

CHAPTER X
"R-4" - RESIDENTIAL ZONE

(Ord. No. 9-81; 9/21/81)
(Ord. No. 15-83; 1/16/84)
(Ord. No. 11-89; 9/5/89)
(Ord. No. 09-01; 3/31/09)

SECTION 10.01 USE REGULATIONS. (Ord. No. 09-01; 3/31/09)

(a) Mobile Home Parks

(b) Any On-Site Use Wind Energy System, including Structure-Mounted Wind Energy Systems, which is 65 feet or less in total height subject to Section 2.46 herein.

SECTION 10.02 MOBILE HOME DEVELOPMENTS. Mobile home parks are permitted in the R-4 Zoning District provided they are in conformance with all applicable State laws, rules and regulations governing mobile home developments, including PA 419 of 1976, as amended, and this Ordinance.

SECTION 10.03 MINIMUM AREA AND MAXIMUM DENSITIES. Each mobile home park shall be owned and operated as one (1) entity or on a condominium basis. Mobile home developments shall contain a minimum of fifteen (15) acres.

SECTION 10.04 BUFFER ZONES. All mobile home developments shall provide and maintain a fifty (50) foot setback from any street that borders the mobile home park or development and a thirty (30) foot buffer zone from any mobile home and any boundary line of the mobile home park or development. When a buffer strip adjoins any residential zoning district, the following shall be provided:

(a) The buffer strip shall be graded with a continuous berm at least three (3) feet above the grade elevation at the common property line and depth of the buffer strip shall be at least twelve (12) feet. The berm need not be provided when adjacent to a mobile home park district and need only be provided if there is existing residential usage at the time of construction.

(b) All portions of the buffer strip shall be planted with grass, ground cover, shrubbery, or other suitable plant material.

(c) A minimum of one (1) deciduous tree plus one (1) additional deciduous tree shall be planted for each thirty (30) lineal feet of required buffer strip length. Required trees shall be planted at approximately thirty (30) foot intervals.

(d) A minimum of one (1) evergreen tree plus one (1) additional evergreen tree shall be planted for every ten (10) lineal feet of required buffer strip length.

(e) A minimum of three (3) intermediate shrubs shall be planted for every ten (10) lineal feet of required buffer strip length.

SECTION 10.05 MINIMUM LOT AREA. The mobile home park shall be developed with sites having five thousand five hundred (5,500) square feet per mobile home unit being served. This five thousand five hundred (5,500) square feet may be reduced by twenty (20) percent provided that the individual site shall be equal to at least four thousand four hundred (4,400) square feet. For each square foot of land gained through the reduction of the site below five thousand five hundred (5,500) square feet, at least an equal amount of land shall be dedicated as open space.

SECTION 10.06 MINIMUM MOBILE HOME SIZE. No mobile home in any mobile home development shall contain less than six hundred (600) square feet of living area.

SECTION 10.07 YARD REQUIREMENTS. The front yard of each mobile home development lot shall be no less than twenty (20) feet as measured from the nearest edge of the street pavement to the nearest wall of the mobile home. The rear yard of each lot shall be no less than ten (10) feet. No mobile home shall be within twenty (20) feet of any other mobile home.

SECTION 10.08 CORNER LOTS. Where a lot is bounded by two (2) streets, the front yard requirement shall be met for each street. No fence or structure over thirty (30) inches in height and no plantings whatsoever shall be located on any corner lot within the required front yards. No driveway for the parking of motor vehicles shall run the length of any front yard on the two front yards on a corner lot.

SECTION 10.09 STREET REQUIREMENTS. If two (2) way traffic is to be accommodated, the street pavement width shall be no less than twenty-four (24) feet. One (1) way traffic on a street is not permitted.

SECTION 10.10 PARKING. Parking shall be provided in off-street parking bays or on site with two (2) parking spaces for each mobile home and one visitor parking space for every three (3) mobile home sites. Each parking space shall be no less than nine and one-half (9-1/2) feet by twenty (20) feet in area.

SECTION 10.11 ACCESS FROM MAJOR STREETS. Each mobile home development shall have a minimum of two (2) access streets provided there are more than one hundred (100) mobile homes. If two (2) access streets are required, they must be at least one hundred fifty (150) feet apart.

SECTION 10.12 SIGNS. A maximum of one (1) identification sign is allowed at each access point to the mobile home development. Each such sign shall not exceed thirty-six (36) square feet in area and shall not be illuminated by any light source other than a continuous indirect white light. In those cases where signs are intended to be read from both sides, the combined total area of both sides when combined shall not exceed seventy-two (72) square feet.

SECTION 10.13 SALES PROHIBITED. The business of selling 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 on that site 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.

SECTION 10.14 UNDERGROUND UTILITIES. All public and private utilities shall be installed underground.

SECTION 10.15 SITE IMPROVEMENTS. Each mobile home shall be provided with a continuous pad of four (4) inches thick concrete running the full length and width of the mobile home or pier at least forty-two (42) inches deep below grade. Each pad shall be equipped with anchors or tie-down equipment meeting the requirements of an approved Construction Code anchoring system. Skirting shall be installed along the base of each mobile home sufficient to hide the undercarriage and supports from view and shall meet the requirements of the rules of the Mobile Home Commission.

SECTION 10.16 SIDEWALKS. Paved sidewalks shall be provided on one side of main collector streets within the mobile home development. The sidewalks shall be a minimum of three (3) feet in width and be adjacent to each street.

SECTION 10.17 STREETS AND PARKING AREAS. All street and parking areas in a mobile home development shall be hard surfaced with either Huron concrete or bituminous concrete.

SECTION 10.18 REFUSE DISPOSAL. Each mobile home development shall provide an effective system of garbage and rubbish storage, collection, and disposal in accordance with the rules and regulations of the Michigan Department of Public Health.

SECTION 10.19 LIGHTING. Each mobile home development shall be provided with sufficient lighting to meet the rules of the Mobile Home Commission.

SECTION 10.20 CENTRAL ANTENNA. Each mobile home development may have a master underground television antenna system. Exterior television and radio reception and transmission antennas and towers are not permitted on individual mobile homes or on individual mobile home sites.

SECTION 10.21 GROUND COVER. All exposed ground surfaces in the mobile home development, in order to prevent erosion, must be sodded, seeded or covered with ornamental stone and shall be in accordance with the Kent County soil erosion criteria.

SECTION 10.22 DRAINAGE.

(a) In the event a storage drain system for water leaving the mobile home park is necessary, construction of storm drainage systems shall be in accordance with the standards and specifications adopted by the Kent County Drain Commissioner. All proposed storm drainage construction plans for such systems for water leaving the site shall be approved by the Kent County Drain Commissioner or the Department of Public Health and shall be in accordance with all the rules and regulations thereof.

SECTION 10.23 STORAGE AREAS. No storage of any personal property except licensed operable motor vehicles shall be stored outside or under any mobile home. Storage sheds may be utilized for any such storage but need not be supplied by the owner of the mobile home development.

SECTION 10.24 RECREATION VEHICLE STORAGE. 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.

SECTION 10.25 OPEN SPACE. Each mobile home park shall include an open space area equal in size to no less than twenty-five thousand (25,000) square feet or two (2) percent of the gross acreage, whichever is greater. All open space areas shall be centrally located, well drained, and accessible to all residents of the mobile home park.

SECTION 10.26 STORM SHELTER. A storm shelter or shelters of sufficient size to provide safe refuge for all inhabitants of mobile home park shall be provided.

SECTION 10.27 (*Water Connection Required*) Connection shall be made to any public water system which is available within five hundred (500) feet of the mobile home development.

SECTION 10.28 HEIGHT. No building or structure shall exceed a height of thirty-five (35) feet.

SECTION 10.29 (*Site Development Plan*) Prior to the granting of a building permit, a site development plan shall be submitted and approved by the Building Inspector showing that it meets all the requirements of the Zoning Ordinance and the requirements of the Mobile Home Commission.

SECTION 10.30 SITE PLAN REVIEW. A site plan review shall be provided for those uses as required by Chapter XVIII herein. (Ord. No. 11-89; 9/5/89)