

ARTICLE 16.00

**RESIDENTIAL D – MOBILE HOME PARK
DISTRICT**

Section 16.01 -- STATEMENT OF PURPOSE

The Residential D – Mobile Home Park District is intended to provide for the location and regulation of mobile home parks. It is intended that mobile home parks be provided with necessary community services in a setting that provides a high quality of life for residents. These districts should be located in areas where they will be compatible with adjacent land uses.

The regulations established by state law (Michigan Public Act 96 of 1987, as amended) and the Manufactured Housing Commission Rules govern all mobile home parks. When regulations in this Article exceed the state law or the Manufactured Housing Commission Rules they are intended to insure that mobile home parks meet the development and preliminary plan standards established by this Article for other comparable residential development and to promote the health, safety and welfare of the City's residents.

Section 16.02 -- PERMITTED USES AND STRUCTURES

A. Principal Uses and Structures

In all areas zoned Residential D, no buildings shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. Mobile Home Parks.
2. Fire Stations.
3. Schools.
4. Parks.

B. Accessory Uses and Structures

The following uses and structures accessory to principal uses and structures in the Residential D District shall be permitted, subject to the provisions in Section 3.03.C:

1. Signs, subject to the provisions in Article 8.00.
2. Off-street parking, subject to the provisions in Article 5.00.
3. Uses and structures incidental to the principal residential use.
4. Small Wind Energy Systems.

C. Permitted Uses with Special Standards

In all areas zoned Residential D District, the following uses are permitted, subject to the conditions specified for each use as set forth in Article 9.00.

1. Public Utility Facilities, subject to the provisions in Section 9.02 K.

D. Conditional Land Uses

The following uses may be permitted by the City Council, upon recommendation by the City Council, subject to the conditions specified for each use; review and approval of the site plan by the City Council; any special conditions imposed by the Planning Commission that are necessary to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in Article 28.00.

1. Places of worship.
2. Wireless Reception Facilities, subject to the provisions in Section 3.16.

Section 16.03 -- DEVELOPMENT STANDARDS

A. Preliminary Plan Review

Pursuant to Section 11 of Michigan Public Act 96 of 1987, as amended, a preliminary plan shall be submitted to the City for review by the Planning Commission. The preliminary plan shall include the location, layout, general design, and general description of the project. The preliminary plan shall not include detailed construction plans.

In preparing the preliminary plan and when reviewing the plan, the following procedures and requirements shall apply, except where said procedures and requirements are superseded by requirements in Public Act 96 of 1987, as amended, or the Manufactured Housing Commission Rules.

1. Application Filing

Any person requesting any action or review under the provisions of this Ordinance shall file an application on the forms provided by the City. The information required shall be typed or legibly written on the form or on separate sheets attached to the form. The application should contain the following items:

1. Location and number of pads for mobile homes.
2. Typical distance between mobile homes.
3. Identification of typical minimum setbacks for mobile homes on each lot.
4. Average and range of size of mobile home lots. A typical site size illustration will suffice.
5. Density calculations (dwelling units per acre).
6. Sidewalks and trail locations and widths, if provided.
7. Location and names of roads and internal drives.
8. Community building location, if applicable.
9. Location and size of open areas.
10. Indication of type of recreation facilities proposed for recreation area, if any.

2. Optional Pre-Filing Conference

Applicants may request to meet with City staff, including any consultants designated by the City Council, to preliminarily review applications prior to filing. Such pre-filing conferences are intended to assist the applicant and facilitate the future review and approval of the application. However, no suggestions, recommendations, or other

comments made by City officials, staff or consultants at such conferences shall constitute approval of any application.

3. Planning Commission Action

The Planning Commission shall review all applications at a public meeting. The Planning Commission shall consider all recommendations of the staff and consultants. Pursuant to Section 11 of Public Act 96 of 1987, as amended, the Planning Commission shall take action on the preliminary plan within sixty (60) days after the City stamps a plan meeting all of the requirements of this section as being officially received. All applications that the Planning Commission has been charged with the authority to approve under the provisions of this Ordinance shall be approved, denied, or approved subject to conditions. The Planning Commission may table an application for further study or to obtain additional information, provided that final action is taken within the sixty (60) day review period.

4. Filing Fees

A filing fee to cover the cost of processing and reviewing the application shall accompany all applications. The filing fee and deposit shall be paid before the approval process begins.

A schedule of the current filing fees and deposit requirements is available in the Planning and Community Development Department office.

B. Minimum Requirements

Mobile home parks shall be subject to all the rules and requirements as established and regulated by Michigan law including, by way of example, Act 96 of 1987, as amended, and the Manufactured Housing Commission Rules and, in addition, shall satisfy the following minimum requirements:

1. Parcel Size for Overall Park

The minimum parcel size for mobile home parks shall be fifteen (15) acres.

2. Minimum Site Size

Mobile home parks shall be developed with an average site size of 5,500 sq.ft. Individual sites may be reduced to as small as 4,400 sq.ft. provided that for every square foot of land gained through such reduction, at least an equal amount of land shall be dedicated as open space for the collective use and enjoyment of all mobile home park residents. This open space shall be in addition to the open space required under the Manufactured Housing Commission Rules in effect at the time the proposal is submitted.

3. Setbacks

Mobile homes shall comply with the following minimum distances and setbacks:

- a. For a home not sited parallel to an internal road, twenty (20) feet from any part of an adjacent mobile home that is used for living purposes for the entire year.
- b. For a home sited parallel to an internal road, fifteen (15) feet from any part of an adjacent mobile home that is used for living purposes.
- c. Seven (7) feet from any on-site parking space of an adjacent mobile home site per Rule 125.194 (2) (b) of the Manufactured Housing Commission Rules.
- d. Ten (10) feet from any attached or detached accessory structure of an adjacent mobile home that may not be used for living purposes for the entire year.

- e. Fifty (50) feet from any permanent community-owned structure such as community buildings or maintenance or storage facilities.
- f. One hundred (100) feet from any baseball, softball or similar recreational field.
- g. Twenty-five (25) feet from the fence of any swimming pool.
- h. Ten (10) feet from the edge of an internal road, provided that such road is not dedicated to the public. Mobile homes and other structures in the Residential D District shall be set back at least twenty (20) feet from the right-of-way line of a dedicated public road within the mobile home park.
- i. Seven (7) feet from any parking bay off a home site.
- j. Seven (7) feet from a common sidewalk.
- k. All mobile homes, accessory buildings and parking shall be set back not less than twenty (20) feet from any mobile home park boundary line, except that a minimum setback of fifty (50) feet shall be provided from existing and future right-of-way lines of abutting streets and highways contained in the city's adopted Master Thoroughfare Plan.
- l. Fifty (50) feet from the edge of any railroad right-of-way.
- m. Twenty-five (25) feet from a natural or man-made lake or waterway.

4. Maximum Height

Buildings in the Residential D district shall not exceed two (2) stories or thirty-five (35) feet in height, whichever is less; storage sheds or service buildings shall not exceed one (1) story or fifteen (15) feet in height, whichever is less.

5. Roads

Roads shall satisfy the minimum dimensional, design, and construction requirements in the Manufactured Housing Commission Rules except as follows:

- a. Internal roads shall have access to a public thoroughfare or shall be connected to a public thoroughfare by a permanent easement. The easement shall be recorded before an internal road is approved by the Michigan Department of Consumer and Industry Services. Sole access by an alley is prohibited.
- b. An internal road shall be constructed of concrete, bituminous asphalt, or, where permitted by local regulations, compacted road gravel in compliance with the standards of the American Association of State Highway and Transportation Officials (AASHTO). The community developer may use other suitable materials of equal quality if approved by the Michigan Department of Consumer and Industry Services.

6. Parking

- a. All mobile home sites shall be provided with at least two (2) off-street parking spaces per Manufactured Housing Commission Rules.
- b. In addition, a minimum of one (1) parking space for every three (3) mobile home sites shall be provided for visitor parking. Visitor parking shall be located within

500 feet of the home sites the parking is intended to serve. The 500 feet shall be measured along a sidewalk or street.

- c. Common areas for the storage of boats, motorcycles, recreation vehicles, and similar equipment may be provided in a mobile home park, but shall be limited to use only by residents of the mobile home park. If proposed, the location of such storage areas shall be shown on the preliminary site plan.

No part of any such storage area shall be located in any required yard on the perimeter of the mobile home park. Such storage area shall be screened from view from adjacent residential properties with an opaque six (6) foot fence or wall in accordance with the requirements in Article 7.00, or a landscaped greenbelt. If a landscaped greenbelt is used, it shall consist of closely-spaced evergreen plantings (i.e., no farther than fifteen (15) feet apart) which can be reasonably expected to form a complete visual barrier that is at least six (6) feet above ground level at maturity.

Park owners who prohibit storage of boats, motorcycles, recreation vehicles, and similar equipment are not required to construct common areas for storage and parking. If boats, motorcycles, recreation vehicles and similar equipment are allowed in a park, park owners are required to provide storage for these vehicles.

7. Sidewalks

Concrete sidewalks having a minimum width of four (4) feet shall be provided on at least one side of collector streets in the mobile home park.

8. Accessory Buildings and Facilities

- a. Accessory buildings and structures, including park management offices and public works facilities, storage buildings, laundry facilities, recreation or community facilities, and other accessory facilities, shall be designed and operated for use by residents of the park and their guests only.
- b. Site-built buildings within a manufactured home park shall be constructed in compliance with the City of Midland Building Codes and shall require all applicable permits. Any addition to a mobile home unit that is not certified as meeting the standards of the U.S. Department of Housing and Urban Development for mobile homes shall comply with the City of Midland Building Codes.
- c. If allowed by the management, each mobile home shall be permitted one storage shed or garage. The installation of any such shed or garage shall comply with the Michigan Residential Code.

9. Open Space

Open space shall be provided in any mobile home park containing fifty (50) or more mobile home sites. A minimum of two percent (2%) of the park's gross acreage shall be dedicated to well drained, usable open space, provided that a minimum of 25,000 square feet of contiguous open space shall be provided.

10. Landscaping

- a. **Perimeter Screening**

All mobile home parks shall be screened from existing adjacent residential land use by either an opaque six (6) foot fence or wall, or a densely planted landscaped greenbelt.

If a landscaped greenbelt is used, it shall be a minimum of three (3) feet in height at the time of planting and shall form a complete visual barrier at maturity.

- b. **Landscaping Adjacent to Road**
Landscaping adjacent to the road shall comply with the following requirements, which are consistent with landscaping required for other types of development in the City of Midland:

<u>Type</u>	<u>Requirement</u>
Deciduous or Evergreen Trees	1 per 40 lineal feet of road frontage
Shrubs	8 per 40 lineal feet of road frontage

- c. **Site Landscaping**
A minimum of one (1) deciduous or evergreen tree shall be planted per two (2) mobile home sites. Deciduous trees shall be at least 2 ½ inches in caliper measured twelve (12) inches above grade. Evergreen trees shall be at least 5 feet in height.
- d. **Parking Lot Landscaping**
Off-street parking lots containing more than fifteen (15) spaces shall be provided with at least ten (10) square feet of interior parking lot landscaping per space. Such areas shall measure at least one hundred fifty (150) square feet in area and shall be covered by grass, ground cover, shrubs or other live plant material. At least one (1) deciduous tree at least 2 ½ inches in caliper measured twelve (12) inches above grade shall be planted per parking lot landscape area.

11. Trash Dumpsters

If proposed, trash dumpsters shall comply with the following requirements:

- a. Dumpsters shall be set back a minimum distance of fifty (50) feet from the perimeter of the mobile home park and at least fifteen (15) feet from any building, in a location that is clearly accessible to the servicing vehicle.
- b. Dumpsters shall be screened on three sides with a masonry wall or wood fencing, not less than six (6) feet in height. The fourth side of the dumpster screening shall be equipped with an opaque lockable gate at least six (6) feet in height.
- c. Dumpsters shall be placed on a concrete pad which shall extend six (6) feet in front of the dumpster enclosure. Bollards (concrete filled metal posts) shall be installed at the opening of the dumpster enclosure to prevent damage to the screening wall or fence.

12. Water and Sewer Service

All mobile home parks shall be served by water and sewage systems, which shall meet the requirements of the Michigan Department Environmental Quality. The plumbing connections to each mobile home site shall be constructed so that all lines are protected from freezing, accidental bumping, or from creating any nuisance or health hazard. All

mobile home parks must also meet the requirements of Sections 11(2)(b), 11(4), and 11(6) of the Mobile Home Commission Act, Public Act 96 of 1987, as amended.

13. Storm Drainage

All developed portions of the mobile home park shall be served by adequate storm drainage facilities, designed and constructed in accordance with applicable requirements of Part 4 of the Michigan Department of Environmental Quality Mobile Home Parks and Seasonal Mobile Home Parks Rules.

14. Telephone and Electric Service

All electric, telephone, cable TV, and other lines within the park shall be underground.

15. Sale of Mobile Homes

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 the manufactured housing development management permits the sale.

C. Planned Unit Development

Planned unit development may be permitted in the Residential D District as a means to achieve the basic intent of this district, in accordance with Article 24.00.