

## ARTICLE XII

### MOBILE HOME PARK DISTRICT: RMH

#### SECTION 12.00 INTENT

The intent of the Mobile Home Park District is to encourage a suitable environment for persons and families that by preference choose to live in a mobile home rather than a conventional single-family structure. In keeping with the occupancy characteristics of the contemporary mobile homes, this Article establishes low density standards and permitted uses that reflect the needs of residents in the District.

#### SECTION 12.01 PERMITTED PRINCIPAL USES

The following provisions apply in the RMH, Mobile Home Park District. Any use not expressly permitted is prohibited.

1. Mobile homes.
2. Mobile Home Parks, subject to the requirements as set forth by the Mobile Home Commission Act, being Public Act 96 of 1987, shall also conform to the following requirements:
  - A. Set Back Requirements
    - (1) Mobile homes, permanent park buildings and facilities and other structures shall not be located closer than ten feet from the property boundary line of the park.
    - (2) If mobile homes, permanent park buildings and facilities and other structures abut a public right of way, they shall not be located closer than 25 feet from the park boundary line. This rule does not apply to internal park roads if dedicated for public use, providing the roads do not present a nuisance or safety hazard to the park tenants.
  - B. Site Dimensions: A mobile home shall be in compliance with the following minimum distances:
    - (1) Twenty (20) feet from any part or attached structure of another mobile home which is used for living purposes.
    - (2) Ten (10) feet from either of the following:
      - i. An on-site parking space of an adjacent mobile home site.

- ii. An attached or detached structure or accessory which is not used for living purposes.
    - (3) Fifty (50) feet from a permanent building.
    - (4) One hundred (100) feet from a baseball or softball field.
  - C. Any part or structure that belongs to a mobile home shall be set back the following minimum distances:
    - (1) Ten (10) feet from the edge of an internal road and seven and one-half (7-1/2) feet from a parking bay.
    - (2) Seven (7) feet from a common pedestrian walkway.
    - (3) Ten (10) feet from a natural or man-made lake, object or waterway.
  - D. A mobile home site length may vary depending on park design and layout and the mobile home to be installed; however, the minimum standards pertaining to distance between mobile homes shall be complied with.
  - E. Site dimensions may be computed to include the space requirements for mobile homes which may contain expando rooms or in anticipation of the attachment of expansions such as add-a-rooms.
3. Accessory uses and buildings customarily incidental to the above Permitted Principal Uses.

## SECTION 12.02 GENERAL MOBILE HOME PARK SITE AND DEVELOPMENT STANDARDS

- 1. Mobile Home Size: The minimum mobile home size in a mobile home park shall be ten (10) feet by fifty (50) feet.
- 2. Internal Roads; General Requirements:
  - A. An internal road is subject to approval by the Michigan Department of Commerce and shall comply with the following general requirements.
    - (1) The road shall be hard surfaced.

- (2) The road shall have access to public thoroughfare or be connected to a public thoroughfare by a permanent easement, recorded prior to approval by the department. Sole access by an alley is prohibited.
- (3) A dead-end road shall terminate with an adequate turning area.  
A blunt end road is prohibited.
- (4) An adequate safe-sight distance shall be provided at intersections.
- (5) An offset at an intersection and an intersection of more than two (2) streets is prohibited.
- (6) An intersection of roads shall be clearly marked with appropriate traffic signs.
- (7) A road shall be named and so identified by street signs located at all road intersections.
- (8) A name for an internal road shall be approved by the municipality.
- (9) A road shall have a driving surface of not less than the following:
  - i. One way, with no parking .....13 feet
  - ii. Two way, with no parking .....21 feet
  - iii. At access points where general traffic enters the park, the widths shall be sufficient to permit free movement from or to the stream of traffic on the public roads.

B. Local conditions, such as heavy snowfall, may dictate the need for wider roads to provide for free flow of vehicular and pedestrian traffic, parking, and to facilitate removal without blocking access to the mobile home site.

### 3. Internal roads; alignment and gradient.

The alignment and gradient of an internal road shall be adapted to the topography and shall be graded for its full width to drain surface water. When grading roads in length, the finish grade of the street shall not be greater than eight (8) percent and not less than 0.4 percent of the length. Short lengths with a maximum grade of twelve (12) percent may be permitted, provided traffic safety is assured.

4. Internal roads; construction materials.

- A. An internal road shall be constructed of materials suitable for subgrades and hard surface in compliance with the standards of the American Association of State Highway and Transportation Officials (AASHTO), 1974 edition, adopted herein by reference. Copies are available from the American Association of State Highway and Transportation Officials, 444 North Capitol Street, N.W., Suite 225, Washington, D.C. 20001, or from the Department of Commerce, Corporations and Securities Bureau, Mobile Home Section, P.O. Box 30222, Lansing, Michigan 48909.
- B. The park developer may use other suitable materials of equal quality, if approved by the department.

5. Internal roads; curbing.

Curbing may be installed on all internal roads. If curbing is used, it shall be constructed as follows:

- A. Curbing shall be concrete with the exception of the integral valley curb and gutter (gravity drains), which may be either concrete or asphalt.
- B. If integral valley curbing and gutter or mountable curb and gutter is used, the height of the curb measured from the gutter line shall be between three (3) and five (5) inches.
- C. Crosswalks shall conform to Act No. 8 of the Public Acts of 1973, being Section 125.1361 et seq. of the Michigan Compiled Laws.

6. On-site vehicle parking.

If on-site vehicle parking is provided, it shall be in compliance with the following:

- A. Each mobile home site shall have two (2) parking spaces either in tandem or side-by-side. If in tandem, the width shall not be less than ten (10) feet and the combined length shall not be less than forty (40) feet. If side-by-side, the combined width of the two (2) parking spaces shall not be less than nineteen (19) feet and the length shall be twenty (20) feet. In either method, the length shall be measured from the curb or inner walkway edge.
- B. A parking space shall be hard surface and constructed in compliance with Act No. 8 of the Public Acts of 1973, being Section 125.1361 et seq. of the Michigan Compiled Laws.

- C. If off-site vehicle parking is provided, the parking spaces shall be adjacent to the mobile home site and shall comply with R 125.1926 (5) and (6).

7. Pedestrian circulation system.

A pedestrian circulation system shall be designed, constructed and maintained for safe and convenient movement from all mobile home sites to principal destinations within the park and connection to the public pedestrian circulation system outside the park, if such a system exists. A pedestrian circulation system shall satisfy the following requirements:

- A. Internal roads may be used as pedestrian ways except where concentrations of either pedestrian or vehicular traffic are likely to lead to congestion or hazards.
- B. Separate pedestrian ways shall be provided in locations where pedestrian traffic is concentrated, if use of the roads creates a hazard because of concentrations of either pedestrian or vehicular traffic.
- C. Separate pedestrian ways shall be provided at points where use of roads would lead to unduly circuitous pedestrian routes to principal destinations. If possible, walks shall be through interior areas away from heavy or fast moving traffic.
- D. Where steps are installed, they shall rise no steeper than five (5) feet vertically and ten (10) feet horizontally. Handrails shall be installed in compliance with R 408.30446 of the Michigan Administrative Code.
- E. Where steps are installed along common pedestrian walkways, ramps shall be installed in compliance with R 408.30445 of the Michigan Administrative Code.
- F. A common pedestrian walkway shall have a minimum width of three (3) feet.
- G. An individual pedestrian walkway shall connect to a common pedestrian walkway, or to a road where common walkways do not exist to individual driveways or parking spaces and the mobile home foundation. An individual pedestrian walkway shall be not less than three (3) feet in width.

8. Vehicular and pedestrian circulation systems; Illumination levels.

All vehicular and pedestrian circulation systems within a mobile home park shall be illuminated as follows:

- A. Access points to public thoroughfares shall be lighted. If the public thoroughfare is lighted, the illumination level shall not exceed the average illumination level of an adjacent illuminated thoroughfare.
- B. At all street intersections and designated Pedestrian crosswalks, the minimum illumination shall be not less than .25 foot-candles.
- C. Roads, parking bays, and pedestrian walkways shall be illuminated at no less than .15 foot-candles.
- D. If a central park mail box area or park directories, or both, are provided, they shall be illuminated at not less than 10 horizontal foot-candles on any box or any entry on the directory.
- E. Outdoor recreational facilities shall be adequately lighted, when in use.

9. Utilities and other services:

- A. All sanitary sewage utilities and water facilities, including connections provided to individual sites, shall meet the requirements of the Michigan State Health Department and the Department of Natural Resources.
- B. All electrical, telephone and other lines from supply poles to each mobile home site shall be underground. When meters are installed they shall be uniformly located.
- C. Central fuel oil and gas storage shall be centrally located in underground tanks, at a safe distance away from any mobile home lot. All fuel lines leading to mobile home lots shall be underground and so designated as to conform with the Rollin Township building code and any applicable state code. When separate meters are installed, each shall be located in a uniform manner.

10. Skirting, Canopies and Awnings:

- A. Mobile home parks shall require each mobile home to be skirted within ninety (90) days after establishment in a mobile home park.
- B. Mobile home skirting shall be vented. Louvered or similar vents shall be at a minimum of six hundred (600) square inches per one thousand (1,000) square feet of living space. A minimum of one (1) vent shall be placed at the front and rear of the mobile home and two to each exposed side. An access panel of sufficient size to allow full access to utility

hook-ups located beneath the mobile home shall be installed. All skirting shall be manufactured of fire-resistant material and certified as such by the manufacturer.

- C. Skirting shall be installed in a manner so as to resist damage under normal weather conditions to include, but not limited to, damage caused by freezing and frost, wind, snow and rain.

11. Installation:

- A. For all new mobile homes sold in Michigan, the manufacturer shall provide express written instructions for the installation specifying the location and required minimum imposed load capacity of pillars and the location and the required minimum imposed load capacity of any other recommended stabilizing devices.

- B. The installation of mobile homes shall, at a minimum, comply with the following specifications:

- (1) Pillars shall be installed directly under each main frame beam. If the distance between the main frame beams does not conform to the pad or pillars that are permanently installed on the mobile site, cross beams shall be used. These cross beams may be of steel, or pressure-treated wood which resists decay, and has an imposed load capacity of three thousand (3,000) pounds per square foot (PSF). The cross beam shall extend a minimum of six (6) inches beyond each main frame beam, but shall not extend beyond the sides of the mobile home. A wood beam shall not rest on the ground, but shall rest on the cap. If the cross beam interferes with a utility to the mobile home, the cross beam placement may be between blocks. If a cross beam is used between blocks, it shall be a minimum of six (6) inches by eight (8) inches.

- (2) Pillars shall be placed on ten (10) foot centers along the length of each main frame beam, but may be placed at less than ten (10) foot centers. If the pillars interfere with the axle area, they may be placed to a maximum of thirteen (13) foot centers, but the pillar placement shall not be less in number than if placed on ten (10) foot centers.

- (3) The pillars nearest each end of the mobile home shall be within three (3) feet of either end.

- (4) All grass and organic material shall be removed and the pillar or platform shall be placed on stable soil.
  - (5) Pillars shall be constructed of solid concrete, cored concrete blocks unless other cored concrete blocks are supplied by the consumer, or a heavy metal screw column which bears on both frame and foundation or other acceptable design and construction meeting mobile home industry standards.
  - (6) Concrete block pillars shall be constructed of regular eight (8) inch by eight (8) inch by sixteen (16) inch blocks and placed on the pillar platform. The blocks shall be placed with the open cells vertical and the blocking of the pillar shall be single tiered. A cap shall be placed on top of the pillar. A wood plate one (1) inch by eight (8) inches by sixteen (16) inches may be placed on top of the cap for leveling. Shims may be fitted and driven tight between the wood plate or cap and the main frame and shall not take up more than one (1) inch of vertical height.
  - (7) Pillars shall be installed perpendicular to the main frame of the mobile home.
- C. Solid concrete pillars may be of cone or pyramid design with a minimum sixteen (16) inch base tapered to a minimum nine (9) in top. Shimming shall be the same as for the concrete block pillar.
  - D. All pillars shall have a minimum imposed load capacity of three thousand (3,000) pounds.
  - E. If the manufacturer's recommended installation specifications exceed the minimum specifications stated in these rules, the manufacturers specifications shall in all cases be complied with.
  - F. Mobile homes may be installed on a basement or crawl space-type foundation, provided the foundation complies with local building codes and ordinances, and meets the manufacturer's specifications for pillar placement and imposed load capacity.
12. Storage Areas: No personal property shall be stored outside or under any mobile home. Storage sheds may be used to store property but need not be supplied by the owner of the mobile home development.

13. Open Space Requirements:
  - A. A mobile home park that contains fifty (50) or more mobile home sites shall have at least one (1) easily accessible open space area containing not less than twenty-five thousand (25,000) square feet.
  - B. The total of the land dedicated for open space shall not be less than two (2) percent of the park's gross acreage that is approved for construction pursuant to a permit to construct, but not less than twenty-five thousand (25,000) square feet.
  
14. Optional Improvements:
  - A. Optional improvements such as swimming pools, recreational buildings, children's playgrounds, picnic areas, game field and courts or similar areas or facilities shall be considered as fulfilling part or all of the total open space requirement.
  - B. Optional improvements such as laundries, swimming pools, buildings and other structures, service facilities, and areas for recreational or service use shall comply with current state building codes pertinent to construction.
  - C. If optional improvements are provided, they may be consolidated into a single facility.

#### SECTION 12.03 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses shall be permitted subject to the conditions hereinafter imposed and subject to the review and approval of the Planning Commission:

1. Public utility buildings and uses, but not including service and storage yards, when operating requirements necessitate locating within the District to serve the immediate vicinity.
2. Nursery schools, day nurseries and child care centers (not including dormitories): provided that for each child so cared for, there shall be provided and maintained a minimum of one hundred fifty (150) square feet of outdoor play space, shall have a total minimum area of not less than five thousand (5,000) square feet and shall be screened from any adjoining lot in any residential district. The minimum lot size shall be twenty thousand (20,000) square feet with a minimum of one hundred (100) feet of frontage.
3. Temporary buildings for use incidental to construction work for a period not to exceed one year. Such buildings shall not be used for residences.

4. Golf courses, which may or may not be operated for profit, subject to the following conditions:
  - A. The site shall be so planned as to provide all ingress and egress onto a County Primary Road.
  - B. Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. This shall mean that all principal or accessory buildings shall not be less than two hundred (200) feet from any property line of abutting residentially zoned lands.

#### SECTION 12.04 SITE PLAN REVIEW

For all uses permitted in mobile home park districts, a site plan shall be submitted to the Planning Commission for review and approval in accordance with Section 4.16.