

**15.1300      CHAPTER 13  
R-5 MANUFACTURED MOBILE HOME PARK RESIDENTIAL  
DISTRICT**

**15.1301      SECTION    13.01   STATEMENT OF PURPOSE**

To provide for manufactured home park development, of long-term duration of stay, in areas which are appropriate by means of traffic access and public utilities and services. Each manufactured home park development in this district should be supported by certain infrastructure features, including paved roads, natural gas, municipal water supply, and sanitary sewer. Any such development is to be located abutting paved public roads. All manufactured home parks shall comply with the applicable requirements of Public Act 419 of 1976, as amended, and Public Act 96 of 1987, as amended, and all other applicable local, county, or state regulations.

**15.1302      SECTION    13.02   PERMITTED USES**

In an R-5 District, no building or land shall be used and no building or structure shall be erected, except for the following uses:

1.      Manufactured mobile homes when located within an approved manufactured mobile home park.
2.      An office building for conducting the business operations of the manufactured mobile home park.
3.      Utility buildings for laundry facilities and auxiliary storage space when used in conjunction with a manufactured mobile home park.
4.      A community building, recreation areas, playgrounds, and open space areas.
5.      Accessory buildings and uses, as regulated by this Ordinance.
6.      Small Tower-Mounted Wind Energy Turbines and Small **STRUCTURE-** Mounted Wind Energy Turbines. (ord. no. 467 eff. May 8, 2009)

**15.1303      SECTION    13.03   REGULATIONS**

All manufactured mobile home parks shall comply with the applicable requirements of Act 419 of 1976, as amended, and Public Act 96 of 1987, as amended provided further that said developments meet the standards and conditions and all other provisions as herein established.

**15.1304      SECTION    13.04   INSTALLATION AND OCCUPATION OF  
MANUFACTURED MOBILE HOMES**

1.      No manufactured mobile home shall be placed or parked or installed in a manufactured mobile home park until such time as a building permit is obtained. Such permit shall be issued by the Building Inspector after making a finding that said manufactured mobile home meets construction standards as approved by the Department of Housing and Urban Development (HUD) Code, or has been certified by a manufacturer as constructed according to the

requirements of the HUD code, or the Construction Code Commission.

2. No manufactured mobile home shall be occupied by any person as a residence or for any other purpose until such time as said manufactured mobile home is placed or situated on a specific lot in the manufactured mobile home park and has been inspected by the Building Inspector and issued a Certificate of Occupancy.
3. Such inspection shall include the placement, connection to utilities, and compliance with all necessary State, Township or other ordinances and regulations. Such permit shall be issued by the Building Inspector on payment of inspection fee as may be authorized by resolution of the Township Board from time to time.
4. In the event said manufactured mobile home is moved to another lot or another manufactured mobile home is placed on the specific lot, a new Certificate of Occupancy must be obtained by the owner or resident from the Building Inspector.

**15.1305 SECTION 13.05 APPLICATION PROCEDURES**

1. Rezoning Approval: The application for rezoning for a manufactured mobile home park requires the approval of the Township Board upon recommendation from the Planning Commission. In reviewing the application the following shall be among the major considerations of both bodies prior to official action being taken:
  - A. Whether the proposal is in general accordance with the Master Plan.
  - B. Whether the proposal meets all the design standards of this Ordinance and other applicable local codes, regulations, or ordinances.
  - C. Whether the development density of the proposed development could adversely affect adjacent properties and land uses.
  - D. Whether the proposed development can be reasonably expected to constitute a health hazard or public nuisance to adjacent properties because of inappropriate or inadequate sanitation and/or drainage facilities.
  - E. Whether the proposed development produces an extreme or undue demand on available fire and police protection or other Township or County services.
  - F. Whether the traffic characteristics of the proposed development can be expected to place an extreme or undue burden on adjacent vehicular and/or pedestrian circulation facilities.

- G. Whether the proposed development creates undue impacts to the site’s natural features, such as woodlots, wetlands, watercourses, groundwater resources, topography, or other resource.
  - H. Any other consideration that the Planning Commission and/or Township Board may deem relevant to the specific proposal.
2. **Site Plan:** Any application for the extension, alteration, or construction of a manufactured mobile home park shall be accompanied by a site plan of the proposed development and all permanent buildings indicating the proposed methods of compliance with these requirements. Said site plan shall be in conformance with the provisions and requirements of Chapter 23 of this Ordinance.

**15.1306 SECTION 13.06 STANDARDS AND REGULATIONS**

- 1. Each manufactured mobile home park shall have at least one (1) direct access to a County Primary Road, as defined in the Township Master Plan. Additional access points may be required by the Township as necessary to accommodate additional traffic and safety vehicle access.
- 2. No access to the site shall be located closer than two hundred (200) feet from the intersection of any two (2) arterial streets. Minimum street widths within the manufactured mobile home park shall be in accordance with the following schedule:

Permitted Street Parking	Street Direction	Minimum Street Width
No on street parking	one way	14 feet
	two way	21 feet
Parallel on one side	one way	24 feet
	two way	31 feet
Parallel both sides	one way	34 feet
	two way	

- 3. No manufactured mobile home or other building for residential purposes shall be in excess of two and one-half (2½) stories, or exceed a height of thirty-five (35) feet.
- 4. Each manufactured mobile home lot, exclusive of streets, shall have a minimum size of five thousand (5,000) square feet and a minimum width of

GRAND HAVEN CHARTER TOWNSHIP  
ZONING ORDINANCE

---

forty (40) feet, as measured at the minimum building setback line. No more than one (1) manufactured home shall be parked on any one (1) lot, and no manufactured mobile home shall be occupied by more than one (1) family.

- 5. The minimum setback between any part of any manufactured mobile home and/or structure permanently or temporarily attached thereto (excluding hitch), or used in conjunction therewith, including, but not limited to such attached structures such as storage sheds, garages, decks, or porches:
  - A. Fifteen (15) feet from the inside of the sidewalk;
  - B. Ten (10) feet from any rear lot line;
  - C. Ten (10) feet from the side lot line on the entry side, and five (5) feet from the side yard on the non-entry side.
  - D. A manufactured home may be placed on the side lot line, provided there is a minimum of fifteen (15) feet open space between said lot line and any other structure or manufactured home, including any such attached structures mentioned above.
- 6. Each lot shall front on concrete sidewalks at least four (4) feet in width, located directly next to and parallel to the street.
- 7. Each lot shall provide a minimum of four hundred (400) square feet of paved off-street parking.
- 8. The front, back and side yards of every lot shall be suitably landscaped and properly maintained with lawn area, and there shall be at least one (1) shade tree provided for every lot.
- 9. The manufactured mobile home park shall provide a buffer zone strip separating the manufactured mobile home park from adjacent property. The buffer zone shall be properly planted with trees or shrubbery or other nursery stock of varying height, so as to provide a density sufficient to block the view of the manufactured mobile home park and buildings up to a minimum of five (5) feet in height. No part of the buffer zone shall be used for any structure, board fences, right-of-way, or parking purposes. The buffer zone shall be maintained by the owner of the park. The width of the buffer strip shall be in accordance with the following schedule:

<b>Adjacent Zoning</b>	<b>Width of Buffer</b>
AG, RP	15 feet
All other Residential Districts	35 feet
Nonresidential Districts	25 feet

10. The manufactured mobile home park shall have minimum setback from any public street of one hundred (100) feet, which shall be properly landscaped as required by the Planning Commission. Such area, and all other common use areas within the manufactured mobile home park shall be maintained by the owner and operator of the manufactured mobile home park or the designee thereof.
11. All streets within the manufactured mobile home park shall be of bituminous aggregate or similar surface meeting AASHTO public street construction specifications, and provided with proper curbing.
12. The manufactured mobile home park shall contain one (1) or more open space areas intended primarily for the use of park residents on a minimum ratio of two hundred and fifty (250) square feet for every manufactured mobile home lot provided that buffer zone areas and wetlands shall not be included as part of such requirement.
13. All street intersections and designated pedestrian crosswalks shall be illuminated by not less than .25 foot candles. All roads, parking bays and pedestrian walkways shall be illuminated by not less than .5 foot candles. All on-site lighting shall be located and designed to prevent light from spilling onto adjacent properties.

**15.1307 SECTION 13.07 UTILITY STANDARDS**

1. All utilities shall be underground.
2. All lots shall be provided with a municipal water and sanitary sewer service. All manufactured mobile homes shall be connected thereto and all expenses of installation and connection shall be borne by the owner or operator of the manufactured mobile home park, and no costs shall be applied or taxed against owners of any adjacent property or along any main extended from the manufactured mobile home park to the present public sanitary sewer system, unless such adjacent owners shall install a sewer connection to such main.
3. The manufactured mobile home park shall provide sufficient storm sewer facilities, independent of sanitary sewers, to prevent flooding of either streets or lots within the park in accordance with the requirements of the Michigan Department of Public Health, or its successor. All storm drainage and surface drainage facilities flowing from the park to adjacent areas shall be approved by the Ottawa County Drain Commissioner. On site storm water retention shall be provided so that the rate of discharge shall not exceed undeveloped discharge rates.

**15.1308 SECTION 13.08 MANUFACTURED MOBILE HOME STANDARDS**

1. Every manufactured mobile home shall be supported on a permanent four inch (4") thick reinforced concrete manufactured mobile home pad or foundation at least the complete width of the home with a minimum of eight hundred and forty (840) square feet; all areas between the manufactured mobile home and ground shall be enclosed by a fire resistant skirting.
2. In the event the soil or topographic conditions of the proposed manufactured mobile home park are such that other foundations or support are appropriate, and the developer provides to the Building Inspector a report by a certified engineer that piers are equal to or superior to the specifications as set forth by the manufacturer, then piers may be used. Such foundations shall be inspected by the Building Inspector.
3. Every manufactured mobile home shall be at least fourteen (14) feet in width and have a minimum of seven hundred and twenty (720) square feet of living area exclusive of porches, decks, carports, garages, and cabanas.
4. Each manufactured mobile home lot shall be limited to one (1) detached storage building, not including a garage or carport.

**15.1309 SECTION 13.09 MANUFACTURED MOBILE HOME SALES**

1. No person desiring to rent a dwelling unit site shall be required, as a condition to such rental, to purchase a manufactured mobile home from the owner or operator of the park as long as the manufactured mobile home intended to be located on such rented site conforms in size, style, shape, price, etc. as may be required by any reasonable rules and regulations governing the operation of the manufactured mobile home park.
2. Nothing contained in this Ordinance shall be deemed as prohibiting the sale of a manufactured mobile home lot by the individual owner or his agent, or those home occupations as permitted in the Zoning Ordinance, provided such sales and occupations are permitted by the park regulations. A commercial manufactured mobile home sales lot shall not be permitted in this District unless it conforms in appearance to the other homes in the park and is on a single, standard size residential lot (i.e., a model home used for the sale of homes in the park).