

ARTICLE 7

MANUFACTURED HOUSING COMMUNITY DISTRICT

Section 7.01. Statement of Purpose

The purpose of the Manufactured Housing Community District is to encourage a suitable environment for persons and families that choose to live in a manufactured home rather than a site built one-family residence. Development is limited to manufactured homes when located in a subdivision designed for that purpose or a Manufactured Housing Community with recreational facilities and necessary public utility buildings.

The regulations contained within this Article are those approved by the Manufactured Housing Commission and adopted as part of this Chapter. No substantive changes have been made to the approved regulations; however, references to other applicable laws, ordinances, and certain terminology has been updated.

Section 7.02 Principal Uses Permitted

The following uses of land and structures shall be permitted by right in the MHC, Manufactured Housing Community District:

- (a) Manufactured housing community's subject to the requirements of the Manufactured Housing Commission Act, Act 96 of the Public Acts of 1987, as amended, and rules of the Manufactured Housing Commission.
- (b) Manufactured housing subdivisions subject to the Land Division Act, Act 288 of the Public Acts of 1967, the Dundee Subdivision Control Ordinance and all other applicable acts, rules, and regulations.
- (c) Foster family day care homes.
- (d) Adult foster care family homes.

Section 7.03 Manufactured Housing Community Regulations

7.03.01. General Requirements

- (a) Each manufactured home within a Manufactured Housing Community shall contain a complete bathroom, kitchen facilities; sleeping accommodations and plumbing and electrical connections. Travel trailers, motor homes and other recreational vehicles shall not be occupied in a Manufactured Housing Community.
- (b) Manufactured home skirting shall be vented. Louvered or similar vents shall be at least a minimum of six hundred (600) square inches per one thousand (1,000) square feet of living space. A minimum of one (1) vent shall be placed at the front and rear of the manufactured home and to each exposed side. An access panel of sufficient size to allow full access to utility hookups located beneath the manufactured home shall be installed. All skirting shall be manufactured of fire-resistant material and certified as such by the manufacturer. Skirting shall be installed in a manner so as to resist damage under normal

weather conditions to include, but not limited to, damage caused by freezing and frost, wind, snow, and rain.

- (c) Storage of dangerous or combustible goods and articles underneath any manufactured home or out-of doors at any manufactured home site shall be prohibited except in an approved, enclosed, storage facility.
- (d) Canopies and awnings may be attached to any manufactured home and may be enclosed, subject to manufactured home site regulations, herein. When enclosed, such shall be considered a structure and part of the manufactured home and building and occupancy permits issued by the Zoning Enforcement Officer shall be required.
- (e) All garbage and rubbish shall be stored, and transferred in accordance with the procedures outlined in Part 5, Garbage and Rubbish Storage and Disposal, of the Manufactured Housing Commission Rules. Garbage and trash removal shall be made at least once per week, except during the summer when health conditions may warrant additional pickups. Incineration of garbage or rubbish on the site shall be prohibited.
- (f) A commercial sales lot activity is prohibited within a Manufactured Housing Community except that manufactured homes placed on manufactured home sites under the "model home" concept may be sold on site by a licensed manufactured home dealer or broker. This subsection does not prohibit the sale of a manufactured home on site by the manufactured home owner.
- (g) Entry and exit fees shall be prohibited.
- (h) All structures and utilities to be constructed, altered, or repaired in a Manufactured Housing Community shall comply with all applicable codes of the Village, the State of Michigan, the U.S. Department of Housing and Urban Development and the Manufactured Housing Commission, including building, electrical, plumbing, liquefied petroleum gases and similar codes, and shall be constructed to the State of Michigan Standards in effect at that time. All structures and improvements to be constructed or made under the Village Building Code shall have a building permit issued by the Zoning Enforcement Officer. Such structures or improvements shall have a minimum of two (2) inspections prior to a final inspection by the Zoning Enforcement Officer.
- (i) A Manufactured Housing Community shall have a public water and sewer system and/or on-site water and waste water treatment system acceptable by the Michigan Department of Public Health and Michigan Department of Environmental Quality.
- (j) The site and surrounding area shall be suitable for residential use. It shall not be subject to hazards such as insect or rodent infestation, objectionable smoke, noxious odors, unusual noises, subsidence, or the probability of flooding or erosion. The soil, groundwater level, drainage, rock formation, and topography shall not create hazards to the property or to the health and safety of occupants.
- (k) All land in a Manufactured Housing Community shall comprise a single parcel. Public thoroughfares, except extensions of local and collector streets proposed as part of a Manufactured Housing Community site plan, shall not bisect or divide a Manufactured Housing Community to avoid unwarranted public traffic from traveling through the community.

- (l) A Manufactured Housing Community shall not be occupied unless at least twenty-five (25) manufactured home sites, or fifty (50) percent of the expected total of manufactured home sites, whichever is less, are available for occupancy at the time of opening of the community.
- (m) A Manufactured Housing Community shall not be developed on less than ten (10) acres with a minimum of two hundred fifty (250) feet of public road frontage. Individual sites within the community shall be developed with sites having five thousand, five hundred (5,500) square feet per manufactured home unit being served. The five thousand, five hundred (5,500) square feet requirement may be reduced by twenty percent (20%) provided that the individual site shall be equal to at least four thousand, four hundred (4,400) square feet. For each square foot of land gained through the reduction of the site below five thousand, five hundred (5,500) square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open space requirements be less than that required under R125, 1946, Rule 946 of the Michigan Administrative Code.
- (n) The minimum setback for a community shall be fifty (50) feet from a public right-of-way.
- (o) The maximum building height shall be two (2) stories and twenty-five (25) feet.
- (p) The Manufactured Housing Community shall be constructed pursuant to P.A. 96 of 1987, being MCL 125.1 101 et seq. and the rules promulgated there under.
- (q) Landscaping and/or greenbelts shall be in conformance with the provisions of Article 19, Landscape Standards. Common laundry, drying yards, trash collection stations, surface mounted transformers, and similar equipment and facilities shall be screened from view by plant materials or by man-made screens. Required landscape strips shall not be included in the calculation of required recreational areas. Parking shall not be permitted in any required buffer area.

7.03.02 **Manufactured Housing Site Regulations**

The Manufactured Housing Code, as established by the Manufactured Housing Commission and the Michigan Department of Public Health Rules under the authority of Act 96 of the Public Acts of 1987, regulates Manufactured Housing Community density, design, construction, licensing, and individual manufactured home installation (anchoring) and health aspects. All Manufactured Housing Communities shall be constructed according to the standards of the Code and the Michigan Department of Public Health Rules.

7.03.03 **Utilities.** Each home shall be suitably connected to sanitary sewer, water and other available utility lines and such connections shall meet the following regulations:

- (a) A public water system or water system approved by the Michigan Department of Public Health, and in accordance with Act 399, P.A. 1976, the Safe Drinking Water Act shall be provided within a Manufactured Housing Community. The water supply shall be adequate for fire fighting purposes.

- (b) A public sewer system or waste water treatment system approved by the Michigan Department of Public Health and the Michigan Department of Environmental Quality, shall be provided within a Manufactured Housing Community.
- (c) Each manufactured home space shall be provided with at least a four (4) inch sanitary sewer connection. The sewer shall be enclosed when not connected to a manufactured home and shall be capped so as to prevent any escape of odors.
- (d) The plumbing connections to each manufactured home site shall be constructed so that all lines are protected from freezing, from accidental bumping, or from creating any type of nuisance or health hazard.
- (e) All electrical lines to each manufactured home site shall be underground. Separate meters shall be installed for each site. All cable television and telephone lines shall be underground. Above ground lines are not allowed for the connection between the manufactured home unit and the individual site utility pedestals.
- (f) No individual exterior television antennas shall be permitted within the Manufactured Housing Community. If central television antenna systems, cable television, or other such services are provided, the distribution system shall be underground and shall be constructed and installed pursuant to state and local codes and ordinances.
- (g) An electrical service adequate for one-family residence needs shall be provided for each manufactured home space. The installation shall comply with all state electrical regulations.
- (h) All fuel oil and liquefied gas supplies shall be installed in a manner consistent with the requirements contained in the General Rules of the Michigan Manufactured Housing Commission as provided for in Act 96 of the Public Acts of 1987.

7.03.04 Access and Parking

- (a) All internal streets, driveways, motor vehicle parking spaces and walkways within the community shall be hard surfaced and shall comply with dimensional requirements of the Manufactured Housing Commission Rules.
- (b) All entrances and exits from a Manufactured Housing Community shall abut a hard surfaced public road (cement and/or bituminous construction). Improvements to said hard surfaced roads, such as acceleration/deceleration lanes, shall be made in accordance with Village of Dundee street design standards.
- (c) Cul-de-sac streets, where proposed, shall have a turnaround with a minimum radius of forty-five (45) feet, in accordance with current Village of Dundee street design standards, and shall have a maximum length of three hundred (300) feet.
- (d) Entrances and exits for a Manufactured Housing Community from county or state highways shall have written approval of the highway authority having jurisdiction before the final site plan for all or any phase of the Manufactured Housing Community shall be approved by the Manufactured Housing Commission.

- (e) Where a proposed manufactured home development is adjacent to properties that have existing public sidewalks on them and the sidewalk abuts the Manufactured Housing Community parcel, the developer shall also construct a sidewalk of equal width to act as a connection between, or an extension of the existing public sidewalk(s). Sidewalk(s) shall be necessary for only those portions of a Manufactured Housing Community fronting upon a public thoroughfare in accordance with Village specifications.

7.03.05 **Storage Areas.** The on-site, outdoor storage of boat trailers, boats, camping units, horse trailers, and similar equipment shall be prohibited. The Manufactured Housing Community may provide, within the confines of the community, a common outdoor storage area for the storage of the above mentioned equipment. Said storage area shall be surfaced with gravel, asphalt or other suitable substances and shall be screened from view with plant materials or man-made screening devices.

Section 7.04 Procedures and Permits

Application for permit to construct a Manufactured Housing Community shall be submitted to the Michigan Department of Consumer and Industry Services (MDCIS). The MDCIS is the agency charged with the licensing of Manufactured Housing Communities. Preparation of the application, support data, and local agency review of the Manufactured Housing Community shall conform to the requirements of Act 96 of 1987, as amended.

Section 7.05 Site Plan Review

All principal uses listed above are subject further to the requirements and provisions of Article 12, Site Plan Review Procedures and Requirements and any other applicable regulations included in this Chapter.

Section 7.06 Standards

- 7.06.01 **Pedestrian Circulation:** Sidewalks and pathways shall be provided in accordance with the provisions of Section 3.13(k) and Section 3.25, Site: Non-Motorized Circulation.
- 7.06.02 **Off-Street Parking and Loading Requirements:** Parking and loading shall be provided in accordance with the provisions of Article 21, Off-Street Parking and Loading Standards.
- 7.06.03 **Signs:** All signs shall be in accordance with Article 22, Sign Standards.
- 7.06.04 **Landscaping and Buffering:** All uses requiring site plan approval shall be required to submit a landscape plan to the Planning Commission for review and approval, based on requirements set forth in Article 19, Landscape Standards.
- 7.06.05 **General Provisions:** All uses shall comply with the requirements of Article 3, General Provisions, including regulations for accessory structures and building, home occupations, and covered trash receptacles
- 7.06.06 **Site Lighting:** Site lighting shall comply with Article 20, Lighting Standards.