

ARTICLE IX
DISTRICT REGULATIONS
MANUFACTURED HOUSING COMMUNITY MH

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Section 9.0 Manufactured Housing Community District (MH)

In addition to the requirements specified in Article III, General Provisions, the following regulations shall apply to the uses in the Manufactured Housing Community District:

Section 9.1 Intent

This district is intended to provide for the location and regulation of manufactured housing communities. It is intended that manufactured housing communities be provided with the necessary community services in a setting that provides a high quality life for residents, and residential development standards consistent with all other residential districts.

Determining the appropriate location for a manufactured home park community is a unique task and may have an impact on adjacent and surrounding land uses. A manufactured housing community contains specific site conditions unlike other types of residential development. Sites with an abundance of natural features such as forested areas, wetlands, steep slopes, productive cropland, and sites without road and utility infrastructure to support a high density living environment are not found to be suitable for the development of a manufactured housing community.

In light of these parameters, and in the absence of a detailed resource inventory in the Townships, coupled with the absence of public water and sewer facilities, and incomplete road infrastructure, the Townships has elected to allow this district to “float”, thus placing the responsibility for the site analysis on the applicant for the placement of this district.

The Townships and its residents will rely on the Master Plan, the standards contained in the Zoning Ordinance, and the review standards and requirements of this Section to determine future use, and to judge and evaluate rezoning requests under this Section.

Section 9.2 Rezoning Application

Applications to amend the Zoning Ordinance to establish a manufactured home community district shall be evaluated in accordance with the following standards:

- A. There must be available public water and wastewater facilities or, if not available, private water and septage disposal facilities that meet or exceed both state and local health department standards, ordinances and regulations. All such facilities, where public or private, shall also comply with the regulations of the Michigan Manufactured Housing Commission.
- B. Absence of unique natural features such as:
 - 1. The property must not be covered by more than fifteen percent (15%) of wetlands as defined under Chapter 324 of Michigan’s Natural Resources and Environmental Protection Act, as amended.

2. The property shall not have slopes in excess of ten (10%) percent over more than twenty (20%) of its surface.
3. The property must be located on or have direct access to an all weather Class A road, county primary road or paved county secondary road.
4. Within one and one-half mile of commercial land uses, providing neighborhood and convenience shopping, and community services such as schools and churches.

Section 9.3 Uses Permitted

The use of all lands and premises shall be limited to the following uses. These uses are allowed by right, without the need for site plan approval, with the appropriate land use permit, and subject to the general provisions outlined in Article III:

- A. Manufactured Housing Communities subject to the developmental standards and requirements of the Manufactured Housing Commission Act, Act 96 of 1987, as amended, and as administered by the Michigan Manufactured Housing Commission.
- B. Household WECS subject to Section 3.34.

Section 9.4 Uses Permitted with Site Plan Approval

The following uses are allowed by right, subject to site plan approval as specified in Art XIII, Section 13.4.A, with the appropriate land use permit, and subject to the general provisions outlined in Article III:

- A. Home Based Business subject to Section 3.12.
- B. Churches and related religious facilities.
- C. Multiple Family Dwellings.

Section 9.5 Uses Permitted Subject to Special Use Approval

The following uses are allowed subject to special use and site plan approval, and subject to the general provisions outlined in Article III:

- A. Commercial Recreation Enterprises, Clubs and Fraternal Organizations.
- B. Telecommunication Towers and Alternative Tower Structures and Commercial WECS.

Section 9.6 Additional Standards

In addition to the above referenced standards and requirements, uses in this District are subject to requirements outlined in Article III, General Provisions such as:

- A. Outdoor Lighting as regulated in Section 3.20
- B. Signs as regulated in Section 3.21.
- C. Landscaping as regulated by Section 3.28.

Section 9.7 Lot Size, Width, Setbacks and Access for Uses Other Than Manufactured Housing Communities.

- A. Lot Size – The minimum site size shall be ten (10) acres for a Manufactured Housing Community.
- B. Lot Size – The minimum size shall be two and one half (2 ½) for all other uses.
- C. Lot Width – Each lot or parcel shall have a minimum width of five hundred (500) feet of frontage on a public or private road.
- D. Setbacks-
 - 1. Front – Fifty (50) feet.
 - 2. Sides – Ten (10) feet.
 - 3. Rear – Ten (10) feet.
 - 4. Water Setback – No structure shall be placed or erected within fifty (50) feet or the ordinary high water mark, edge of water, shoreline, vegetative line or top of bank of any lake, stream or watercourse.
 - 5. Height – Thirty Five (35) feet.
- E. Access – Each lot or parcel used for commercial purposes shall provide proper access for the delivery of shipping of merchandise and supplies without impeding vehicular or pedestrian traffic. Adequate off-street parking shall be provided at the minimum of one (1) additional parking space for each three hundred (300) square feet of total enclosed building space. Subject to the provisions of Article XIII, Site Plan Review. Manufactured Housing Communities must follow Manufactured Housing Commission standards.