

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE XI
PLANNING COMMISSION – SPECIAL APPROVAL USES

SECTION 1125. RESIDENTIAL MOBILE HOME PARK:

A. INTENT: The purpose is to provide for development of mobile home residences in mobile home parks and to harmonize this type of residential development in the communities housing pattern. A mobile home park may be permitted in the R-1 District subject to the following regulations. These districts should be located with access to paved roads (i.e. road, street or highway) and if available where public water and sanitary sewer facilities are available. If a public sewer system is unavailable, the park shall connect to a state-approved sewage system.

B. USES PERMITTED:

1. No structure or part thereof shall be erected, altered or used and no land shall be used except those that are subject to the provisions of this Article including site plan review procedures as described in Article 9, Section 913.
2. A mobile home shall be a factory built, portable unit with kitchen, dining, sleeping, toilet and bathing facilities, shall meet Section 802 E requirements, and conforming to all applicable building, plumbing, heating and electrical codes. All units must be new double-wide models with a shingled, pitched roof.

C. MOBILE HOME PARK DEVELOPMENT REQUIREMENTS:

A mobile home park development may be permitted provided such development is found to provide for the health, safety and welfare of the occupants and the community and complies with the following minimum requirements:

1. Hard surfaced, off-street parking spaces shall be provided in sufficient number to meet the needs of the occupants of the property and their guests, without interference with normal movement of traffic. Such facilities shall be provided at the rate of at least two (2) car spaces for each mobile home lot, an additional one-half (1/2) space per lot for visitors and one (1) for each employee shall be provided in a common area.
2. Area- the minimum lot area for a mobile home park shall be twenty (20) acres. Minimum width and depth shall be three hundred (300') feet. The depth of the lot shall not exceed three (3) times the width.
3. Front and street-side setbacks shall be provided in accordance with Section 803.
4. Front and street-side setbacks, for parking areas shall be maintained in accordance with Article 9, Section 907. For reference, the street or road definitions are those defined in the Riley Township Zoning Ordinance #33, Article II.

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5. No mobile home or any structure within a mobile home development shall be located less than twenty-five (25') feet to any property line
6. No building shall exceed the height of two (2) stories or thirty-five (35') feet.
7. A building is recommended to be constructed to accommodate the residents of the park. The structure shall be constructed to code with masonry walls and an incombustible roof. The facility could be used for a activity center, tornado shelter, etc.

D. DESIGN REQUIREMENTS:

1. No mobile home park shall be developed on any parcel of land less than twenty (20) acres, which twenty (20) acres shall be fully developed for total occupancy prior to occupancy by the first mobile home.
 - a. If zoning for mobile home park shall be given for an area larger than twenty (20) acres and the developer thereof shall propose a partial development or periodic development in stages, then development shall be allowed for only that portion planned for immediate development.
 - b. If the initial development or any successive stage of development shall not proceed and be completed as proposed and contemplated by the original or successive site approval, then such failure shall be sufficient ground for denial of approval for further development stages.
2. The mobile home park shall be developed with sites averaging 5,500 square feet per mobile 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. This open space shall be in addition to that required under R125.1946, Rule 946 and R125.1941 and R125.1944, Rules 941 and 944 of the Michigan Administrative Code.
3. The mobile home sites shall consist of:
 - a. There shall be at least one (1) mobile home site provided for every mobile home, and it shall be grass covered except for the space directly under the mobile home.
 - b. Mobile homes shall be so located on each space that there shall be at least fifteen (15') foot clearance between the mobile homes or attachment and

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structures provided, however, that with respect to mobile homes parked end-to-end, the end-to-end clearance may not be less than fifteen (15') feet.

- c. No mobile home shall occupy more than twenty-five (25%) percent of land area on which it is placed.
 - d. Recreation space is recommended in a central location with an area not less than eight (8%) percent of the total area of the mobile home park. Such space will be enclosed with shrubs and/or evergreens.
4. If the mobile home park abuts an existing residential development, the park shall be required to provide screening along the park boundary abutting the residential development. If the park abuts a non-residential development, the park need not provide screening. In all cases, however, a park shall provide screening along the park boundary abutting a public right-of-way.
 5. Two-way streets within a mobile home park shall have a minimum width of 21 feet where no parallel parking is permitted, 31 feet where parallel parking is permitted along one side of the street, and 41 feet where parallel parking is permitted along both sides of the street. The minimum width of a one-way street shall be 13 feet where no parallel parking is permitted 23 feet where parallel parking is permitted along one side, and 33 feet where parallel parking is permitted along both sides and adhere to AASHTO specs.
 6. Concrete walkways, not less than thirty-six (36") inches wide, is recommended from each mobile home space to all service structures.
 7. A mobile Home Park shall have access to a paved county primary road or a paved state highway.
 8. A fence of no less height than five (5') feet, but no higher than seven (7') feet is recommended to be erected around the park.

E. GENERAL REQUIREMENTS:

1. Storage/Parking: If boats, boat trailers and utility trailers are permitted to be parked within the mobile home park, adequate parking spaces for such vehicles in a central or collective parking area shall be provided. This area shall be in addition to the automobile parking requirements of this ordinance and shall be adequately locked, fenced (the fence shall be no less than five (5') feet in height and no higher than seven (7') feet in height and permanently buffered.
2. Each mobile home shall have a safe and unobstructed primary exit, and an emergency exit.

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3. All electrical service conduits shall be underground.
 - a. Each mobile home site shall be provided with underground electrical service.
 - b. Wiring shall comply with recommended standards of the local utility company and the Riley Township Electrical Code known as the 1996 Edition of the National Electrical Code with Technical Amendments approved and recommended by the Reciprocal Electrical Council Inc. and approved by the Bureau of Construction Codes.
4. Public sewer systems shall be required in mobile home parks, if available within 200 feet at the time of preliminary plan approval. If a public sewer system is unavailable, the park shall connect to a state-approved sewage system and:
 - a. Approval from the Michigan Department of Environmental Quality (MDEQ) must also be submitted to the Township Clerk along with Michigan Department of Consumer & Industry Services pre-licensing inspection.
 - b. No mobile home park shall be constructed unless it shall be connected to a public sewer system, if available, or in the alternative, parcel to be developed shall have a private system for sewage treatment that shall connect to a Michigan Department of Environmental Quality (MDEQ) approved sewage system.
 - c. A central water supply system connected to a public water supply where available with water supplied to each mobile home shall be provided.
 - d. Fire hydrants shall be provided within five hundred (500') feet of each mobile home site if public water system is available.
5. Street and yard lights are recommended to be provided following the requirements of Rule 929 of the Mobile Home Commission Rules Handbook.
6. Each mobile home lot shall be provided with approved garbage containers.
 - a. The containers shall be kept in a sanitary condition at all times.
 - b. It shall be the responsibility of the park owner to insure that garbage containers do not overflow.
 - c. Exterior property areas shall be maintained free from organic and inorganic material that might become a health hazard, accident or fire hazard.

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- d. Facilities for cleaning refuse receptacles shall be provided in a central location approved by Riley Township.
 - e. Requirements of the MDEQMHP Garbage and Rubbish Disposal Standards must be adhered to.
7. Every park shall be equipped at all times with fire extinguishing equipment in good working order, of such type, size and number so located within the park as to satisfy applicable regulations of the Michigan State Fire Code.
- a. No open fires shall be permitted at any place which may endanger life or property.
 - b. No fire shall be left unattended at any time.
 - c. Fire extinguishers shall bear the underwriter's label and be of such type approved for such services by the Commissioner of the State Police.
 - d. Each fire extinguisher shall be periodically examined and kept at all times in a usable condition in compliance with regulations of the fire department.
 - e. Requirements of Rules 702a and 703 of the Mobile Home Commission Rules must be adhered to.
8. Fences along mobile home lot lines are not recommended so as to provide fireman access to all sides of each mobile home if a fence is permitted by the park, it shall be not more than three (3') feet in height and shall have not less than two (2) access gates which provide free access to all sides of the mobile home in the event of an emergency.
9. The business of selling new and/or used mobile homes as a commercial operation in connection with the operation of a mobile home development is prohibited. New or used mobile homes located on lots within the mobile home development to be used and occupied on that site may be sold by a licensed dealer and/or broker. This section shall not prohibit the sale of a used mobile home by a resident of the mobile home development provided the development permits the sale. No business of any kind shall be conducted in any mobile home without Special Approval Use if allowed in the district in which the Mobile Home Park is located.
10. The grounds of a mobile home park shall be graded to drain property and to satisfactorily meet the requirements of Part 4 of the MDEQ Mobile Home Park Standards.
11. Skirting on each mobile home shall be required.

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- a. Enclosed canopies and the method of installation shall be first approved by the Building Inspector.
 - b. The use of an awning of fabricated factory-built aluminum or fiberglass, which space may be screened in, shall be permitted. The screened area shall not be greater than nine (9') feet in width.
 - c. Skirting must meet Rule 604 standards of the Mobile Home Commission and skirting must be installed within 90 days of the date the mobile home is sited.
12. There shall be no storage of any kind underneath any mobile home and each mobile home shall be maintained in a clean and presentable condition at all times.
13. Rules 934-940 of the Mobile Home Commission Rules Handbook must be adhered to.
14. Rule 602 of the Mobile Home Commission Rules Handbook must be adhered to regarding installation of the mobile home.
15. STORAGE AREAS: No personal property shall be stored outside or under any mobile home. Storage shed may be used to store property but need not be supplied by the owner of the mobile home development. Shed requirements are at the discretion of the Mobile Home Park operator/management.

F. PERMITS:

1. In addition to the foregoing regulations, all mobile home parks shall comply with the provisions of the Mobile Home Commission Act, as amended, and all amendments thereto are incorporated herein and made a part hereof by reference.
2. A permit shall be required for each mobile home which shall hereafter be located or relocated in an approved Mobile Home Park on an approved mobile home site.
3. Application for such permit shall be made within five (5) days after such location or relocation by the owner of the mobile home or his agent who shall pay to the Township Building Department a fee, in the amount necessary, to defray the cost of inspection. Compliance with this requirement shall be joint and several responsibilities of the Mobile Home Park owner subject thereto and the person, firm, partnership or corporation operating the Mobile Home Park wherein said mobile home is located or relocated.

G. CASH BOND:

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A cash bond shall be required by the Township Board to ensure that the ultimate erection of the mobile home park buildings and structures and that the development of the site shall be in accordance with the approved plans and proposals. Such bond shall be in an amount equal to the estimated cost of the site improvements.

H. INSPECTION FEES:

Inspection fees may be required to defray cost of inspections of the mobile home units within the park. The amount of said fees shall be established by a separate resolution by the Township Board. Section 17(2) and Section 36 of the Mobile Home Commission Act and other related Statutes.