AMENDMENT: OCTOBER 14, 1987)

8. The City Engineer shall also review the proposed park plans with respect to drainage patterns to adjacent properties, water and sewage needs which would be generated, and the City's ability to accommodate such mobile home park needs. In addition, any connections to municipal facilities shall meet applicable City engineering design requirements. A copy of any deficiencies noted shall be transmitted immediately, with the recommendations of the Planning Commission, to the State Mobile Home Commission.
9. Each occupied mobile home shall be skirted and anchored with materials meeting Mobile Home Commission specifications.

F. OTHER REQUIREMENTS:

See ARTICLE 7.15 - SCHEDULE OF REGULATIONS, ARTICLE 7.16 - GENERAL EXCEPTIONS and ARTICLE 7.17 - GENERAL PROVISIONS for additional requirements.