

DIVISION 6. R-3, MOBILE HOME RESIDENTIAL DISTRICT*

***State law references:** Mobile home commission act, MCL 125.2301 et seq.

Sec. 32-248. Statement of purpose.

The purpose of the mobile home district is to encourage a suitable environment for persons and families that by preference choose to live in a mobile home rather than a conventional single-family structure. In keeping with the occupancy characteristics of contemporary mobile homes the schedule of regulations establishes moderately low density standards and permitted uses that reflect the needs of residents in the district. Development is limited to mobile homes when located in a subdivision designed for that purpose or a mobile home park and recreation facilities, churches, schools and necessary public utility buildings.

(Code 1992, § 19-281; Ord. No. 101, § 11.01, 3-23-1971)

Sec. 32-249. Permitted principal uses.

The following uses are permitted in an R-3 district:

- (1) Mobile homes.
- (2) Mobile home parks.
- (3) State licensed residential facilities.
- (4) Family day care homes.
- (5) Cemeteries existing and lawfully occupied at the time of adoption of the ordinance from which this chapter is derived.
- (6) Public, parochial or other private elementary, intermediate and/or high schools offering courses in general education, not operated for profit.
- (7) Accessory buildings and uses customarily incidental to the above permitted principal uses.
- (8) Signs in accordance with section 32-687.

(Code 1992, § 19-282; Ord. No. 101, § 11.02, 3-23-1971)

Sec. 32-250. Permitted uses after special approval.

The following uses shall be permitted in the R-3 district subject to the conditions hereinafter specified and subject to requirements of section 32-35 and section 32-586:

- (1) Churches.
- (2) Group day care homes.
- (3) Public utility building and uses, but not including service and storage yards, when

operating requirements necessitate locating within the district to serve the immediate vicinity.

- (4) Temporary buildings for use incidental to construction work for a period not to exceed one year.
- (5) Golf courses.
- (6) Preschools, nursery schools, day nurseries, child care centers, including Montessori schools, operated for a profit or nonprofit but not including dormitories; provided that the following conditions are met:
 - a. Have primary means of ingress and egress directly on a major thoroughfare having or planned to have a right-of-way of 120 feet.
 - b. Minimum site size shall be three acres.
 - c. Only one principal building shall be permitted on site which may be used either as a school facility or as a combined school and residence for the person operating the school. In either case the building shall be designed in the character of a residence and be in harmony with adjacent residences in the surrounding neighborhood. Any building used in whole or in part for school purposes shall be located not less than 75 feet from any adjacent property line.
 - d. That for each child so cared for, being in total of not more than 45 children on the premises at any one time, in addition to those in the family of the occupant if occupant lives on the premises, there is provided and maintained a minimum of at least 150 square feet of outdoor play area.
 - e. Such play space shall have a total minimum area of not less than 5,000 square feet.
 - f. Such play area shall not be located closer than 50 feet to any adjoining property line and within the yard space there shall be provided a greenbelt planted with plant materials in accordance with section 32-587, and shall include a continuous fence not in excess of six feet or less than four feet in height.
 - g. The required front yard setback shall remain as open space unoccupied and unobstructed from the ground upward and shall not be used for off-street parking or outdoor playground space, except that landscaping, plant materials, sidewalks and vehicular access drives are permitted.
 - h. Where a parking lot is provided, a greenbelt planted with plant materials in accordance with section 32-587, shall be provided along all sides of the parking area except for entrance and exit driveways.

(Code 1992, § 19-283; Ord. No. 101, § 11.03, 3-23-1971; Ord. No. A35, § 11, 10-11-1986; Ord. No. A46, § 3, 3-16-1988; Ord. No. 101-A-64, § 4, 9-15-1993)

Sec. 32-251. Mobile home park requirements.

- (a) *State acts.* Mobile home parks shall comply with Public Act No. 96 of 1987 (MCL

125.2301 et seq.).

- (b) *Building heights.* No building or structure, hereafter erected or altered in a mobile home park, shall exceed 1 1/2 stores or 25 feet.
- (c) *Yards, area.* So as to maintain yard space for the different sizes of mobile homes or trailers, the following minimums shall be required:
 - (1) An open area shall be provided on each mobile home lot to ensure privacy, adequate natural light and ventilation, desirable setbacks from the street and adjacent lot lines, off-street parking spaces and sufficient area for other outdoor uses essential to the mobile home and to its occupants. No mobile home lot may be less than 4,800 square feet in area, except that lots for double (joined together) mobile homes shall be not less than 6,000 square feet in area.
 - (2) The sum of the side yards at the entry side and nonentry side of a mobile home stand shall not be less than 40 feet; provided, however, there shall be a side yard of not less than 20 feet at the entry side of the mobile home stand and a side yard of not less than ten feet at the nonentry side of the mobile home stand. There shall be a rear yard of not less than 20 feet at the rear end of the stand and a front yard of not less than 25 at the front end of the mobile home stand. For irregularly shaped side yards, the sum is determined as the sum of the average width of each side yard, provided that the required minimums noted above are maintained at all points in the side yard.
 - (3) No mobile home shall be located closer than 50 feet to the right-of-way line of a main public highway, or 10 feet to the mobile home park property line.
 - (4) Hard surfaced, off-street car parking spaces shall be provided at the ratio of at least two parking spaces for each mobile home lot so as to meet the needs of the occupants of the property, their guests and service vehicles without causing interference with normal movement of traffic within the mobile home park or on adjacent public or private streets.
 - (5) Concrete aprons shall be required as follows:
 - a. Each mobile home lot shall be provided with a four-inch reinforced Portland cement concrete apron.
 - 1. Concrete shall be 3,000 psi, grade A.
 - 2. Reinforcing mesh shall be six inches by six inches no. 6, placed in the center of the lower half of the slab.
 - 3. Minimum dimensions of such apron for a single mobile home unit shall be 12 feet by 50 feet and for a doublewide mobile home unit the apron shall be 24 by 50 feet.
 - b. Each single width unit apron shall have a traverse contraction joint at ten-foot intervals. Double width aprons shall also have a longitudinal contraction joint in the center of the 24-foot dimensions.
 - c. Concrete apron shall be poured on a solid base approved in writing by the township building inspector.

- d. The township building inspector shall be notified at least 24 hours prior to any concrete pours.
 - e. Backfilling around the concrete aprons shall be accomplished immediately after removing the forms for the concrete aprons. Backfill material shall be clay, well compacted into place.
- (6) Skirtings shall be required on any mobile home. Each mobile home shall be jacked up on a uniform jack or uniform block, which shall be supplied by the mobile home park. No other building or structure shall be attached to a mobile home other than one metal utility cabinet or a fabricated factory built cabana. This shall not prevent the use of an awning of aluminum, canvas or fiberglass, which space may be screened in with mesh screen.
- (7) No mobile home park may be established unless there is initially provided at least 100 mobile home lots. Furthermore, no mobile home park may have a gross area of less than 15 acres.
- (d) *Sanitation, habitation requirements.* In order that residents of a mobile home or trailer coach, which is parked and used as the home of the occupants for a period of more than three months in one trailer space within one calendar year, can enjoy the same privileges as offered to residents of permanent dwellings, the following regulations shall be required:
- (1) Only trailers with approved toilets and plumbing fixtures shall be permitted for occupancy of more than one three-month period in a single calendar year.
 - (2) Plumbing fixtures shall be connected into a public sanitary sewer or township approved facilities, and shall meet the requirements of the township plumbing code and the plumbing code of the state.
 - (3) Running water from a public or state tested and approved water supply, designed adequately for a minimum flow of 125 gallons per day per mobile home lot, shall be piped to each trailer and shall be adequately protected from frost.
 - (4) An outdoor patio area of not less than 180 square feet shall be provided on each trailer site, conveniently located to the entrance of the mobile home and appropriately related to open areas of the lot and other facilities, for the purpose of providing suitable outdoor living space to supplement the limited interior space of a mobile home.
 - (5) The occupancy load of any trailer coach shall be limited to provide no less than 300 cubic feet of air space per occupant, exclusive of the cubic air space of toilet rooms and closets.
 - (6) Outdoor laundry drying space of adequate area and suitable location shall be provided if property is not furnished with indoor dryers or if use only of indoor dryers is not customarily acceptable to prospective occupants. Where outdoor drying space is required, individual clothes drying facilities on each lot with poles or sockets imbedded in concrete shall be provided.
- (e) *Physical layout.* In order that a mobile home may be harmonious within itself and also with its surrounding neighbors, the following regulations shall be required:

- (1) Streets shall be provided on the site where necessary to furnish principal trafficways for convenient access to the mobile home site, and other important facilities on the property. The street system shall provide convenient circulation by means of minor streets and properly located collector and arterial streets. Closed ends of dead-end streets shall be provided with a turning circle of not less than 40 feet outside radius.
 - a. The rights-of-way shall be as required by MAC R 125.1920.
 - b. Curbing shall be required, provided, however, the board of appeals may approve plans without curbs where such plans show other adequate means for the control of surface drainage, protection of the edges of the pavement and the roadway shoulder and for the prevention of erosion along the shoulder and berm of the roadway. All streets and appurtenant structures shall comply with the standards as required by the county road commission for subdivision streets.
- (2) The mobile home park primary walk system, including walks along main drives and secondary streets be as required by MAC R 125.1928.
- (3) All electric lines, from supply poles and leading to each mobile home stand, shall be underground and shall be provided with a three-wire balanced 115-230 volt supply. When separate meters are installed, each meter shall be located on a uniform standard post on the lot line of each mobile home stand. Wiring shall comply with Detroit Edison Code for mobile home parks.
- (4) There shall be provided an area of not less than 500 square feet for recreation, for each mobile home lot in the mobile home park, with a minimum area of not less than 25,000 square feet, which shall be no longer in length than two times its width located not more than 500 feet from the furthest mobile home lot served. Such area shall be developed and maintained by the management so as to provide healthful recreation for the children who may live in the mobile home park.
- (5) A 30-foot greenbelt shall be located and continuously maintained along all exterior boundary lot lines of a mobile home park not bordering upon a public or private street.
- (6) The front yard and the side yard adjacent to a street shall be landscaped and the entire mobile home park shall be maintained in a good, clean presentable condition at all times.
- (7) No business of any kind shall be conducted in any mobile home, trailer or building or on the premises of the mobile home park.
- (8) Streetlights and yard lights, sufficient in number and intensity to permit the safe movement of vehicles and pedestrians at night, shall be provided and shall be effectively related to buildings, trees, walks, steps and ramps.
- (9) All fuel oil and all gas tanks shall be located on each mobile home lot in a uniform manner. All tanks shall be of an approved type to comply with building code standards and shall be equipped with vent pipes and with fused valves. All tanks shall be elevated on noncombustible stands and placed on a concrete

precast base.

- (10) Each mobile home may be provided with one metal utility cabinet, which shall not exceed four feet in width, three feet in depth and five feet in height, which shall be uniform as to size and location throughout the mobile home park. All cabinets shall be kept clean and shall be maintained in a good condition.
 - (11) There shall be no storage underneath any mobile home and each mobile home lot shall be maintained in a clean and presentable condition at all times.
 - (12) Mobile home lot line fences shall be uniform in height and shall not exceed 30 inches in height and shall be constructed in such a manner as to provide firemen access to all sides of each mobile home.
 - (13) The grounds of the mobile home park shall be graded to drain properly.
- (f) *Duties of owners and operators.* It shall be the duty of the owner and operator of each trailer coach or mobile home park to enforce the following regulations:
- (1) The keeping of all domestic pets shall be in compliance with all township ordinances.
 - (2) The operation, maintenance and supervision of the mobile home park shall be by a responsible person at all times.
 - (3) It shall be the duty of each mobile home park owner and operator to report to the county health inspector and township supervisor, the existence of any unsanitary condition prevailing within the boundaries of this mobile home park. It shall be the duty of such owner and operator to notify the county health authorities of any person who is affected or suspected of being affected with any infections or communicable disease and to notify the proper township officials of any ordinance violations and to furnish the township at one-month intervals a statement showing the number of occupied mobile homes or trailer coaches in the mobile home park.
 - (4) It shall be the further duty of the mobile home park owner or operator, in order to safeguard against the hazards of fire, to prohibit the parking of any mobile home or trailer within such mobile home park not possessing two exits. One exit may be of an emergency type, provided that it is easily capable of being operated by small children and provided approval has been granted by the township or state fire marshal.
- (g) *Buildings.* All buildings shall meet the requirements of the township building code and the requirements of the state or the federal housing administration whichever is the most restrictive.
- (h) *Access.* All mobile home parks shall have at least 500 foot frontage along a major road of 120-foot right-of-way or greater, either existing or proposed on the thoroughfare plans of the county, state or township as may exist so as to provide adequate access to the mobile home park itself via roads of sufficient capacity to the park. In addition, all entrances and exits from county or state highways shall have the prior written approval of the county road commission and/or the state department of transportation.
- (i) *Permit required.* It shall be unlawful for any person to maintain or operate any mobile

home park or facilities therein unless such person shall first procure a permit therefor in accordance with this chapter.

- (1) *Content of application.* Application for a mobile home park shall be filed with the zoning administrator and shall contain the following:
 - a. The name and address of the applicant.
 - b. The location and legal description of the mobile home park.
 - c. A complete plan showing compliance with this chapter.
 - d. Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home park.
 - e. Such other information as may be requested by the board to enable it to determine if the proposed park will comply with all legal requirements.
- (2) *Transfer.* Any application for a transfer of the permit shall be treated in the same manner as an original application for a permit.
- (3) *Approval.* All applications for a permit shall be first submitted to the appropriate state agency and to the board of appeals. In order to determine and ensure that local school facilities are adequate, it shall be assumed that the school load for any mobile home park shall be based on one child of school age for each trailer or mobile home.

(Code 1992, § 19-284; Ord. No. 101, § 11.04, 3-23-1971)

Sec. 32-252. Site plan review.

For all uses permitted in an R-3 district, there must be site plan review as required under section 32-586.

(Code 1992, § 19-285; Ord. No. 101, § 11.05, 3-23-1971)

Sec. 32-253. Area, height, bulk, placement requirements.

The area, height, bulk and placement requirements in the R-3 district shall be in accordance with the schedule of regulations, division 15 of this article.

(Code 1992, § 19-286; Ord. No. 101, § 11.06, 3-23-1971)

Secs. 32-254--32-284. Reserved.