

ORDINANCE NO. 144

RESIDENTIAL "C" MOBILE HOME PARK DISTRICT

THIS ORDINANCE REPEALS ORDINANCE NO. 136

The Village of Otisville Ordains that:

SECTION 1.

"CPM" Residential Mobile Home Parks.

DEFINITIONS:

"Act" means Act No. 96 of the Public Acts of 1987, as amended, being Section 125.2301 et seq. of the Michigan Compiled Laws Annotated (MCLA).

"Code" means the Mobile Home Code, being R 125.1101 et seq. and R 325.331 et seq. of the Michigan Administrative Code (MAC).

"Commission" means the Michigan Mobile Home Commission.

"Department" means the Michigan Department of Commerce.

"Developer" means the developer of a new mobile home park, or the owner of an existing park who is expanding the park.

"MDPH" means the Michigan Department of Public Health.

Section A. Use Regulations.

Unless hereinafter provided, no buildings or premises shall be used and no buildings shall be hereafter erected or altered and no land improved except for one or more of the following uses:

1. A mobile home park.

Section B. Mobile Home Park.

Mobile home parks shall comply with Public Act 96 of 1987, as amended, and the rules promulgated pursuant to said act by the Mobile Home Commission except to the extent that a different or higher standard is required by this ordinance.

Section C. Building Height.

No building or structure hereinafter erected or altered within a mobile home park shall exceed two and one half stories or twenty-five feet (25), with the exception of a central television antennae.

Section D. Minimum Lot Area.

Each mobile home park shall be developed with lots averaging five thousand five hundred (5,500) square feet per mobile home lot except that no lot shall be less than four thousand four hundred square feet (4,400). For each square foot of land gained through the reduction of a mobile home lot below five thousand five hundred square feet (5,500), at least an equal amount of land shall be dedicated as open space.

Section E. Floor Area.

No mobile home shall contain less than seven hundred twenty (720) square feet of floor space.

Section F. Refuse Disposal and Maintenance.

1. The mobile home park shall be maintained free of the accumulation of debris which could provide rodent harborage, or breeding places for mosquitos, flies, or other pests.

2. The growth of weeds, brush, and grass shall be controlled by the owner or operator of the park. Grass shall be mowed regularly to prevent accumulations resulting in health and fire hazards.

Section G. Buffer Zones and Screening.

Mobile home parks shall be landscaped as follows:

1. If the mobile home park abuts an existing residential development, the park shall be required to provide screening along the park boundary abutting the residential development.

2. If the park abuts a non-residential development, the park need not provide screening.

3. In all cases, however, a park shall provide screening along the park boundary abutting a public right-of way.

The landscaping shall consist of evergreen trees or shrubs of minimum three (3) feet in height which are spaced so they provide a continuous screen at maturity. Alternative screening devices may be utilized if they conceal the mobile home park as effectively as the required landscaping described above.

Section H. Storage Areas.

There shall be no storage underneath any mobile home or outside of a mobile home provided, however, storage sheds may be utilized for storage purposes. Each mobile home shall be maintained in a clean and presentable condition at all times.

If boats, boat trailers and utility trailers are permitted to be parked within the mobile home park, adequate parking spaces for such vehicles in a central or collective parking area shall be provided. This area shall be in addition to the automobile parking requirements of this ordinance and shall be adequately locked, fenced and permanently buffered.

Section I. Skirting.

Skirting shall be installed within ninety (90) days from the date that said mobile home is placed upon a site in said mobile home park.

Section J. Inspection.

It shall be the duty of the Building Inspector to inspect the mobile home installation in mobile home parks before said mobile home is occupied. The Village Building Inspector is hereby granted authority to enter upon mobile home parks for making such inspections.

Section K. Site Plan Approval.

Site plan approval by the Otisville Planning Commission and Board of Appeals shall be required. Said site plan shall be of a scale not less than one (1") inch = one hundred (100') feet, and shall show topography, existing wood, streams, and other natural features. Said site plan shall clearly show total development of the park, including circulation, park administrative facilities, recreation open spaces, green-belt buffer areas, mobile home lots, and parking as required to fully illustrate the said development. Said plan shall be the preliminary plan described in the Mobile Home Commission Act and Rule promulgated by the Mobile Home Commission.

Section M. Non-residential Use of Park Areas.

No part of any mobile home park shall be used for non-residential purposes, except those uses that are required for the direct servicing and well being of the park residents and management of the park. However, retail sales of new mobile homes may be made from the park by the owners of the park or the sole licensee or agent of the owners, but all said mobile homes held for sale shall be displayed on regular mobile home sites of the park. Said mobile homes on display shall be limited to not more than fifteen percent of the available sites in the park. All mobile homes displayed shall immediately be installed complete as required for occupancy. While nothing contained in this section of this ordinance shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand by the individual owner or his agent or the home occupant, sales as a business or commercial enterprise is expressly prohibited.

PENALTIES FOR VIOLATIONS

Violation of this section, or failure to comply with any of the requirements of the ordinance, shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than One Hundred Dollars (\$100.00) or imprisoned for not more than ninety (90) days or both, and said violator will pay all costs and expenses involved in the prosecution of the case. Each day such violation continues beyond notification of same, shall constitute a civil offense. Nothing herein contained shall prevent the municipality from taking such other lawful action as is necessary to prevent or remedy any violation.

DATE OF EFFECT.

This Ordinance shall take effect and be in full force and effect ten (10) days after its passage by the Village Council, said effective date being March 26, 1993.

APPROVAL AND PUBLICATION.

This Ordinance was approved by unanimous vote of the Village Council, a quorum being present on Monday, March 15, 1993 and ordered published in three public places in the Village of Otisville within ten (10) days after its adoption.

Robert K. Price
Robert K. Price, President

Jean M. Griswold
Jean M. Griswold, Clerk