

## **CHAPTER 8**

### **MHPC - MANUFACTURED HOME PARK COMMUNITIES**

#### **SECTION 8.10      DESCRIPTION AND PURPOSE**

The Manufactured Home Park Communities District (“MHPC”) is intended to provide regulations for manufactured home residential developments to provide for additional variety in housing opportunities and choices.

#### **SECTION 8.20      USES PERMITTED BY RIGHT**

Land and/or buildings in the MHPC District may be used for the following purposes as Permitted Uses:

- A.      Manufactured homes located in a state-licensed manufactured home park.
- B.      Manufactured home Communities in accordance with the requirements of Section 8.40.
- C.      Adult foster care family home, provided that the home is not located closer than one thousand five hundred feet (1,500') from an existing or proposed foster care home, including group homes, but not including a state licensed residential facility caring for four (4) or less minors.
- D.      Day Care Family Homes.
- E.      Home occupations in accordance with the requirements of Section 2.140.
- F.      Accessory buildings, structures and uses customarily incidental to any permitted or Special Land Use (if approved).

#### **SECTION 8.30      SPECIAL LAND USES**

Land and/or buildings in the MHPC District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 15.

- A.      Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires and underground utility systems.
- B.      Adult foster care group home.

**SECTION 8.40        REGULATIONS FOR LICENSED MANUFACTURED PARK COMMUNITIES.**

- A. All manufactured home communities shall comply with the applicable requirements of Public Act 96 of the Michigan Public Acts of 1987, as amended, provided further that said developments meet the standards and conditions and all other provisions as herein established.
- B. The parking of more than one (1) manufactured home on a single parcel of land or on two (2) or more adjoining parcels of land under common ownership shall be illegal in Croton Township, irrespective of the requirements of any other ordinance of Croton Township, unless the parcel or parcels of land shall have been approved as a licensed manufactured home community under the provisions of this Chapter.
- C. No manufactured home shall be occupied within the park area until such time as a Home Occupancy Permit shall be issued by the Building Inspector. The permit shall be issued by the Building Inspector on payment by owner of the manufactured home community of a fee which shall be established from time to time by the Township Board.
- D. The Manufactured Home Community Occupancy Permit shall be issued by the Building Inspector only after inspection of the premises and after making a finding that the conditions as set forth below have been fulfilled and complied with by the developer. A Permit may be issued if weather conditions or other temporary obstructions makes complete compliance impossible. In such case, the Zoning Administrator may require the submission of a performance guarantee, in accordance with the provisions of Section 17.100, covering the cost of the necessary improvements, provided that the improvements are completed within six (6) months from the date of the request for the Permit.
- E. All applications for a Manufactured Home Community will be submitted with a preliminary site plan. The preliminary plan shall include the location, layout, general design and general description of the project. Applications must be approved by the Township Board, upon the recommendation of the Planning Commission.
- F. The Planning Commission and Township Board shall consider the followings standards when considering an application for a Manufactured Home Community:
  - 1. Whether the proposal is in accordance with the Master Plan.
  - 2. Whether the proposal meets all the design standards of this Ordinance, other applicable local codes, regulations and ordinances and applicable State and Federal requirements.
  - 3. Whether the density of the proposed development could adversely affect adjacent properties and land uses.

4. 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.
5. Whether the proposed development produces excessive demands on available fire and police protection or other community service.
6. Whether the traffic characteristics of the proposed development may create a hazard or place an excessive burden on adjacent public roads or pedestrian facilities.

**G. Manufactured Homes Standards**

1. All manufactured homes within the manufactured home park shall be set up in accordance with the State of Michigan Manufactured Housing Commission rules and regulations applicable to manufactured home pad design and set up.
2. All utilities shall be underground.
3. All lots shall be served by an approved water and sanitary sewer services system, as determined by the Newaygo County Health Department and all manufactured homes shall be connected thereto. All expense of installation and connection shall be borne by the owner or operator of the manufactured home Community.
4. The manufactured home park shall provide sufficient storm sewer facilities, independent of sanitary sewers, to prevent flooding of either streets or lots. On-site storm water detention or retention may be required where deemed necessary by such individual as appointed or contracted by the Township on an as needed or per diem basis. All storm drainage and surface drainage facilities shall be approved by the Newaygo County Drain Commissioner.

**H. All signs will comply with this Ordinance.**

**I. Manufactured Home Sales**

1. No person desiring to rent a dwelling unit site shall be required, as a condition of such rental, to purchase a manufactured home from the owner or operator of the manufactured home park as long as the manufactured home intended to be located on such site conforms in size, style, shape, price or other such requirements as may be required by any reasonable manufactured home park rules and regulations.
2. Nothing contained in this Ordinance shall be deemed as prohibiting the sale of a manufactured home located on a manufactured home lot by the individual owner or his agent or those home occupants as permitted in this Ordinance, provided that

a manufactured home sales lot shall not be permitted in conjunction with any Manufactured Home Community.

- J. All persons, including but not limited to Township officials or police officers, whose entry upon the Manufactured Home Community property is necessary, proper or advisable in the execution of their governmental duties or to the execution of work authorized by a governmental body or for the preservation of the peace, shall have the right to enter upon and inspect the Manufactured Home Community at all reasonable times.