

**ARTICLE XXIX
MANUFACTURED HOUSING DEVELOPMENTS OR
COMMUNITIES (MHD/Cs)
(FORMERLY “MOBILE HOME PARKS”)**

Section 29.01 PURPOSE:

It is the purpose of this Section to provide for the location and regulation of MHD/Cs to assure that they are provided with necessary utilities, facilities and services in a setting that is designed to protect the health, safety and welfare and provide a high quality of living for its residents by locating them where they will be compatible with adjacent land uses and meet the comparable standards of development established in this Ordinance for other types of residential developments permitted in Howell Township.

Section 29.02 REGULATION OF MHD/Cs:

MHD/Cs in Howell Township shall be governed by PA 96 of 1987, as amended, the Manufactured Housing Code, being R125.2301 et seq and R325.331 et seq of the Michigan Administrative Code (MAC) and the provisions only of this Article XXIX of this Ordinance.

Section 29.03 DEFINITIONS:

“COMMISSION” means the Michigan Manufactured Housing Commission.

“DEPARTMENT” means the Department of Consumer and Industry Services.

“DEVELOPER” means the developer of a new manufactured housing development or the owner of an existing development who is changing or expanding the development.

“MDEQ” means the Michigan Department of Environmental Quality.

“MHD” means Manufactured Housing Development.

“MHC” means Manufactured Housing Community.

“TOWNSHIP” means Howell Township, Livingston County, Michigan.

“COUNTY” means Livingston County, Michigan.

Section 29.04 LOCATION OF MHD/Cs:

MHD/Cs may be located in the AR, SFR or MFR Zoning Districts, provided they have frontage on Grand River Road, M-59, Burkhart Road or Oak Grove Road, provided that those MHD/Cs located in the AR Zoning District shall have at least one of their property lines located adjacent to either an RA, RB or MFR Zoning District boundary line.

Section 29.05 PERMITTED LAND, BUILDING AND STRUCTURAL USES:

Land, Building and Structural Uses in MHD/Cs shall be those permitted in the Manufactured Housing Code of the State of Michigan.

Section 29.06 PERMITTED SITE IMPROVEMENTS AND STANDARDS OF CONSTRUCTION:

The following is a list of site requirements in MHD/Cs, and, if constructed, the standards of construction which shall be met. All site improvements shall meet the requirements of the Manufactured Housing Code (MH Code) and, where specified, the additional requirements of this Article XXIX.

- A. MHD/C SITE SIZE
15 acres minimum.
- B. GRADING OF SITE
MH CODE requirements and practice of qualified professionals licensed or registered by the State of Michigan, including, but not limited to, civil engineers, landscape architects and architects.
- C. SURFACE AND UNDERGROUND PIPED STORM WATER SYSTEM
MH Code requirements.
- D. SOIL EROSION AND SEDIMENTATION CONTROL
MH Code requirements.
- E. WETLANDS AND FLOODPLAINS
MH Code requirements and review and approval of the Michigan Department of Environmental Quality.
- F. ROAD ACCESS AND ROADS
MH Code requirements.
- G. WATER SUPPLY DISTRIBUTION SYSTEM
MH Code requirements and review by and approval of the Michigan Department of Environmental Quality.
- H. FIRE HYDRANTS AND FIRE EXTINGUISHING EQUIPMENT
MH Code requirements, and the requirements of the Michigan Department of Environmental Quality R325.11105 for fire hydrants and the Michigan State Fire Code per Public Act 133 of 1974 for fire extinguisher equipment.
- I. WASTEWATER DISPOSAL SYSTEM
MH Code requirements and review by and approval of the Michigan Department of Environmental Quality.

- J. OTHER UTILITIES
MH Code requirements and the requirements of the Public Utility Company providing the service.
- K. STREET AND OTHER OUTDOOR LIGHTING
MH Code requirements, provided that excessive glare from a light source shall not be visible beyond the property line of the MHD/C.
- L. ON SITE PARKING
MH Code requirements.
- M. SIDEWALKS
MH Code requirements.
- N. OPEN SPACE
MH Code requirements.
- O. ENTRANCE AND OTHER ON SITE SIGNS
MH Code requirements.
- P. STREET NAMES
MH Code requirements and the requirements of the Livingston County Road Commission.
- Q. ADDRESS NUMBERING OF SITES
MH Code requirements and the numbering sequence required by the Livingston County Road Commission.
- R. ROAD AND HIGHWAY SETBACKS
MH Code requirements, except that setbacks from Grand River Road, M-59 State Highway and Oak Grove Road shall in accordance with Section 26.05 of this Ordinance as required of all other development fronting on these highways and roads.
- S. OTHER SETBACKS
MH Code requirements for front, side and rear yard setbacks.
- T. STORAGE
MH Code requirements.
- U. STORAGE/PARKING
MH Code requirements.
- V. TRASH AND GARBAGE DISPOSAL
MH Code requirements.
- W. INSTALLATION OF MANUFACTURED HOMES
MH Code requirements.

X. SPACING OF BUILDINGS AND OTHER STRUCTURES
MH Code requirements for all accessory buildings and other structures.

Y. SKIRTING
Skirting shall be installed around all manufactured homes. Such skirting shall be compatible aesthetically with the appearance and construction of the home. All skirting shall be installed prior to the issuance of a Certificate of Occupancy. In the event that such installation is delayed due to weather, or for other similar reasons, a temporary Certificate of Occupancy may be issued for a period not to exceed ninety (90) days. All skirting shall meet the specifications established by the MH Code.

Z. FENCES
MH Code requirements.

AA. COOKING SHELTERS, BARBEQUE PITS, FIREPLACES, AND WOOD BURNING STOVES OR INCINERATORS
Shall be located, constructed, maintained and used so as to minimize fire hazards and smoke nuisance both on the site and neighboring properties. Open fires shall not be allowed except in facilities and equipment designed and provided for such use and provided that all fires shall be continually attended by a responsible adult. No fuel shall be used or items burned which emit dense smoke or noxious and objectionable odors. Refer to Section 14.54 of the Zoning Ordinance for additional regulations.

BB. INDIVIDUAL FUEL OIL, LIQUID PETROLEUM, OR OTHER FUEL TANKS OR CONTAINER:
Shall not be permitted to be stored in or under any manufactured housing unit.

Section 29.07 APPLICATION AND SITE PLAN/PRELIMINARY PLAN REQUIREMENTS:

A. Applicants proposing the development of an MHD/C in the Township shall fill out an Application Form for Proposed Developments. Forms are available from the Township Zoning Administrator with offices located in the Township Hall.

B. SITE PLAN/PRELIMINARY PLAN INFORMATION REQUIRED

1. Name of proposed development, names, addresses and telephone numbers of all persons having an ownership interest in the property; names, addresses and telephone numbers of professionals preparing site plans, a map showing the general location of the project and the date when site plan was prepared.
2. Plot of Survey, including property description, and showing boundaries of the project with bearings and distances, acreage of site, existing natural features, such as wetlands, floodplains, lakes, ponds, streams and other natural features of environmental importance, existing buildings and structures, easements, monuments, stakes and irons and any other property improvements.

3. General Development Plan of the project showing the location of all proposed manufactured home sites, roads, parking areas, buildings and other structures, landscaping signs, streets, and other outdoor lighting, sidewalks, fencing, open space, and other site improvements, but shall not include detailed engineering drawings or construction plans.
4. Copies of the Grading and Drainage Plan showing changes in topography, detention basins, and retention ponds for storm water runoff shall be submitted as a part of the final construction plans approved by the Manufactured Housing Commission.
5. Copies of the Utilities Plan showing plans for piped storm water system, water supply source and distribution system, wastewater disposal sanitary sewer system, including on site treatment facility, if proposed, electrical distribution system, natural gas distribution system, telephone service system, and cable television service system shall be submitted as a part of the final construction plans approved by the Manufacturing Housing Commission.
6. Copies of Landscaping Plan showing existing trees and shrubs to be preserved and proposed landscape plant materials to be planted on site, including the names and sizes of trees and shrubs and areas to be planted in grass or other ground cover shall be submitted to the Township as a part of the final construction plans approved by the Manufactured Housing Commission.
7. Copies of Construction Details of road, parking areas, and other pavements, water, sewer and storm water appurtenances, such as manholes, catch basins, drop inlets, fire hydrants, signs, street lights and other outdoor lighting and other improvements proposed by the developer, including detailed information on their construction shall be submitted to the Township as a part of the final construction plans approved by the Manufactured Housing Commission.
8. Copies of Cost Estimates of only those portions of public utilities proposed to be located outside of the boundaries of the MHD which will be connected to utility systems provided by Howell Township for the purpose of determining the Performance Guarantee shall be submitted to the Township as a part of the final construction plans approved by the Manufactured Housing Commission.
9. Other Requirements to be filed with the Township which are a part of the final construction plans approved by the Manufactured Housing Commission.
 - a. Copy of the License from the Licensing Executive, Manufactured Housing Division authorizing the proposed construction of an MHD/C in Howell Township, when project is completed and copies of license become available per Section 11(4) of the Act.

b. Copies of letters of Approval or Permits from the various State and other Public Agencies, when required for:

- (1) Water Supply Systems.
- (2) Sanitary Sewer and Wastewater Treatment Systems per Section 11 (3).
- (3) Storm Water Drainage Systems.
- (4) Wetlands and Floodplains.
- (5) Access to County and State Highways per Section 11 (3) of the Act.

c. Copies of Letters of Approval or Permits from the various Livingston County Agencies, when required for:

- (1) Access to County Roads for ingress and egress roads per Section 11 (3) of the Act.
- (2) Storm water Drainage Systems for outlet drainage per Section 11 (3) of the Act.
- (3) Soil erosion and Sedimentation Control.
- (4) Health and Sanitation Facilities per Section 11 (4) of the Act.

Section 29.08 FILING OF SITE PLAN

A. Seven (7) copies of the final construction plans, including letters of approval, permits and other documentation as approved by the Manufactured Housing Commission shall be submitted to the Township for distribution to and use by Township Officials.

B. REVIEW PROCEDURE

The Planning Commission shall review the submitted Preliminary Plan and communicate its approval, approval with conditions, tabling, or disapproval of the Plan to the Applicant. In cases where modifications have been recommended, the Applicant shall resubmit a site plan incorporating those modifications to the Planning Commission for its review, any required modifications shall be directed to the specific items of noncompliance and the elimination of unsafe or hazardous health or safety conditions. Upon receipt of the modified site plan, the Planning Commission shall evaluate the changes which have been made and, if deemed acceptable, shall communicate its approval or disapproval of the site plan to the Applicant. Such modified site plan may be approved, approved with conditions, or disapproved for any inadequacy found to be detrimental to the public health, safety, and general welfare.

Final Preliminary Plans shall be submitted to the Manufactured Housing Commission for its review and approval, approval with conditions or disapproval. If approved by the Manufactured Housing Commission, the approved final Construction Plans shall be requested by the Zoning Administrator for distribution to Township Officials with a request for the issuance of a Zoning Permit. The Township review shall be limited by the provisions of Section 11 of PA 96 of 1987, as amended.

C. NONCOMPLIANCE

Any noncompliance with this Ordinance shall be reported to the Manufactured Housing Commission for remedy along with all pertaining evidence.

D. REQUIRED FEES

Fees shall be paid to the Township for the review of MHD/Cs Preliminary Plans for conformance to the provisions of this Article XXIX, "Manufactured Housing Developments of Communities (MHD/Cs)" in accordance with the Fee Schedule established by the Howell Township Board.

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