

ARTICLE 7
"R-4" MOBILE HOME PARK DISTRICT

7.01 DESCRIPTION AND PURPOSE

This district is intended to accommodate the particular needs of mobile homes situated in mobile home parks. It is recognized that properly located mobile home parks can provide important alternate and affordable housing opportunities for city residents.

7.02 PERMITTED LAND USES

The following uses of land and buildings are permitted by right:

- A. Mobile home parks.
- B. Family day-care homes.
- C. Home occupations, as permitted in Article 17.

7.03 SPECIAL LAND USES

The following uses of land and buildings may be permitted upon obtaining approval as a special land use pursuant to the procedures and requirements of Article 19:

- A. Adult day-care homes.
- B. Public or institutional uses.

7.04 ACCESSORY USES AND BUILDINGS

Accessory uses incidental to the mobile home park are permitted, provided that they are intended for use only by the residents of the mobile home park.

7.05 SITE DEVELOPMENT REQUIREMENTS

- A. All mobile home parks shall conform to the standards specified in Act 96 of the Public Acts of 1987, as amended; the Mobile Home Commission Rules, March 1987, as amended; and the Department of Public Health, Bureau of Environmental and Occupational Health, Mobile Home Parks and Seasonal Mobile Home Parks Health Standards, May 26, 1984, as amended.

- B. All mobile homes shall be skirted within 90 days of placement within the mobile home park and must meet the standards of Act 96 of the Public Acts of 1987, as amended.
- C. All mobile homes shall be anchored, when installed in a mobile home park, with only those systems that are approved by Act 96 of the Public Acts of 1987, as amended.
- D. Mobile homes, permanent buildings and facilities, and other structures shall not be located closer than 20 feet from the property boundary line. If said structures abut a public right-of-way, they shall not be located closer than 50 feet from the boundary line, except that if the boundary line runs through the center of the public road, the 50 feet shall be measured from the road right-of-way.
- E. Mobile home parks shall be screened from view as follows:
 - 1. If the mobile home park abuts an existing residential development, the park shall be required to provide screening along the park boundary abutting the residential development.
 - 2. If the park abuts a non-residential development, the park need not provide screening.
 - 3. In all cases, however, a park shall provide screening along the park boundary abutting a public right-of-way.
- F. The screening shall consist of evergreen trees or shrubs of a minimum 5 feet in heights that are spaced so that they provide a continuous screen upon maturity. Alternative screening devices may be utilized if they conceal the mobile home park as effectively as the required landscaping described above.
- G. The sales of new or used mobile homes are only permitted within the mobile home park on sites approved for permanent occupancy and accessory to the use of the park for dwelling purposes.
- H. All public and private utilities shall be stored underground.

7.06

APPROVAL PROCESS

- A. Four copies of a preliminary plan shall be submitted to the planning commission for preliminary approval. The preliminary plan shall include the location, layout, general design, and a

general description of the project in sufficient detail for the city to determine compliance with this ordinance and other applicable laws or regulations.

- B. Approval of the preliminary plan shall be given if it conforms to applicable laws and ordinances not in conflict with Act 96 of 1987, as amended.
- C. The city shall return the preliminary plan to the developer, either approved, modified, or disapproved, within 60 days after it receives the preliminary plans; otherwise, the preliminary plan shall be considered approved.
- D. The final plans shall be reviewed and approved by the Department of Commerce or its successor agency.

7.07

GENERAL PROVISIONS

All applicable provisions in Article 17 shall be met.