

120.170 “R-6” – Residence District -Mobile Home Park.

A. Description of District:

This district is designed solely for the development of Mobile Home Parks and such accessory structures and uses normally associated thereto, in accordance with those regulations specified by the State of Michigan Mobile Home Commission Act, Act No. 96 of the Public Acts of 1987, as amended, and in accordance with the following minimum requirements.

B. Permitted Uses:

1. Essential services.

C. Conditional Uses:

The following uses are permitted by right if the required regulations can be met:

1. Private Solar Energy Systems when in accordance with Section 120.470.
2. Home occupations when in accordance with Section 120.340.
3. Accessory buildings or uses in accordance with Section 120.410.
4. Mobile home parks.
 - a. Dwellings must have a minimum width of at least 12 feet, provided the same meet the conditions imposed for dwellings as contained in Section 120.14 of this Ordinance.
 - b. All mobile home parks shall comply with the requirements imposed by the Mobile Home Commission Act, Act No. 96 of the Public Acts of 1987 and any and all amendments thereto and with any and all regulations promulgated thereunder by the Michigan Mobile Home Commission and the Michigan Department of Public Health, except as said Act and regulations may be modified by the provisions herein.
5. State licensed adult residential facility, which provides resident services for six (6) or less persons under 24-hour supervision or care.

6. A family day care home licensed or registered pursuant to Act No.116 of the Public Acts of 1973, as amended, where:
 - a. It is conducted in the bona fide private residence of the operator of the family day care home; and
 - b. It is conducted in accord with the requirements of Act No. 116 of the Public Acts of 1973, as amended, and the rules promulgated pursuant to said Act.

7. Accessory building, prior to the establishment of the principal building on the lot, parcel or building site, for the storage of residence construction materials and tools subject to the following conditions and limitations:
 - a. The applicant must first apply for and receive a building permit for construction of the principal building.
 - b. Construction of the principal building must commence within 60 days.
 - c. Construction of the principal building must be completed, and an occupancy permit therefore issued, within one year. If, at the expiration of the one-year period, the principal building has not been completed and an occupancy permit issued, the Planning Commission upon application, may extend the one-year limitation for an additional six (6) months.
 - d. An accessory building and its uses are subject to the provisions of Section 120.410.

D. Special Exception Uses:

All Special Exception Uses are subject to the provisions noted herein as well as the requirements of Section 120.420.

1. Public utility buildings and structures necessary, including gas and electric substations, for the service of the community:
 - a. There is no zoning restriction for utilities located in public streets or public rights-of-way.

- b. Public utility activities of an industrial character such as repair and maintenance yards, storage facilities or activities which generate electronic interference are prohibited.
- c. The use shall have frontage on a paved primary road.
- d. The use shall have off-street parking facilities to satisfy peak parking needs.
- e. Building and activities (including, but not limited to, parking, drive aisles, etc.) shall be no closer than 25 feet to adjacent residentially zoned properties.
- f. The use shall be enclosed by a solid wall or compact screening of suitable material as determined by the Planning Commission and shall not be less than 6 feet in height.

E. Screening:

Screening shall be provided in accordance with Section 120.350.

F. Lot, Parcel or Building Site, Yard and Area Requirements:

Except as elsewhere specified herein, the lot, parcel or building site, yard and area requirements shall be as specified in Section 120.600.

[Ord. No. 245, eff 11/26/2017]

[Ord. No. 265, eff 08/31/2023]