

**ARTICLE 10
MHP MANUFACTURED HOME PARK DISTRICT**

SECTION 10.00 INTENT

This district is established to provide for the harmonious use of manufactured home dwellings in a concentrated area to meet the housing needs of the residents. The development of the manufactured home park is governed by the provisions of this ordinance, and also by the requirements of Public Act 96 of 1987, as amended, and by the Michigan Manufactured Housing Commission rules promulgated pursuant to Act 96. The manufactured home park also shall comply with the Michigan Administrative Code for Manufactured Home Parks and Seasonal Manufactured Home Parks. Compliance with State or Federal requirements does not waive the preliminary plan review and site development requirements contained in this Article.

SECTION 10.01 PERMITTED PRINCIPAL USES

- A. Manufactured home park.
- B. Seasonal manufactured home park.

SECTION 10.02 PERMITTED ACCESSORY USES

- A. Buildings, structures, and uses customarily accessory to any of the permitted principal uses.

SECTION 10.03 GENERAL REQUIREMENTS FOR MHP USES

Manufactured home parks and seasonal manufactured home parks are subject to the following provisions.

- A. **Preliminary Plan.** The developer of a manufactured home park shall provide the Tyrone Township Planning Commission with ten (10) copies of the manufactured home park preliminary plan prepared pursuant to Section 11 of Act 96. Copies of the preliminary plan may be submitted simultaneously to the County Health Department, County Drain Commissioner and County Road Commission. The preliminary plan shall contain the following information:

1. **Area and Dimensions.** Area and dimensions of the tract of land at a scale of at least one inch equals one hundred feet (1" = 100'). A north arrow also shall be included;
 2. **Location Map.** A location map indicating the relationship of the site to surrounding land uses including the respective zoning of the abutting properties whether separated by roadways or not;
 3. **Sites and Open Space.** Number, location, and dimensions of manufactured home sites and common open space;
 4. **Emergency Shelter.** Location and capacity of the manufactured home park severe weather shelter, if any;
 5. **Roads and Parking.** Location and width of roadways, walkways (if any), and parking areas;
 6. **Water and Wastewater.** Source of water supply system, waste water treatment facility, and storm water retention, if applicable; and
 7. **Permanent Buildings.** Location and usage of permanent community service buildings.
- B. Site Standards.**
1. **Minimum Parcel.** Manufactured home parks shall not be permitted on parcels less than fifteen (15) acres in size.
 2. **Minimum Unit Area.** An individual manufactured home site shall have a minimum area of 5,500 square feet. The size may be reduced by up to twenty (20) percent, provided that the site shall be at least 4,400 square feet. For each square foot of land gained through the reduction, an amount of land equal to the total area reduction shall be dedicated as open space. The open space requirement shall be the standard in R125.1946, Rule 946 of the Michigan Administrative Code.
- C. Rezoning.** If the request is to rezone property for a manufactured home park, the rezoning review and public hearing notice are pursuant to the requirements of the Township Rural Zoning Act, Act 184 of 1943, as amended, being sections 125.271-125.301 of the Michigan Compiled Laws.

- D. Review Period.** The Planning Commission shall have sixty (60) days from receipt of the preliminary plan from the developer, to either approve, modify, or disapprove the plan. If the Planning Commission fails to return the plan to the developer within the 60-day period, the plan shall be considered approved.
- E. Building Codes.** All site-built structures and utilities, subject to the referenced standards of rules 125.1934 through 125.1940 of the Michigan Administrative Code, to be erected, constructed, altered, or repaired in a manufactured home park shall comply with all applicable codes of the Township, the State of Michigan, the U.S. Department of Housing and Urban Development and the Manufactured Housing Commission, including building, electrical, plumbing, liquefied petroleum gases and similar codes, and shall require permits issued therefore by the appropriate offices. However, a manufactured home built prior to June 15, 1976 shall have been constructed to the State of Michigan Standards in effect at that time.
- F. Certificate of Occupancy.** Before any manufactured home can be occupied in the manufactured home park, the unit shall be inspected and receive a certificate of occupancy from the county building official. The occupancy permit is to supplement licensing requirements in R125.1816 and R125.1817 of the Michigan Administrative Code.
- G. Improvements and Additions.** A county building permit shall be required before the construction or erection of any porch whether enclosed, partially enclosed or unenclosed. A building permit shall be required for any additions to the principal unit. A building permit shall be required for any detached structure, such as a garage or carport that exceeds one hundred (100) square feet in size.
- H. On-Site Storage.** The on-site storage of boat trailers, boats, camping trailers, horse trailers and similar recreational equipment shall be prohibited on manufactured home sites and in designed open space areas. The manufactured home park may provide, within the confines of the park, a common outdoor storage area for the storage of the above mentioned equipment. Said storage area shall be screened from view with plant material or man-made screening devices. Common laundry drying areas, trash collection stations, and similar equipment and facilities shall also be screened from view by plant material and/or man-made screens.
- I. Travel Trailers.** Travel trailers or recreational vehicles shall not be occupied as permanent living quarters in a manufactured home park.
- J. Additions and Alterations.** Project changes that are additions and alterations to the approved plans and specifications under which the park was originally constructed, may require a county building permit. Such additions and alterations shall include

storage sheds, other accessory buildings and utility installations proposed to be located in the manufactured home park where such sheds, accessory buildings and utility lines were not included in the plans that were approved by the Planning Commission. The permit shall be secured only after the State of Michigan approves all changes and alterations according to R125.1950 of the Michigan Administrative Code. The developer of a manufactured home park shall not be required to obtain a building permit to alter or expand the park, a process exclusively governed by Michigan Administrative Rule 950. Building permits may be required for site constructed structures within the park, such as community buildings, sheds, carports and garages, as specified herein.