

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE IX
GENERAL PROVISIONS

SECTION 916. SINGLE FAMILY DWELLING STANDARDS:

All single family dwellings, whether site-built or factory built, shall comply with the following:

- A. All such dwelling units must meet the current construction standards of the State of Michigan and Riley Township prior to being brought into the Township and prior issuance of a building permit. The minimum acceptable standard for factory-built homes shall be the Department of Housing and Urban Development "Mobile Home Construction and Safety Standards" being 24 CFR 3280, and as from time to time such standards may be amended.
- B. All such dwelling units must meet the minimum floor area requirements of this Ordinance for the district in which they are located. Any addition to a factory-built home must be designed and constructed by the original manufacturer or a certified engineer and/or an architect. Rev. 7/1/02; Published 7/10/02. All additions shall be constructed with similar quality workmanship as the original structure, shall be permanently attached to the principal structure, and permanently supported by and anchored to an approved foundation.
- C. All such dwelling units shall be firmly attached to a permanent foundation constructed on the site in accordance with the building code in affect in the Township and shall have a wall of the same perimeter dimensions as the dwelling, and constructed of such materials and type as required in the building code for single family dwellings. In the event that the dwelling is a mobile home, as defined herein, such dwelling shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission and shall have a perimeter wall as required above.
- D. All wheels, axles and towing apparatus must be removed from a mobile home prior to issuance of a Certificate of Occupancy.
- E. All such dwellings shall be connected to a public sewer and water system or private facilities approved by the St. Clair County Health Department.
- F. All such dwellings shall be compatible in appearance with other site-built homes in the Township. To this end, a roof with a minimum pitch of 4/12 shall be required with

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overhangs or eaves of at least six (6") inches. There shall not be less than two (2) exterior doors, on different sides of the dwelling, with access to both doors by means of exterior steps or porches, where a difference in elevation requires the same. All such dwelling units shall have a minimum width on all sides of at least twenty-four (24') feet for at least 75 percent of the length of the dwelling unit.

- G. All such dwellings shall contain a storage capability area in a basement under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction similar to or of better quality than the principal dwelling, which storage area shall be equal to 10% of the square footage of the dwelling or 100 square feet, whichever shall be less.
- H. The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by State Law or Federal Law.