

Section 600: Purpose

The MH mobile home districts are designed to provide for the appropriate location of and requirements for mobile home parks. Mobile home parks possess characteristics of site development, use and density which are unique. Such characteristics are more intensive than those of one-family residential districts and, therefore, mobile home parks are treated as a distinct zoning district.

Section 610: Principal Uses Permitted

In an MH mobile home district, no building or land shall be used and no building shall be erected except for the following specified use unless otherwise provided in this Ordinance and further subject to the review and approval of the site plan by the Planning Commission:

1. Mobile home parks, which parks may include the following:
 - a. Mobile homes;
 - b. One (1) management building exclusively provided for the conducting of business operations of the mobile home park in which located;
 - c. Utility buildings for laundry facilities and auxiliary storage space for tenants or management of the mobile home park;
 - d. Community building for the accessory use of tenants of the mobile home park in which located;
 - e. Recreation facilities such as, but not limited to swimming pools, play fields or courts or passive recreation areas;
 - f. The sale of mobile homes, provided that:
 - (1) Such sale is clearly accessory to the occupancy of individual lots within the mobile home park;
 - (2) Any such homes offered for sale shall be located upon an improved mobile home lot.
 - (3) Real estate signs shall be accessory to the mobile home being sold and shall be limited to one (1) sign per building not to exceed sixteen (16) square feet in area.

- (4) Banners, streamers and pennants shall not be displayed;
- g. Accessory structures and uses customarily incident to any principal use permitted.

Section 620: Application, Approval Procedures

1. Preliminary Site Plan.
 - a. An application for approval of a mobile home park shall require submission of a preliminary site plan to the Planning Commission for review and approval.
 - a. Preliminary site plans and specifications of the proposed mobile home park shall be submitted in accordance with Section 1670, Site Plan Review.
 - b. The preliminary plan shall be submitted to the County Road Commission, the County Health Department, and the County Drain Commission where required by Section 11 of Act No. 419 of the Public Acts of Michigan of 1976 (MCL 125.1111, MSA 19.855(11), as amended.
 - c. The Planning Commission shall either approve, modify or disapprove the site plan within sixty (60) days of the date of receipt of the preliminary plan.
 - d. The preliminary site plan shall be approved by the Planning Commission prior to submission of a final site plan. If the Planning Commission does not approve the preliminary plan, it shall indicate the reasons for such denial in the minutes of the Planning Commission meeting. The applicant shall have the right to appeal such decision of the Planning Commission to the Council, provided it is done so in writing within seven (7) days of the Planning Commission meeting at which the denial took place.
2. Final Site Plan.

For purposes of record keeping, three (3) copies of drawings, approved by the state for construction, shall be submitted to the City by the applicant. Building permits are not required by this section.

Section 630: Required Conditions

Uses permitted in Section 610, Principal Uses Permitted, shall be subject to the regulations and standards as provided for and promulgated under Act. No. 419 of the Public Acts of Michigan of 1976 (MCL 125.1101 et seq., MSA 19.855(1) et seq.) as amended, are hereby adopted and shall apply to and control in all mobile home parks.