

## **ARTICLE VI. R-3 MANUFACTURED HOME COMMUNITY DISTRICT**

### **SECTION 600. STATEMENT OF PURPOSE**

The Manufactured Home Community District is intended to provide for the location and regulation of manufactured home parks. These districts should be located in areas where they will be compatible with adjacent land uses. Accordingly, manufactured home parks shall be located in proximity to Multiple Family Districts and shall serve as a transition zone between residential and non-residential districts. Manufactured home parks should not be located where they would interrupt the continuity of permanent single family neighborhoods. Furthermore, the location of a manufactured home park shall not have an adverse impact on the proper functioning of community facilities and utility systems, including but not limited to the following: roads, sanitary sewers, water, storm drainage, police and fire protection, and the educational system.

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

### **SECTION 601. USES PERMITTED BY RIGHT**

In all areas zoned R-3, Manufactured Home Community District, no building 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 uses:

1. Manufactured home parks.
2. Multiple family and attached single family housing, subject to the requirements in Article V.
3. Residential care facilities that provide care for up to six (6) individuals.
4. Uses and structures accessory to the above, subject to the provisions in this Article.
5. Wireless Communications facilities and services subject to the provisions of Section 1218.

### **SECTION 602. USES PERMITTED BY SPECIAL APPROVAL**

The following structures and/or uses shall be permitted, but only by special approval granted by the Planning Commission:

1. Private club, fraternity, or lodge except one the chief activity of which is a service customarily carried on as a business.
2. Utility and public service facilities and uses, excluding storage yards, when operating requirements necessitate the locating of said facilities within the district in order to serve the immediate vicinity, subject to the following:
  - a. No building shall be closer than forty (40) feet to any property or street line.

- b. No more than twenty-five (25%) percent of the lot area may be covered by buildings.
    - c. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to any other buildings on the same site development.
    - d. Where mechanical equipment is located in the open air, it shall be screened from the surrounding area by an obscuring wall, fence, or planting area and it shall be fenced for safety. All buildings housing mechanical equipment shall be landscaped and maintained to harmonize with the surrounding area.
3. Golf course, not including a miniature golf course or par-3 course, which may or may not be operated for profit, subject to the following:
  - a. The site shall be at least fifty (50) acres in area.
  - b. Motor vehicle ingress and egress shall be onto a major thoroughfare.
  - c. The site plan shall be laid out to achieve a relationship between the major thoroughfare and any proposed service roads, entrances, driveways and parking areas which will encourage pedestrian and vehicular traffic safety. No structure shall be closer than fifty (50) feet to any street line.
  - d. Development features including structures shall be so located and related as to minimize the possibility of any adverse affects upon adjacent lots. This shall mean that all principal or accessory buildings shall be not less than one hundred (100) feet from any property line abutting a residential lot; provided that where topographic conditions are such that buildings would be screened from view, the Planning Commission may modify this requirement. The lighting of a golf course so as to permit use after daylight hours is expressly prohibited.
4. Home occupation.
5. Retail sale of any products, produce or flowers grown on the premises, subject to the following:
  - a. Sale shall be made only from the premises where the product, produce or flowers were grown.
  - b. No permanent structure shall be erected in connection with such sale and all temporary structures shall be removed when such products, produce or flowers have been disposed of.
6. Wireless Communications support structures subject to the provisions of Section 1218.
7. Essential services subject to the following:

- a. No building shall be closer than forty (40) feet to any property or street line.
- b. No more than twenty-five (25%) per cent of the lot area may be covered by buildings.
- c. All buildings shall be harmonious in appearance with the surrounding area and shall be similar in design and appearance to any other buildings on the same site development.
- d. Where mechanical equipment is located in the open air, it shall be screened from the surrounding area by an obscuring wall, fence, or planting area, and it shall be fenced for safety. All buildings housing mechanical equipment shall be landscaped and maintained to harmonize with the surrounding area.

### **SECTION 603. REQUIRED CONDITIONS**

1. 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 developer and Planning Commission shall generally follow the procedures and requirements in Article XVII of this Ordinance, where applicable, except where said procedures and requirements are superseded by requirements in Public Act 96 of 1987, as amended, or the Manufactured Home Commission Rules.

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 officially receives the plan.

2. Manufactured 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 Home Commission Rules and, in addition, shall satisfy the following minimum requirements:
  - a. The minimum parcel size for manufactured home parks shall be fifteen (15) acres.
  - b. The manufactured home park shall be developed with sites averaging 5,500 square feet per manufactured home unit. This 5,500 square feet for any one site may be reduced by 20 percent provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open space and distance requirements be less than that required under R 125.1946, Rule 946, and R 125.1941 and R 125.1944, Rules 941 and 944 of the Michigan Administrative Code.
3. Manufactured homes shall comply with the following minimum distances and setbacks:
  - a. Twenty (20) feet from any part of an adjacent Manufactured home.

- b. Ten (10) feet from any on-site parking space of an adjacent manufactured home site.
  - c. Ten (10) feet from any accessory attached or detached structure of an adjacent manufactured home.
  - d. Fifty (50) feet from any permanent building.
  - e. One hundred (100) feet from any baseball softball or similar recreational field.
  - f. Ten (10) feet from the edge of an internal road, provided that such road is not dedicated to the public. Manufactured homes and other structures in the R-3 district shall be set back at least twenty (20) feet from the right-of-way line of a dedicated public road with the manufactured home park.
  - g. Seven and one-half (7.5) feet from any parking bay.
  - h. Seven (7) feet from a common pedestrian walkway.
  - i. All manufactured homes and accessory buildings shall be set back not less than fifty (50) feet from any park boundary line, including the future right-of-way line of abutting streets and highways.
  - j. Forty (40) feet from the edge of any railroad right-of-way.
4. Buildings in the R-3 district shall not exceed two and one-half (2 ½) stories or thirty-five (35) feet, except that storage sheds shall not exceed fifteen (15) feet in height.
5. Roads shall satisfy the minimum dimensional, design, and construction requirements as set forth in the Manufactured Home Commission Rules except as follows:
- a. Two-way streets shall have a minimum width of 21 feet where no parallel parking is permitted, 31 feet where parallel parking is permitted on one side only, and 41 feet where parallel parking is permitted on both sides of the street.
  - b. One-way streets shall have a minimum width of 13 feet where no parallel parking is permitted, 23 feet where parallel parking is permitted on one side only, and 33 feet where parallel parking is permitted on both sides of the street.
  - c. Dead-end streets shall terminate in a cul-de-sac having an adequate turnaround with paving that is a minimum of fifty (50) feet in diameter. No parking shall be permitted in the cul-de-sac turnaround.
  - d. The main entrance to the park shall have access to a public thoroughfare or shall be connected to a paved public collector or arterial road by a permanent

easement which shall be recorded by the developers. Sole access to the park via an alley is prohibited.

e. All roads shall be constructed with curbs and gutters.

f. Parking

(1) All manufactured home sites shall be provided with two (2) parking spaces per Manufactured Home Commission Rules 925 and 926.

(2) In addition, a minimum of one (1) parking space for every three (3) manufactured home sites shall be provided for visitor parking located convenient to the area served.

(3) No unlicensed or inoperable vehicle of any type shall be parked in this district at any time except within a covered building.

(4) Common areas for the storage of boats, motorcycles, recreation vehicles, and similar equipment may be provided in a manufactured home park, but shall be limited to use only by residents of the manufactured home park. The location of such storage areas shall be shown on the site plan. No part of any such storage area shall be located in any yard required on the perimeter of the manufactured home park. Such storage area shall be screened from view from adjacent residential properties with an opaque six (6) foot wooden fence, six (6) foot masonry wall with landscaping, or 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 within three (3) years of planting.

g. Sidewalks having a minimum width of three (3) feet shall be provided along each side of the street upon which manufactured home sites front.

h. Accessory Buildings and Facilities

(1) 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 only.

(2) All buildings constructed on-site within a manufactured home park shall be constructed in compliance with the City of Bad Axe Building Codes and shall require all applicable permits. Any addition to a manufactured home unit that is not certified as meeting the standards of the U.S. Department of Housing and Urban Development for manufactured homes shall comply with the City of Bad Axe Building Codes. Site plan approval shall be required prior to construction of any on-site building within a manufactured home park, except for storage sheds or garages for individual manufactured homes.

- (3) Each manufactured home shall be permitted one storage shed or garage not to exceed four hundred (400) square feet in area. The installation of any such shed or garage shall comply with codes and ordinances of the City of Bad Axe and shall require a building permit. Storage underneath a manufactured home or outside on any manufactured home site is prohibited.
- i. Open space shall be provided in any manufactured home park containing eight (8) or more units. The open space shall comply with the following requirements:
  - (1) A minimum of three hundred (300) square feet of well-drained, usable open space shall be provided for each manufactured home site.
  - (2) Open space shall be located conveniently in relation to the majority of dwelling units intended to be served. Swamp areas, marshy areas, and similar limited use areas shall not be included in the required open space.
- j. Screening
  - (1) All manufactured home parks shall be screened from existing adjacent residential land use by either a six (6) foot wall or a densely planted landscaped greenbelt.
  - (2) Required screen walls shall be constructed of masonry material that is constructed of face brick, decorative block, or poured concrete with a simulated brick or stone pattern. Required walls shall be placed inside and adjacent to the lot line except where underground utilities would interfere with the placement of the wall or where the wall would unreasonably obstruct the use of adjacent property, in which case the wall may be set back from the property line a sufficient distance to resolve such concerns.
  - (3) 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 within three (3) years of planting. Deciduous plant materials may be used provided that visual screening is maintained throughout the year.
- k. Signs
  - (1) One permanent residential entranceway sign shall be permitted at each entrance to the manufactured home park. Such signs shall not six (6) feet in height and thirty-two (32) square feet in area and shall be set back a minimum of ten (10) feet from any property or right-of-way line.

- (2) Management offices in the R-3 Manufactured Home Community District shall be permitted one (1) identification sign not to exceed six (6) square feet in area.

1. If proposed, trash dumpsters shall comply with the following requirements:
  - (1) Dumpsters shall be set back a minimum distance of fifty (50) feet from the perimeter of the manufactured home park and at least fifteen (15) feet from any building in a location that is clearly accessible to the servicing vehicle.
  - (2) Dumpsters shall be screened on three sides with a decorative 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 that is the same height as the enclosure around the other three sides.
  - (3) Dumpsters shall be placed on a concrete pad. Bollards (concrete filled metal posts) shall be installed at the opening of the dumpster enclosure to prevent damage to the screening wall or fence.
- m. Canopies and awnings may be attached to any manufactured homes and may be enclosed for use as a sunroom or recreation room, but not as a bedroom. Canopies and awnings shall comply with the setback and distance requirements set forth in this Article and shall require a building permit.
- n. No manufactured home shall be permitted to be placed in a manufactured home park until a permit has been granted by the Building Official and a license has been issued by the Michigan Department of Commerce. No individual manufactured home site shall be occupied until the required improvements, including utilities and access roads which serve the site are in place and are functioning. A Certificate of Occupancy issued by the City of Bad Axe shall be required prior to use of any buildings constructed on-site.
- o. The business of selling new or used manufactured homes as a commercial operation in connection with the operation of a manufactured home park shall be prohibited. New or used manufactured homes located on sites within the manufactured home park to be used and occupied on that site may be sold by a licensed dealer or broker. This section shall not prohibit the sale of a used manufactured home by a resident of the manufactured home park provided the park's regulations permit such sale.