

Chapter 8

Manufactured Housing Community District - MHC

Section 8.01 Description and Purpose

The Manufactured Housing Community District is intended to provide regulations for manufactured housing communities and to provide for additional variety in housing opportunities and choices.

Section 8.02 Permitted Uses

Land, buildings and structures in the MHC District may be used for the following purposes as Permitted Uses, unless otherwise provided in this Ordinance. Site plan approval for all Permitted Uses shall be in accordance with the requirements of chapter 11, except for manufactured housing communities, which shall be subject to the site plan provisions of Section 8.06.

- A. State-licensed manufactured housing communities, as regulated by Sections 8.04 through 8.06 of this Ordinance.
- B. Family day care homes.
- C. State-licensed residential family care facilities; provided that such facility is not located closer than one thousand five hundred (1,500) feet from an existing or proposed similar state-licensed residential facility, including group care facilities, but not including state-licensed residential facilities caring for four (4) or less minors.
- D. Accessory buildings, structures and uses.

Section 8.03 Special Land Uses

Land and/or buildings in the MHC District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 13:

- A. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires and underground utility systems.
- B. State-licensed residential group home care facilities.

Section 8.04 Manufactured Housing Community Design Requirements

All manufactured housing communities shall comply with the following design requirements:

- A. Access and Roads
 - 1. The community's internal roads shall have access to a public thoroughfare or shall be connected to a public thoroughfare by a permanent easement.
 - 2. Two (2) access points shall be provided to a public thoroughfare to allow a secondary access for emergency vehicles. A boulevard entrance extending to the first

intersection of a community road shall be interpreted as satisfying this requirement.

3. All internal roads shall be constructed of concrete or bituminous asphalt and supported by a suitable subgrade in compliance with the standards of the American Association of State Highway and Transportation Officials. (“AASHTO”)

4. An internal road that has no exit at one end shall terminate with an adequate turning area. Parking shall not be permitted within the turning area.

5. Safe-sight distance shall be provided at intersections.

6. An offset at an intersection or at an intersection of more than two (2) internal roads is prohibited.

7. The following types of internal roads shall have driving surfaces that are not less than the following widths:

One-way, no parking	16 feet
Two-way, no parking	21 feet
One-way, parallel parking, one side	23 feet
One-way, parallel parking, two sides	33 feet
Two-way, parallel parking, one side	31 feet
Two-way, parallel parking, two sides	41 feet

8. All entrances to communities that have three hundred (300) or more home sites shall be a minimum of thirty (30) feet in width. The entrance shall consist of an ingress land and a left and right egress turning lane at the point of intersection between a public road and the community’s internal road, and shall be constructed as follows:

a. All turning lanes shall be a minimum of ten (10) feet in width and sixty (60) feet in depth, measured from the edge of the pavement of the public road into the community.

b. The turning lane system shall be tapered into the community internal road system commencing at a minimum depth of sixty (60) feet.

c. The ingress and right egress turning lanes of the ingress and egress road shall connect to the public road with a curved line that has a minimum radius of fifteen (15) feet. The intersection of the public road and ingress and egress road shall not have squared corners.

9. An orderly street name system and unit numbering system shall be established by the community owner and the plan of such system approved by the Township Fire Department. Manufactured home space numbers shall be located uniformly on each space, housing unit or identification marker, throughout the community, and the street names shall be adequately marked at all internal road intersections.

10. Appropriate traffic control signs shall be provided on all internal roads, and a regulation stop sign shall be installed at the point of intersection with a public road, unless a traffic control device is provided.

B. Driveways

1. Improved hard-surface driveways shall be provided on the site where necessary

for convenient access to service entrances of buildings, and at delivery and collection points for fuel, refuse, and other materials.

2. The minimum width of driveways shall be ten (10) feet. The entrance to the driveway shall have the flare or radii, and horizontal alignment for safe and convenient ingress and egress.

C. Resident Vehicle Parking

1. All home sites shall be provided with two (2) parking spaces.

2. If vehicle parking is provided on the home site, it shall be in compliance with both of the following provisions:

a. The parking space shall be constructed of concrete or bituminous asphalt and supported by a suitable subgrade in compliance with the standards of AASHTO.

b. The parking spaces may be either in tandem or side by side. If spaces are in tandem, then the width shall not be less than ten (10) feet and the combined length shall not be less than forty (40) feet. If spaces are side by side, then the combined width of the two (2) parking spaces shall not be less than nineteen (19) feet and the length shall be not less than twenty (20) feet.

3. If the two resident vehicle parking spaces required by this section are provided off the home site, then the parking spaces shall be within thirty (30) feet of the home site and each parking space shall have a clear parking width of ten (10) feet and clear length of twenty (20) feet.

4. If parking bays are provided for resident vehicle parking, they shall contain individual spaces that have a clear parking width of ten (10) feet and a clear length of twenty (20) feet.

D. Visitor Parking Facilities

1. A minimum of one (1) parking space for every three (3) home sites shall be provided for visitor parking.

2. Visitor parking shall be located within five hundred (500) feet of the home sites the parking is intended to serve, as measured along a road or sidewalk.

3. If parking bays are provided for visitor parking, they shall contain individual spaces that have a clear parking width of ten (10) feet and a clear length of twenty (20) feet.

E. Sidewalks

1. Sidewalks shall be constructed in the community and maintained for the safe and convenient movement from all home sites to principal destinations within the community and connect to the public sidewalks outside the community. Sidewalks shall be installed along one (1) side of all internal collector roads within the community and to the public right-of-way and to all service facilities including but not limited to central laundry, central parking, and recreation areas. Sidewalks shall also be required along that portion of a community fronting along public thoroughfares.

2. All sidewalks shall be constructed in compliance with all of the following requirements:

a. Sidewalks shall have a minimum width of four (4) feet and shall be constructed in compliance with Act 8 of the Public Acts of 1973, being Section 125.1361 et seq. of the

Michigan Compiled Laws, an act which regulates sidewalks for handicappers.

- b. All sidewalks shall meet the standards established in Rule 928 of the Manufactured Housing Commission Rules and AASHTO standards.
- 3. An individual sidewalk with a minimum width of three (3) feet shall be constructed between at least one (1) entrance, or patio, porch, or deck if provided, and the parking spaces on the home site or parking bay, whichever is provided, or the common sidewalk.

F. Lighting

- 1. Access points shall be lighted. If the public thoroughfare is lighted, then the illuminated level shall not be more than the average illumination level of the adjacent illuminated thoroughfare.
- 2. At all internal road intersections and designated pedestrian crosswalks, the minimum illumination shall not be less than .15 foot candle.
- 3. Internal roads, parking bays, and sidewalks shall be illuminated at not less than .05 foot candle.
- 4. If a community directory is provided, then it shall be illuminated at not less than 3.15 horizontal foot candles on any entry on the directory.

G. Utilities

- 1. All electrical, telephone, cable television, natural gas, and other utility services shall be installed underground and specifically designed in conformance with the Manufactured Housing Commission Rules. When separate meters are installed, each meter shall be located in a uniform manner on each housing site.
- 2. All manufactured housing sites and all other buildings within the community shall be connected to the water system of the Township, if it is available to the community, or to another state-approved system. The community water system shall conform to parts 2-4 of the Michigan Department of Environmental Quality (MDEQ) manufactured housing community standards.
- 3. Fire hydrants shall be installed in all communities for which public water systems are available and shall be in compliance with the requirements and provisions of the fire code. There shall be no more than five hundred (500) feet between hydrants as measured along adjacent roadways within the community.
- 4. All manufactured housing sites and all other buildings within the community shall be connected to the sanitary sewage system of the Township, if it is available to the community, or to another state-approved system. The community's sanitary sewage system shall conform to the MDEQ manufactured housing community standards.
- 5. All storm sewers shall be constructed in accordance with Parts 2-4 of the MDEQ manufactured housing community standards. Additional requirements for a community may be established by the Oceana County Drain Commissioner pursuant to Section 11(3) of Public Act 96 of 1987, as amended.

H. Site Size, Spacing and Setback Requirements

1. Home Site Area

The manufactured housing community shall be developed with sites averaging five thousand five hundred (5,500) square feet per

manufactured housing unit. This five thousand five hundred (5,500) square feet average may be reduced by twenty percent (20%) provided that each 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 the average site below five thousand five hundred (5,500) square feet, at least an equal amount of land shall be dedicated as open space. This open space shall be in addition to that required under R125.1946, Rule 946 and R125.1941 and R125.1944, Rules 941 and 944 of the Michigan Administrative Code.

2. Required Distance Between Homes and other Structures

a. Home sites shall be arranged to allow for, and manufactured homes shall be located to comply with, all of the following minimum separation distances, as measured from the wall/support line or foundation line, whichever provides the greater distance:

(1) For a home not sited parallel to an internal road, twenty (20) feet from any part of an attached structure of an adjacent home that is used for living purposes.

(2) For a home sited parallel to an internal road, fifteen (15) feet from any part of an attached structure of an adjacent home that is used for living purposes if the adjacent home is sited next to the home on the same internal road or and intersection internal road.

(3) Ten (10) feet from either of the following:

(a) The parking space on an adjacent home site.

(b) An attached or detached structure or accessory of an adjacent home that is not used for living purposes.

(4) Fifty (50) feet from permanent community-owned structures, such as either of the following:

(a) Club houses.

(b) Maintenance and storage facilities.

(5) One hundred (100) feet from a baseball or softball field.

(6) Twenty five (25) feet from the fence of a swimming pool.

b. Attached or detached structures or accessories that are not used for living space shall be a minimum of ten (10) feet from an adjacent home or its adjacent attached or detached structures.

c. Any part of an accessory structure, such as steps, porches, supported or unsupported awnings, decks, enclosed carports or garages, or similar structures shall be set back the following minimum distances:

(1) Ten (10) feet from the edge of an internal road.

(2) Seven (7) feet from a parking bay off a home site.

(3) Seven (7) feet from a common sidewalk.

(4) Twenty five (25) feet from a natural or man-made lake or waterway.

d. A carport shall be in compliance with both of the following setbacks if it is completely open, at a minimum, on the two (2) long sides and the entrance side:

(1) Support pillars that are installed adjacent to the edge of an internal road shall be set back four (4) feet or more from the edge of the internal road or two (2) feet or more

from the edge of a sidewalk.

(2) Roof overhangs shall be set back four (4) feet or more from the edge of the internal road.

3. Setbacks From Property Boundary Lines

a. Homes, permanent buildings and facilities, and other structures shall not be located closer than fifty (50) feet from the property boundary line of the community.

b. If homes, permanent buildings and facilities, and other structures abut a public right-of-way, then they shall not be located closer than fifty (50) feet from the boundary line. If the boundary line runs through the center of the public road, then the fifty (50) feet shall be measured from the road right-of-way line.

I. Screening/Landscaping

Manufactured housing communities shall be landscaped as follows:

1. If a manufactured housing community abuts an existing residential use, the community shall be required to provide landscape screening along the boundary abutting the residential use.

2. If the community abuts a non-residential development, it need not provide screening.

3. In all cases, however, a community shall provide landscaped screening along the boundary abutting a public right-of-way.

4. The landscaping shall consist of evergreen trees or shrubs at least three (3) feet in height at planting which are spaced so they provide a continuous screen at maturity. Alternative screening devices may be utilized if they conceal the manufactured housing community as effectively as the required landscaping described above.

5. Exposed ground surfaces in all parts of the community shall be paved or covered with ornamental stone or protected with grass, trees, or shrubs that are capable of preventing soil erosion. The ground surface and all parts of the community shall be graded and equipped to drain all surface water in a safe and efficient manner.

J. Open Space Requirements

1. Manufactured housing communities shall provide open space in accordance with the following requirements: A community that contains fifty (50) or more home sites shall not have less than two percent (2%) of the community's gross acreage dedicated to designated open space, but in no case less than twenty five thousand (25,000) square feet. At least one-half (½) of the required open space, up to two (2) acres, shall be dedicated to community recreational uses.

2. Community recreation uses with the required open space may include, but are not limited to, picnic areas, athletic fields, playgrounds, walking trails, shuffleboard courts and lawn game areas.

3. Required setbacks may not be used in the calculation of open space area.

K. Site Constructed Buildings and Dwelling

1. Site constructed buildings within the community such as community buildings or laundries, but not including manufactured homes and their accessory storage buildings, shall be reviewed by the Township at the time of submission for a building permit, unless approved as part of the original plan for the community.

Crystal Township

Zoning Ordinance

2. The maximum height of any community or similar building shall not exceed thirty five (35) feet, or two (2) stories in height, whichever is less. Storage or service buildings shall not exceed fifteen (15) feet, or one (1) story in height.

3. Community or service buildings shall not be located adjacent to an adjoining parcel that is either zoned or developed for single-family residential purposes.

4. Site-built single-family dwellings may be located in a community as follows:

a. One (1) single-family dwelling may be permitted for the exclusive use of the community owner or manager in a community of thirty (30) acres or less.

b. Two (2) single-family dwellings may be permitted for the exclusive use of the community owner, manager or caretaker in a community in excess of thirty (30) acres.

c. Any such single-family dwellings permitted under this Section shall comply in all respects with the requirements of single-family dwellings in the Medium Density Residential District.

L. Signs

1. There shall be a maximum of one (1) sign per road frontage with an entrance which shall bear only the name of the community.

2. Such a sign shall be located from the street a distance equal to the setbacks established in Rule 944(2) of the Manufactured Housing Commission Rules. The sign may be lighted, provided that the source of the light is not visible and is not of the flashing or intermittent type.

3. One (1) sign, not exceeding thirty two (32) square feet in area shall be permitted for the first entrance provided to the community.

4. For multiple entrances, a sixteen (16) square foot sign shall be permitted at each entrance after the first. Signs may be double-faced, but each side of the sign shall have identical copy and be flush with the other side.

M. RV Storage

If boats, boat trailers and utility trailers are permitted to be parked within the manufactured housing community, adequate parking spaces for such vehicles in a central or collective parking area shall be provided. This area shall be in addition to the automobile parking requirements of this Ordinance and shall be adequately locked, fenced and permanently buffered.

N. Compliance Regulations

The design, layout, construction and use of a manufactured housing community shall in all other respects comply with the regulations on the design, construction and use of manufactured housing communities, the sale and leasing of manufactured housing lots and all other aspects of the construction and use of manufactured housing communities, as set forth in the rules of the Michigan Manufactured Housing Commission, as amended from time to time.

O. Compliance with Americans with Disabilities Act

To the extent applicable, the community shall comply in all respects with the Americans with Disabilities Act, 42 USC § 12101, *et seq.* and the administrative rules promulgated thereunder.

Section 8.05

Manufactured Homes Within Manufactured Housing

Communities/ Operation of Communities

A. Home Size

Manufactured homes within a community shall not contain less than seven hundred twenty (720) square feet, as measured by the outside dimensions, not have an outside width of less twelve (12) feet.

B. Installation

The installation of manufactured housing on each site within the community shall conform with the requirements of Rule 602 and Rule 602A of the Manufactured Housing Commission Rules. All utility connections to homes within the community shall be performed in accordance with the requirements of Rule 603 of the Manufactured Housing Commission Rules.

C. Skirting

Skirting shall be installed around all manufactured housing units and meet all of the following requirements:

1. Skirting shall be compatible aesthetically with the appearance and construction of the manufactured housing unit. All skirting shall be installed prior to the issuance of a certificate of occupancy. In the event that such installation is delayed due to weather, or for similar reasons, a temporary certificate of occupancy may be issued for a period not to exceed ninety (90) days. All skirting shall meet the requirements established by the rules of the Michigan Manufactured Housing Commission.

2. Individual manufactured housing units shall be skirted around the perimeter of the manufactured housing unit to conceal the underbody from view. Skirting shall be vented in accordance with the requirements of Rule 604 of the Manufactured Housing Commission Rules. All skirting shall be manufactured of fire resistant material and certified as such by the manufacturer. Skirting shall be installed in a manner so as to resist damage under normal weather conditions and shall be properly maintained.

D. Storage of Personal Property

1. Except as otherwise noted in this Ordinance, no personal property, including tires, shall be stored outside or under any mobile home, or within carports which are open on any side.

2. Bicycles and motorcycles may be parked in carports. Seasonal outdoor storage of outdoor cooking grills is permitted as long as they are kept on either a finished wooden deck, a concrete or bituminous asphalt patio or equivalent type of surface associated with the home.

3. Storage sheds with a maximum area of one hundred forty-four (144) square feet may be placed upon any individual mobile home site for the storage of personal property.

E. Towing mechanisms shall be removed from all homes at the time of installation and stored so as not to be visible from the exterior of the community. Towing mechanisms, including axles, may, however, be stored under manufactured homes within a community.

F. A manufactured home shall be used only as a single-family dwelling. This

provision shall not be construed to preclude the siting of model manufactured homes on licensed sites in a manufactured housing community.

G. No manufactured home shall be occupied for dwelling purposes unless it is placed on a site or lot and connected to water, sanitary sewer, electrical, and other facilities as may be necessary, prior to building official inspection and approval.

H. New or pre-owned manufactured homes, which are to remain on-site in the manufactured housing community, may be sold by the resident, owner or a licensed dealer or broker, provided that manufactured housing development management permits the sale.

I. The owner or operator of any community shall be responsible for all street maintenance within the confines of the community and shall be responsible for all snow removal within the confines of the community and shall be responsible for picking up trash and garbage within the confines of the community.

J. Swimming pools, if provided, shall be in compliance with Act 368 of the Public Acts of 1978, as amended, and the rules promulgated thereunder.

K. Individual fuel oil, liquid petroleum, or other fuel tanks or combustible personal property shall not be permitted to be stored in or under any home.

L. Each home site shall have approved garbage containers that meet requirements of the Manufactured Housing Commission. The containers shall be kept in sanitary conditions at all times. It shall be the responsibility of the community operator to ensure that all garbage containers do not over flow and that all areas within the community are maintained free from any trash or other discarded materials.

M. Every unit shall be equipped with fire extinguishment equipment in good working order, with type, size and number so located as to be in compliance with Rule 702A of the Manufactured Housing Commission Rules. Each fire extinguisher shall be periodically examined and kept at all times in a useable condition in compliance with the regulations of the State Police Fire Marshal Division.

Section 8.06 Review and Approval of Preliminary Manufactured Housing Community Plans

A. Review

Prior to the establishment of a new manufactured housing community, an expansion of a manufactured housing community, or construction of any building within the community not previously approved, a plan shall be presented to the Planning Commission for its review and approval.

B. Application

All plans submitted to the Planning Commission for review under this section shall contain the following information, provided however, that detailed construction plans shall not be required to be submitted to the Township:

1. Scale, not less than one inch equals fifty feet (1" = 50') for property under three (3) acres and at least one inch equals one hundred feet (1" = 100') for those three (3) acres or more.

2. All site and/or property lines shown in dimension
 3. The location and height of all existing and proposed structures on and within the subject property, and existing within one hundred (100) feet of the subject property.
 4. The location and dimensions of all existing and proposed internal drives, sidewalks, curb openings, signs, exterior lighting, parking areas, community buildings, open space and recreation areas.
 5. The location and the pavement and right-of-way width of all abutting roads, streets, or alleys.
 6. The name and firm address of the professional civil engineering, registered landscape architect, landscaping firm, or architectural firms responsible for the preparation of the site plan.
 7. The name and address of the property owner and developer.
 8. The location of all rubbish receptacles and landscaping and the location, and type of fences and walls.
 9. Location of all fire hydrants, if applicable.
 10. The number of manufactured housing sites proposed.
 11. A narrative of the arrangements to be made for water supply and sewage disposal service, including approximate capacity, source of water supply, discharge points for sewage disposal, and description of storm water management facilities.
 12. Utility and other easements
 13. Existing wetlands.
 14. Proposed sign locations.
 15. All required setbacks and separations.
- C. Fee
Fees for the review of a manufactured housing community plan shall be established by a resolution of the Township Board.
- D. Decision
1. The plan shall be reviewed by the Planning Commission for compliance with the design standards for manufactured housing communities contained in this Chapter, and the regulations of the State Manufactured Housing Commission. If it is determined that the manufactured housing community complies with the Ordinance and regulation, it shall be approved.
 2. The plan shall be approved, approved with conditions, or denied within sixty (60) days after being received by the Planning Commission, unless the applicant consents, in writing, to allow a longer period of review.