

ARTICLE 9
R-5 MOBILE HOME PARK DISTRICT

9.1 INTENT AND PURPOSE

The mobile home park district is intended to ensure that the residential character of the area and to provide adequate police and fire protection and public utilities. All mobile home parks shall comply with the requirements of Public Act 96 of 1987, as amended, and the following regulations.

9.2 ALLOWED USES

- A. Mobile Home Parks.

9.3 ACCESSORY STRUCTURES AND USES

Accessory buildings, structures and uses customarily incidental to any of the above uses permitted by right.

9.4 SPECIAL LAND USES

- A. Single family homes and duplexes on existing lots of record smaller than 15 acres.

9.5 HEIGHT REGULATIONS

No building or structure will exceed 35 feet in height.

9.6 AREA REGULATIONS

No improvement, building or structure nor any enlargement thereof shall be hereafter constructed or erected except in conformance with the following requirements:

All setbacks from exterior lot lines of Mobile Home Park Developments.

- A. Required front setback: There shall be a required front setback of not less than 50 feet from a road right of way..
- B. Required side and rear setback: There shall be required side and rear setbacks of not less than 10 feet. Lot area: The minimum lot area shall be 15 acres.
- C. Lot width: The minimum lot width shall be 200 feet.

9.7 SCREENING AND FENCING

- A. The developer of a mobile home park may completely or partially screen the park by installing fencing or natural growth along the entire property line, including the line abutting a public thoroughfare, except at access points.
- B. Individual mobile home site fencing, if permitted by the park, shall be not more than 3 feet high and shall have not less than two access gates which provide free access to all sides of the mobile home in the event of an emergency. The fencing shall be approved by the park before installation and completion.

9.8 LANDSCAPING

All mobile home park boundary lines shall be maintained in a clean and presentable condition at all times. A grass lawn or other suitable ground cover shall be maintained as yard surfacing on each mobile home lot, except for those portions of the lot covered by the mobile home, structural additions, sheds, walks, concrete pads, or planting beds.

9.9 PERMIT REQUIREMENTS FOR MOBILE HOME PARK CONSTRUCTION OR ALTERATION

It shall be unlawful for any person or corporation to construct, alter or extend a mobile home park unless they first obtain valid permits from the State Department of Consumer and Industry Services.

9.10 LICENSE REQUIREMENTS FOR OPERATION OF A MOBILE HOME PARK

It shall be unlawful for any person or corporation to operate a mobile home park in the township without a valid license issued by the State Department of Consumer and Industry Services.

9.11 INSPECTIONS

The State has sole authority for periodic inspections of mobile home parks. A law enforcement officer representing the township may inspect a mobile home park if he has reason to believe that a person has violated or is about to violate applicable state laws, construction codes, or rules promulgated pursuant to state laws governing mobile home parks.