

ARTICLE VIII
MH MOBILE HOME PARK DISTRICT

SECTION 800. INTENT

The MH Mobile Home Park District is established to provide for higher density detached single-family housing. Mobile home parks are not directly compatible with conventional single-family subdivisions because: 1) mobile home parks are higher in density than conventional single-family subdivisions; 2) mobile home parks are developed with private street systems, thereby creating an interruption in the continuity of the local public street system; and 3) mobile home parks occupy substantial tracts of land. The substantial tracts of land occupied by mobile home parks can make them more incompatible with conventional single-family subdivisions than are multiple-family developments, which typically are small in Highland Township. This ordinance locates mobile home parks in areas where they have been previously established and/or where they will be most compatible with existing and future development. Regulations set forth in this Article for mobile home parks shall apply equally to mobile home condominiums.

SECTION 801. PRINCIPAL USES PERMITTED BY RIGHT: MH DISTRICT

In the MH Mobile Home Park District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

- 801-1. Mobile home dwelling units located in mobile home parks and mobile condominium developments. Mobile homes shall meet the Mobile Home Construction and Safety Standards of the U.S. Department of Housing and Urban Development and shall bear a U.S. Department of Housing and Urban Development seal so indicating.
- 801-2. Essential services as set forth in Section 1801.

SECTION 802. ACCESSORY STRUCTURES PERMITTED BY RIGHT MH DISTRICT

The following land and/or structure uses shall be permitted by right as accessory structures and uses in the MH District, subject to the lot size, yard and building bulk requirements set forth in this Article:

- 802-1. Mobile home park office facilities which are designed and used exclusively for the business operation of the mobile home park in which they are located.
- 802-2. Mobile home park community centers, recreation facilities and open spaces which are designed for and used exclusively by the residents of the mobile home park in which they are located.
- 802-3. Mobile home park swimming pools which are designed for and used exclusively by the residents of the mobile home park in which they are located. Swimming pools shall be subject to the regulations of Section 1713.
- 802-4. Mobile home park laundry, storage and other utility facilities which are designed for and used exclusively by the residents of the mobile home park in which they are located.

- 802-5. Mobile home park maintenance and service facilities which are designed and used exclusively for activities attendant to providing maintenance and other services for the mobile home park in which they are located.
- 802-6. Home occupations as defined in Article II.
- 802-7. Signs as permitted in Article XV.
- 802-8. Other accessory land and/or structure uses customarily incidental to principal uses permitted by right.

SECTION 803. RESTRICTIONS ON ACCESSORY STRUCTURES AND USES

No accessory structure shall be constructed on any lot prior to the time of construction of the principal structure or establishment of the principal use to which it is accessory.

SECTION 804. COMMERCIAL SALES OF MOBILE HOME UNITS FOR OFF-SITE PERMITTED AND REGULATED

The commercial sales of mobile home units for removal from the mobile home park where they are sold is permitted subject to the following:

- 804-1. Mobile homes may be placed on residential lots within a mobile home park and sold for use on the lot on which they are placed or on another lot within the same mobile home park or for use outside the park.
- 804-2. The owner of an individual mobile home originally purchased for personal use rather than to be commercially sold shall be permitted to sell said mobile home for use and occupancy in the mobile home park in which it is located or for removal to another location.
- 804-3. A mobile home sales lot may be established in any mobile home park provided that such a sales lot does not occupy more than ten (10) percent of the entire park area and provided further that such a mobile home sales lot shall not be located closer than two hundred (200) feet to the boundary line of the mobile home park. Mobile home sales lots shall be screened and landscaped as set forth in Section 1302-3 and 5

SECTION 805. MH MOBILE HOME PARK ADMINISTRATION AND COMPLIANCE INSPECTION

- 805-1. No mobile home park development shall be approved by the Township unless it is located in a mobile home park district.
- 805-2. No mobile home park development shall be approved by the Township until its preliminary plan has been reviewed and found to be in compliance with the site plan review procedures and standards set forth in Article XIV of this ordinance.
- 805-3. Within 60 days of receiving a preliminary plan for review, the Township Clerk shall notify the applicant in writing that the plan has been approved, approved with

modifications or denied. If approved with modifications, the Clerk shall indicate the modifications and the ordinances, codes or laws which necessitate the modifications. Such ordinances, codes and laws may include, but not necessarily be limited to: local land use and zoning ordinances; local water, sewage and drainage ordinances; and local fire ordinances and/or State fire laws. If denied, the Clerk shall indicate the local land use and zoning ordinances, the local water, sewage and drainage ordinances or the local fire ordinance and/or State fire laws upon which the denial is based.

- 805-4. No mobile home park shall be constructed within the limits of the township until the owner and/or operator holds a valid "Plans Approval and Permit to Construct" order issued by the Michigan Department of Commerce in accordance with the provisions of Public Act 419 of 1976, as amended, and a copy of said order has been filed with the Township Clerk.
- 805-5. A building permit and certificate of occupancy shall be obtained from the Building Official for each mobile home connection to any water, sanitary or electrical system, and for the placement of any mobile home on a pad in any mobile home park.
- 805-6. A building permit shall be obtained from the Building Official for construction of a canopy, awning, sunroom, carport or any other accessory, seasonal or year round enclosure detached from or attached to any mobile home in any mobile home park.
- 805-7. A building permit and certificate of occupancy shall be obtained from the Building Official for each accessory structure constructed in any mobile home park. Building permits shall only be issued for accessory structures shown on an approved site plan.
- 805-8. It shall be the responsibility of the Zoning Administrator or the Zoning Administrator's designated deputy to inspect the entirety of each mobile home park, including the construction or installation of facilities. The Zoning Administrator is hereby granted the power and authority to enter upon the premises of any mobile home park at any reasonable time for the purposes herein set forth and for the purpose of enforcing any provision of this ordinance.
- 805-9. It shall be the responsibility of the owner of each mobile home park to enforce the following regulations:
- a. The keeping of all domestic pets shall be in compliance with Township Ordinances.
 - b. The operation, maintenance and supervision of the mobile home park shall be by a responsible person who shall be available at all times in case of emergencies.
 - c. The existence of any known unsanitary conditions prevailing within the boundaries of the mobile home park shall be reported to the Oakland County Health Inspector and Township Supervisor.
 - d. No mobile home unit which does not possess two (2) or more exits shall be placed within any mobile home park. One such exit may be of the emergency type, provided that it is capable of being easily operated by small children,

and provided that approval has been granted by the Township or State Fire Marshal.

SECTION 806. MH MOBILE HOME PARK ACCESS STANDARDS

Mobile home parks shall have access and egress provided in accordance with the provisions of Section 1711 of this ordinance.

SECTION 807. MH MOBILE HOME PARK MINIMUM SIZE

The minimum size for mobile home parks shall be twenty-five (25) acres.

SECTION 808. MH MOBILE HOME PARK DESIGN AND CONSTRUCTION STANDARDS

Mobile home parks shall be designed and constructed in accordance with the following standards which have been approved by the Michigan Mobile Home Commission:

NOTE: Part 9 of the Michigan Mobile Home Commission Rules, dated 10/85, to be inserted here with changes approved by the Mobile Home Commission.

SECTION 809. OTHER REQUIREMENTS

See articles XIII through XVII for additional requirements where applicable.