

Section 8.00 – Preamble

The Mobile Home Park Districts are intended to provide locations for mobile home uses in a planned and coordinated park setting. It is intended that such Districts have the following characteristics:

- Facilities for continual long-term residential use on a non-recreational basis rather than for temporary transient travel trailer use;
- Adequate space and facilities for healthful living conditions for the occupants;
- An interior road system that provides safe and adequate access to each mobile home site.

Mobile Home Park Districts are typically mapped so as to serve as transitions between non-residential districts and single-family residential districts. These districts shall have direct access onto an existing or proposed major thoroughfare.

Section 8.01 – Principal Uses Permitted

The following uses shall be permitted subject to any limitations described herein and subject to the requirements of Act 419 of the Public Acts of 1976 as amended:

- A. Mobile home park for mobile homes used for residential purposes.
- B. Agricultural and farming use including livestock and poultry raising, dairying, horticulture, forestry, sod farming and similar agricultural enterprises or use of land and structure.

Section 8.02 – Accessory Uses Permitted

The following accessory uses shall be permitted subject to any of the limitations described herein and in Section 27.02:

- A. Accessory buildings, structures, and uses customarily incidental to the principal use when they are located on the same property, and not involving any business, profession, trade or occupation other than those specifically permitted in the Mobile Home District in accordance with Act 419 of the Public Acts of 1976, as amended.
- B. General services building containing laundromat facilities and other services for the use of the residents of the mobile home park.
- C. If recreational vehicles are permitted within the park area, recreational vehicle storage area for the storage of camping trailers, boats, boat trailers, snowmobiles, and similar items shall be permitted. Such storage area shall be fenced, hard-surfaced, and contain at least one hundred (100) square feet of parking area per mobile home.
- D. In addition, each individual mobile home may have one (1) outdoor utility building which shall not exceed eight (8) feet in width, eight (8) feet in depth, and six (6) feet in height. It shall be the responsibility of the individual mobile home owners to provide any outdoor utility buildings.

Section 8.03 – Uses Not Permitted

Non-residential uses shall not be permitted in any mobile home or building or on the premises of a mobile home park. However, the operation of the park and its incidental services, or the in-park sale of a mobile home by a tenant or licensed dealer or broker shall not be denied by the Township.

Section 8.04 – Required Conditions

All activities and uses in this District shall comply with the following required conditions, except where an existing building is legally in nonconformance with certain conditions, or where a variance from the conditions has been legally granted by the Zoning Board of Appeals. (*amended 01.30.86*)

- A. Site Plan Approval. The proprietor shall submit a preliminary site plan approval pursuant to the requirements set forth in Section 30.01 of the Zoning Ordinance and Michigan Act 419 of the Public Acts of 1976, as amended.
- B. Outside Storage.
 - 1. The outside storage of materials, supplies, vehicles, equipment or similar items shall be allowed only when such storage is specifically shown on the preliminary site plan as approved by the Planning Commission.
 - 2. The location of outside storage areas shall be approved by the Planning Commission.
 - 3. Outside storage areas shall be completely fenced with a chain link fence at least eight (8) feet high.
 - 4. Outside storage areas shall be screened from view from all roadways. This screening shall be either opaque screening or evergreen landscape screening, in accordance with the provisions set forth in Section 27.05.
 - 5. No storage of any kind of combustible material shall be permitted beneath any mobile home.
- C. Minimum Parcel Size.
 - 1. The minimum parcel size shall be fifteen (15) acres for a mobile home park as a whole.
 - 2. The mobile home park shall be developed with sites averaging five thousand five hundred (5,500) square feet per mobile home unit. This five thousand five hundred (5,500) square feet for any one (1) site may be reduced by twenty percent (20%) 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 a site below five thousand five hundred (5,500) square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open space and distance requirements be less than that required under R 125.1946, Rule 946 and R 125.1941 and R 125.1944, Rules 941 and 944 of the Michigan Administrative Code.
- D. Off-Street Parking.
 - 1. A minimum of two (2) parking spaces shall be provided for each mobile home site.
 - 2. Parking for visitors at the rate of one (1) parking space for every three (3) mobile home sites shall also be provided.
 - 3. One (1) parking space for each two hundred (200) square feet of building area for accessory buildings, structures, or community buildings shall be provided.
 - 4. The required parking spaces shall be located no further than two hundred (200) feet from the structures they are intended to serve.
 - 5. The internal roadway, driveways, and parking areas shall be curbed and consist of hard surfaced concrete, blacktop, or equivalent in accordance with Rules 921 through 924 of the Mobile Home Park Commission Rules. Mountable or integral curbs may be used.
- E. Landscaping.

1. A landscape plan shall be submitted to the Planning Commission for approval. The landscape plan shall specify materials and landscape treatment, based on the requirements of Section 27.05 of this Ordinance for such items. This landscape plan shall be part of, or accompany, the preliminary site plan.
 2. Landscape improvements shall, with the exception of ingress and egress lanes, be provided along all developed sides of the MHP District. These improvements shall be at least ten (10) feet in width and may be part of the buffer zone.
 3. The Mobile Home Park District shall be screened from view from any adjoining residentially zoned or residentially used property. Such screening shall consist of earth berms or evergreen landscaping or both.
 4. All landscaping and screening shall be maintained in an attractive, litter-free, safe and healthy condition. Maintenance of all landscaping shall be of sufficient frequency to prevent overgrowth and deterioration from the original condition.
 5. Each mobile home site, except for that portion constituting the pad for the mobile home, shall be landscaped with suitable ground cover, in accordance with the landscape standards set forth in Section 27.05 of this Ordinance.
- F. Sign Regulation. All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 138. *(amended 10.08.98, 02.21.06)*
- G. Lighting Requirements.
1. All lighting used to illuminate buildings, signs, and/or off-street parking areas shall conform to Rules 929 and 932 of the Mobile Home Park Commission Rules.
 2. Such lighting shall be arranged or shielded so as to direct the light away from adjoining properties, and so arranged that the lighting source shall not be directly visible from the adjoining property.
- H. Public Road Access.
1. The mobile home park shall have direct access to an existing or proposed major thoroughfare as shown on the Township Master Plan.
 2. Streets shall be provided in the mobile home park for convenient access to every mobile home site and to all other facilities in the mobile home park.
 3. The street system shall provide convenient vehicular circulation.
 4. Closed ends of dead-end streets shall be provided with a turning circle of not less than sixty (60) feet outside radius.
 5. All streets shall meet construction standards of Rules 921 and 922 of the Mobile Home Commission Rules.
 6. No parking shall be permitted on any roadway except for visitor parking as provided for in the approved preliminary site plan.
 7. All mobile home lots shall abut a hard surface roadway.
 8. All streets shall be lighted in accordance with current Michigan Department of Commerce, Mobile Home Commission Rules.

9. All local roadways within the mobile home park, excluding any portion to be used for parking, shall have a minimum pavement width in accordance with current Michigan Department of Commerce, Mobile Home Park Commission Rules.

I. Utilities.

1. Water systems and sanitary sewers shall comply with the current Michigan Department of Public Health, Mobile Home Park Standards.
2. Mobile home parks shall be provided with fire hydrants. Fire hydrants located in mobile home parks shall conform to the Orion Township Fire Ordinance.
3. Electrical and telephone distribution lines shall be placed underground pursuant to Rule 603(d) 932, 933 and 940 of the Mobile Home Commission, General Rules.
4. Individual fuel oil systems shall not be permitted.
5. The mobile home park shall provide a system of garbage and rubbish storage, collection, and disposal, subject to the approval of the Department of Public Health.

J. Covered Trash Areas.

1. Mobile Home Park refuse storage and disposal shall be in accordance with Rules 325.3351 through 325.3354 of the Michigan Department of Public Health Mobile Home Park standards. If dumpsters are used, they shall be surrounded on three (3) sides by masonry brick-type walls one (1) foot higher than the receptacle. The fourth side of the enclosed area shall consist of an opaque screening material and shall be equipped with a lockable gate consisting of some type of screening material.
2. The Planning Commission may, at their discretion, waive the requirements for a covered trash receptacle as described herein, if, after considering the nature of the operation being proposed, the Commission determines that the amount of trash generated can be adequately disposed of without use of an outside trash receptacle.
(amended 01.30.86)

K. Loading and Unloading.

1. If provided, all loading and unloading areas shall be located only at the rear of any building.
2. In no instance shall loading and unloading areas be located where they will interfere with parking or ingress and egress to any building.

- L. Performance Guarantee Requirement. The Planning Commission shall require a performance guarantee to be deposited with the Township Clerk in accordance with the provisions set forth in Section 30.09, to ensure that necessary and required improvements proposed on the site plan will be completed. *(amended 08.15.16)*

M. General.

1. Project processing. A mobile home park construction project shall be processed according to the Mobile Home Commission Rules promulgated pursuant to Act 419 of the Public Acts of 1976, as amended.
2. Inspection. Each mobile home site, prior to initial occupancy shall be inspected by the appropriate departments of the Township for compliance with the appropriate Sections of Act 419 of the Public Acts of 1976, as amended.
3. Anchoring System. Each mobile home shall be anchored with an approved anchoring system in accordance with Rules 605 through 608 of the Mobile Home Commission Rules.

4. Pillars. Each mobile home site shall be provided with appropriate pillars complying with the current Michigan Department of Commerce, Mobile Home Commission Rules.
5. Skirting. Skirting is required on any mobile home, and shall be vented, fire resistant, and have access panels and comply fully with current Michigan Department of Commerce, Mobile Home Commission Rules.
6. Patio Area. If the outdoor patio is to be provided, it shall be a minimum of one hundred fifty (150) square feet, conveniently located near an entrance to the mobile home and appropriately related to open areas of the lot and other amenities on the site so as to provide a suitable outdoor living space to supplement the interior space of a mobile home.
7. Sidewalks.
 - a. A system of hard-surfaced sidewalks that may constitute an appropriate pedestrian circulation system shall be provided throughout the mobile home park. These hard-surfaced sidewalks shall be not less than three (3) feet in width and not less than four (4) inches in thickness.
 - b. The secondary walkways, including walks from each mobile home entrance to the primary walk system, shall be not less than four (4) inches thick.
 - c. Sidewalks and secondary walkways constructed pursuant to this section shall otherwise be constructed in accordance with Ordinance No. 97. *(added 02.03.03)*
8. Open Space.
 - a. Open space shall be provided and shall cover a total area of not less than five hundred (500) square feet per dwelling unit or a minimum of twenty five thousand (25,000) square feet per development, whichever is greater. In order to attain this standard, the developer may use the area obtained through lot reduction, as set forth in Section 804 (C)(2) herein and Rule 946 of the Mobile Home Commission Rules.
 - b. All optional improvements for open space shall comply with the current Michigan Department of Commerce, Mobile Home Commission Rules.
9. State Rules. The Michigan State Department of Commerce, Mobile Home Commission Rules shall apply herein on specific items not covered by this Ordinance. Wherever conflict may exist between this Ordinance and the Rules, the Mobile Home Commission Rules shall apply.
10. Safety Paths. Construction of safety paths for pedestrian use and use by non-motorized vehicles shall be required in conjunction with the development of all parcels in this zoning district. The safety paths shall conform to the specifications outlined in Section 27.06 (F) and Ordinance No. 97. *(amended 01.05.87, 02.03.03)*

Section 8.05 – Area and Bulk Requirements

A. MOBILE HOME PARK (Applies to Mobile Home Park as a whole and to the individual mobile homes or other buildings located closest to exterior boundaries.)

- 1 Front Yard Setback 50 feet*
- 2 Rear Yard Setback 50 feet
- 3 Side Yard Setback 50 feet*
- 4 Minimum Site Area 15 acres
- 5 Maximum Height of Any Structure 2 stories

* Required screening, greenbelts, and landscaping may be located in the setback area. All setbacks shall be measured from the park boundary line. Where the park is adjacent to a street or road, the street or road right-of-way shall be considered the same as the park boundary line.

B. INDIVIDUAL MOBILE HOMES AND ACCESSORY BUILDINGS. (Setbacks apply to roadways and adjacent mobile homes or buildings.)

- 1 Front Yard Setback 15 feet
- 2 Rear Yard Distance Between Mobile Homes 25 feet¹
- 3 Side Yard Distance Between Mobile Homes 20 feet¹
- 4 Average Lot Area 5,500 sq. ft.²
- 5 Maximum Height of Structure 2 stories

FOOTNOTES:

¹Setbacks indicate the minimum distance from the rear or side of one mobile home to the rear or side of an adjacent mobile home. (See Illustration 8.00)

²Site size may be reduced by twenty percent (20%) for any one site provided an equal amount of land is set aside as open space, in accordance with Section 8.04 (C)(2) herein and Rule 946 of the Mobile Home Commission Rules.

THOROUGHFARE

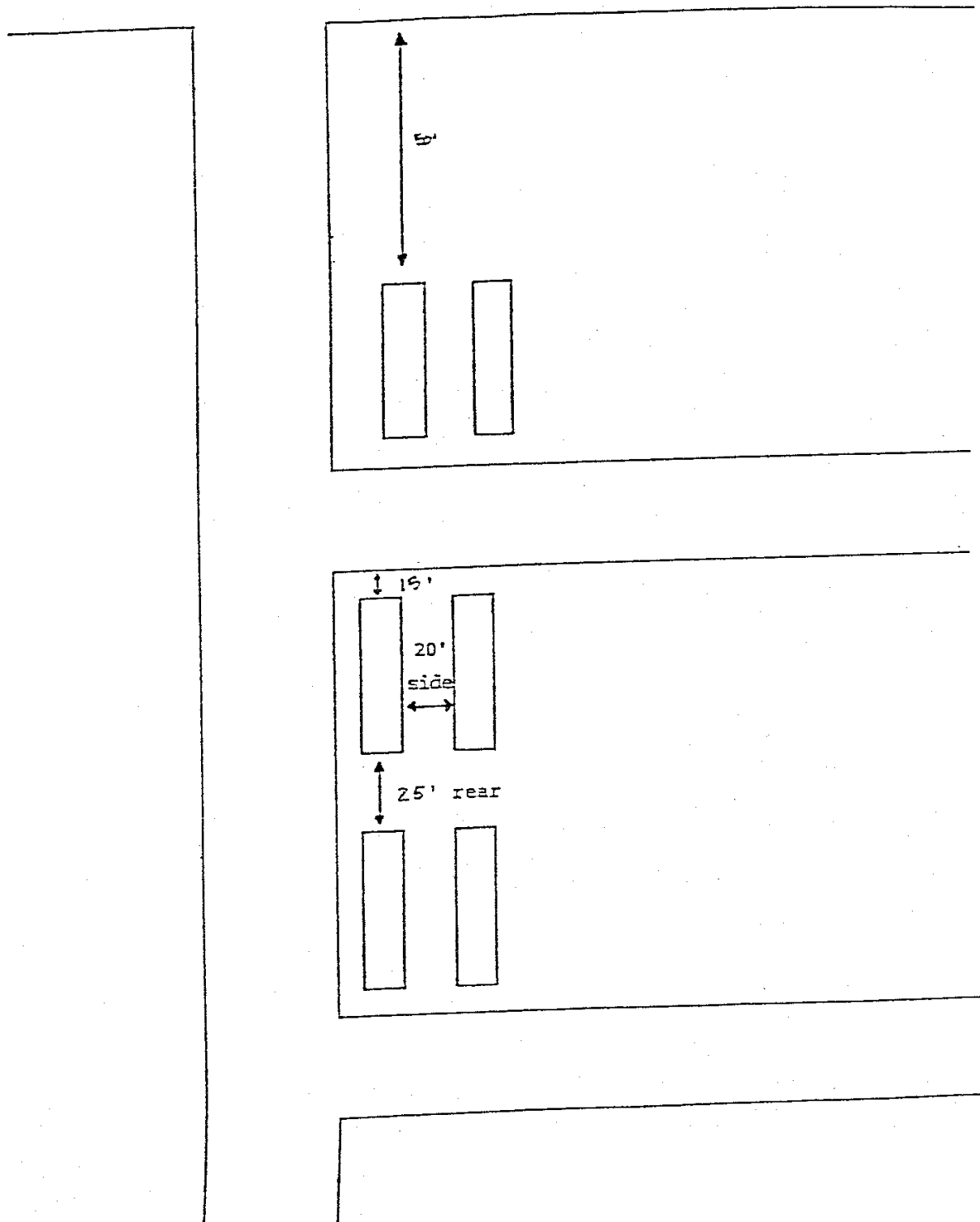


Illustration 8.00

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