

Article 7: R-M Mobile Home Residential Districts

Amendments:

ARTICLE VII

R-M

MOBILE HOME RESIDENTIAL DISTRICTS

PURPOSE

This District is designed primarily to provide locations for mobile home parks thus providing for a variety of housing types and residential living environments in the Charter Township of Plymouth in areas which will not adversely impact the living environment of other existing and future residential areas.

SEC. 7.1 PRINCIPAL PERMITTED USES

No building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

1. One family dwellings subject to the requirements of Article 6, One Family Residential District and Article 20, Schedule of Regulations for an R-1 Residential District.
2. Agriculture on five (5) acres or more in area.
3. Mobile home parks subject to the following:
 - (a) Preliminary or Tentative Site Plan approval shall be required for all mobile home parks and shall be subject to the following procedures:
 - 1) The application for approval of a mobile home park shall be accompanied by a preliminary or tentative site plan submitted to the Clerk's Office for review and approval or denial by the Planning Commission.
 - 2) The date of receipt of the preliminary or tentative site plan shall be fifteen (15) days prior to the date of the regular Planning Commission meeting.

 Explanation of sub. par. 3(a)2) above: The Charter Township of Plymouth Planning Commission meets only once a month. If a submission of a preliminary plan for a mobile home park was submitted immediately following a Planning Commission meeting, a severe hardship would result in the review and approval process. The above language is therefore proposed to insure a proper review can be completed without undue hardship on the developer of the mobile home park.
 - 3) Preliminary or tentative site plans and specifications shall be submitted in accordance with Article 29 and Article 26 of this Ordinance.

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- 4) The preliminary plan shall be submitted to the Wayne County, Department of Public Services, Wayne County Health Department and the office of the Wayne County Drain Commissioner in accordance with Public Act 96 of 1987, State of Michigan, as amended.
 - 5) The Planning Commission shall either approve, approve with modifications or disapprove the preliminary or tentative site plan within sixty (60) days of the date of receipt of the preliminary plan. The plan shall be approved prior to submission of a final site plan.
 - 6) Four (4) copies of drawings approved by the State for construction shall be submitted to the Township by the applicant.
- (b) A mobile home park shall not be permitted on parcels of less than twenty-five (25) acres in net area. In determining net area all dedicated or deductible interior and exterior right of way equal to or greater than eighty-six (86) feet in width shall be excluded.
 - (c) Overall density for the mobile home park shall not exceed 6.5 dwelling units per acre. All mobile home sites shall have a minimum lot width of fifty (50) feet and minimum lot area of not less than 5,500 square feet provided however that the lot width and lot area may be reduced by a maximum of twenty (20) percent. For each square foot of land gained through the reduction of the site below 5,500 square feet, at least equal amounts of land shall be dedicated as open space and developed in a manner approved by the Planning Commission as part of the preliminary plan review.
 - (d) Any mobile home park shall have direct access to a Major Thoroughfare Road. If a mobile home park does not have direct access to a Major Thoroughfare Road, access to the Major Thoroughfare Road may be permitted by a public right-of-way not less than eighty-six (86) feet in width provided, however, that such access would not be through a developed or future one family residential area.
 - (e) Mobile home park developments shall comply with all requirements of Public Act 96 of 1987, State of Michigan, as amended
 - (f) A greenbelt and/or berm not less than twenty (20) feet in width shall be located and continuously maintained along all exterior boundary lot lines.
 - (g) All yards and open space areas in a RM District shall be graded in a manner which shall avoid the ponding of stormwater unless said conditions have been designed to occur as part of a stormwater management facility which has been approved by the Planning Commission as part of the Preliminary Plan Approval.
 - (h) Mobile home, community building or service building shall not be located closer than twenty five (25) feet to any mobile home park perimeter property line.

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- (i) A mobile home park shall provide an outdoor recreation area of at least 25,000 square feet. For mobile home parks containing more than fifty (50) mobile home sites, the minimum outdoor recreation area shall be increased by three hundred (300) square feet for each site or lot over fifty (50). Open space provided as a result of lot size reduction as permitted in Sec. 7.1 par. 3(c) may be included in the computation of outdoor recreation area. The outdoor recreation area shall be so designed and located to facilitate access and use by the residents of the mobile home park.
- (j) The mobile home park primary walk system, including walks along main highways, main drives and secondary streets shall not be less than five (5) feet in width, except those located along a Major Thoroughfare. In the case of a Major Thoroughfare, all sidewalks shall be a minimum of six (6) feet in width. All sidewalks shall conform to the standards and requirements for public sidewalks as established by the Department of Building and Code Enforcement. The secondary walk system, including walks from each mobile home entrance to facilities on the lot and connections to the primary walk system shall not be less than thirty (30) inches wide and shall conform to the standards and requirements for public sidewalks as established by the Department of Building and Code Enforcement.
- (k) Installation and anchoring systems shall comply with all requirements as established in the "Manufactured Housing Commission General Rules" State of Michigan.
- (l) A uniform skirting shall be required to surround the base of a mobile home and installed within sixty (60) days after placement of said mobile home. Skirting shall comply with requirements as found in the Manufactured Housing Commission General Rules.
- (m) All utility lines or similar facilities intended to serve any use in a R-M Mobile Home Residential District, whether designed for primary service from main lines or for distribution of services throughout the site shall be placed and maintained underground at all points within the boundaries of this site.
- (n) Where permitted by the individual mobile home park, each mobile home may be provided with one (1) utility cabinet, with no more than one hundred (100) square feet of floor area, which shall be uniform as to appearance and location throughout the mobile home park. All cabinets shall be kept clean and shall be maintained in good condition and shall be prohibited on the front twenty-five (25) feet of the mobile home lot and shall not be closer than ten (10) feet to any mobile home.
- (o) Lot line fences if permitted in the individual mobile home park shall be uniform in height and shall not exceed thirty-six (36) inches in height and shall be constructed in such a manner as to provide firemen access to all sides of each

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mobile home and shall be in accordance with the Manufactured Housing Commission General Rules. Further, fences shall not be constructed of old or used material unless such material shall be reasonably sound in the judgment of the Department of Building and Code Enforcement. Fences shall not be made of or contain barbed wire, electric current or charges of electricity or sharp or pointed projections of any kind; provided if such fence is constructed of pickets, the pickets shall be made of not less than one (1) inch by three (3) inch material and shall have an angle at the top of not less than ninety (90) degrees. The fence shall comply with the requirements of the building code. Plastic or other types of stripes intertwined in cyclone fencing shall be prohibited.

(p) No mobile home may be occupied until a Certificate of Occupancy has been issued by the Department of Building and Code Enforcement.

4. Accessory structures and uses customarily incidental to the above permitted uses.

SEC. 7.2 SPECIAL LAND USES

The following uses shall be considered special land uses in this district and shall be permitted only after review and approval by the Planning Commission in accordance with the procedure and standards as found in Section 2.7 of this Ordinance and further subject to the requirements listed below:

1. Public, parochial and private schools including nursery schools, churches, libraries, community buildings, hospitals, convalescent homes, municipal facilities, municipal parks and playgrounds other than park and ride facilities.
2. Public and private recreation areas, uses and facilities including country clubs, golf courses and swimming pools subject to the following:
 - (a) No building shall be located within one hundred (100) feet of any property line.
 - (b) Facilities such as licensed restaurants and bars may be permitted when occupying an integral part of the main structure, provided there is no exterior display or advertising of said facilities.
 - (c) Golf fairways, swimming pools, tennis courts and similar uses shall be located not less than thirty-five (35) feet from any property line and shall comply with the requirements of Section 26.12 of this Ordinance.
3. Communication facilities, public utility transformer stations, sub-stations, and gas regulator stations without service or storage yards shall comply with the requirements of Section 26.12 of this Ordinance and shall be subject to the following:

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- (a) A front yard setback of not less than fifty (50) feet shall be provided (irrespective of the yard requirements of the district in which it is located) and two side yards and a rear yard shall be provided, each shall not be less than twenty-five (25) feet in width.
- (b) When a transmission or relay tower, etc. is proposed as part of the facility, the tower shall be so located that it does not present a nuisance to abutting residential properties. The tower shall be so located on the subject property that the distance from the base of the tower to all points on each property line shall be not less than one and one-half (1 ½) times the height of the tower.

SEC. 7.3 DEVELOPMENT REQUIREMENTS

The following requirements shall be provided within a R-M Mobile Home Residential District:

1. Site Plan and Development Approval as specified in Article 29 shall be required for all uses except for single family residences and mobile home parks. Mobile home parks shall comply with the requirements of Section 7.1 par. 3(a).
2. Off-street parking for all uses as specified in Article 24 of this Ordinance without interference to normal movement of traffic.
3. Screening and land use buffers for all uses as specified in Article 26 of this Ordinance except that mobile home parks shall comply with the requirements of Section 7.1 par. 3(a) in regards to the review and approval process.
4. Signs for all uses as specified in Article 25 of this Ordinance.
5. Height, area, lot coverage and yard regulations as specified in Article 20 of this Ordinance.
6. Yard Grading and Drainage. All yards and open space areas in a R-M Mobile Home Residential District shall be graded in a manner which shall avoid the ponding of stormwater unless said conditions have been designed to occur as part of a stormwater management facility which has been approved by the Planning Commission as part of the Preliminary Plan Approval.