

Chapter 33

MANUFACTURED HOMES AND TRAILERS

- Art. I. In General, §§ 33-1–33-30
Art. II. Mobile Home Parks, §§ 33-31–33-40

ARTICLE I. IN GENERAL

Secs. 33-1–33-30. Reserved.

ARTICLE II. MOBILE HOME PARKS

Sec. 33-31. Definitions.

Mobile home means a structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained in the structure. Mobile home does not include a recreational vehicle.

Mobile home park shall be defined to mean a parcel or tract of land under the control of a person upon which three (3) or more mobile homes are located on a continual nonrecreational basis and which is offered to the public for that purpose regardless of whether a change is made therefor, together with any building, structure, enclosure, street, equipment or facility used or intended for use incidental to the occupancy of a mobile home and which is not intended for use as a temporary trailer park.

Person shall include any individual, partnership, association, trust or corporation, or any other legal entity or combination thereof.

Trailer means every vehicle with or without motive power, other than a pole trailer, designed for carrying property or persons and for being drawn by a motor vehicle and so constructed that no part of its weight rests upon the towing vehicle.

Trailer coach means every vehicle primarily designed and used as temporary living quarters for recreational, camping or travel purposes and drawn by another vehicle.
(Ord. No. 85, § 1, 10-4-83)

Sec. 33-32. Parks to comply with chapter.

All mobile home parks within the village shall comply with the requirements of Act 419 of the Public Acts of Michigan for 1976, as amended, and with any and all regulations promulgated by the Michigan Mobile Home Commission, the Michigan Department of Public

Health, and all other ordinances of the Village of Elkton as they apply which are not in conflict with any of the provisions of this article.

(Ord. No. 85, § 4, 10-4-83)

Sec. 33-33. License fees.

From and after the effective date of this section, each mobile home park within the Village of Elkton shall be licensed by the Department of Commerce, State of Michigan. The license shall be granted and renewed by the department based upon the certifications and recommendations of the appropriate agencies and the Village of Elkton.

(Ord. No. 85, § 8, 10-4-83)

Sec. 33-34. Cost sharing for village services.

To provide a uniform basis for sharing the cost of village services to mobile home parks in the Village of Elkton, the Village of Elkton hereby agrees to the following:

- (1) The developer of a mobile home park in the Village of Elkton, shall be responsible for the cost of building and surfacing streets including curb and gutter, providing sidewalks in accordance with section 33-38(3), providing drainage, and providing sanitary sewer and water mains.
- (2) The Village of Elkton shall contribute fifty dollars (\$50.00) per site but not to exceed two thousand dollars (\$2,000.00) any year for the purchase of water main or sewer pipe until completion of the proposed project.
- (3) The Village of Elkton shall install one four-inch master watermeter. The developer will be billed quarterly for water usage at a flat rate of seventy dollars (\$70.00) plus one dollar (\$1.00) per mobile home and at the lowest prevailing rate for water metered.

(Ord. No. 85, § 7, 10-4-83)

Cross references—Streets, sidewalks and other public places, Ch. 45; utilities, Ch. 53.

Sec. 33-35. Permission required for parks.

(a) *Preliminary plan.* No mobile home park shall be established or operated within the Village of Elkton until the person who desires to develop a mobile home park submits a preliminary plan to the Village of Elkton, Huron County Health Department, Huron County Road Commission and the Huron County Drain Commission for preliminary approval. The preliminary plan shall include the location, layout, general design, and a general description of the project. The preliminary plan shall not include detailed construction plans.

(b) *Conformities.* The Village of Elkton may grant preliminary approval if the proposed mobile home park conforms to applicable laws and local ordinances not in conflict with Act 419 of 1976 and laws and ordinances relative to:

- (1) Land use and zoning;
- (2) Municipal water supply, sewage service and drainage; and

(3) Compliance with the local fire ordinance and State fire laws.
(Ord. No. 85, § 3, 10-4-83)

Sec. 33-36. Building construction requirements.

Any buildings constructed on the site of the mobile home park shall comply with all of the zoning and ordinance requirements of the Village of Elkton.

(Ord. No. 85, § 10, 10-4-83)

Cross reference—Zoning, App. A.

Sec. 33-37. Entrances and exits.

Entrances and exits shall be from a major street and if from county or state highways, the developer shall have prior written approval of the highway authority having jurisdiction within the village.

(Ord. No. 85, § 9, 10-4-83)

Sec. 33-38. Regulations for parks; site plan requirement.

In order that a mobile home park may be more harmonious within itself and with the surrounding neighborhood, the following conditions shall apply and construction of any facilities in the park shall not begin until the site plan of the entire project has been received and approved by the Village of Elkton and all other approval provisions of 1976 PA 419, as amended, have been complied with:

- (1) *Streets.* Streets shall be provided on the site where necessary to furnish principal traffic-ways for convenient access to the mobile home site, and other important facilities on the property. The street system shall provide convenient circulation. Closed ends of a dead-end street shall be provided with a turning circle of not less than forty (40) feet radius.
- (2) *Rights-of-way; pavement.* The rights-of-way shall conform to the standards of the village. Streets shall be paved and curbed and such pavement shall be an adequate width to accommodate the contemplated parking and traffic load in accordance with the type of streets, but shall not be less than the minimum width specified in section 45-27(b) of the Village of Elkton.
- (3) *Walkways.* The mobile home park primary walkway system, including walks along the streets, shall be not less than four (4) feet in width and not less than four (4) inches thick. 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 not less than four (4) inches thick.
- (4) *Utilities.* All utility installations within the mobile home park shall be underground.
- (5) *Recreation facilities.* There shall be provided recreation facilities within each mobile home park to adequately provide for the needs of children living in the mobile home park. Such area shall be developed and maintained by the management so as to

provide healthful recreation for the children of the mobile home park and it is suggested that such area be located within five hundred (500) feet of each mobile home site served by the facility.

- (6) *Open space; trees.* All open space area must be sodded or seeded. Trees may be planted except no willows, poplars, box elders or ailanthus may be used in the mobile home park.
- (7) *Businesses.* No business of any kind other than directly related to the mobile home park shall be conducted in any mobile home, building or on the premises of the mobile home park.
- (8) *Lighting.* Street and yard lights shall be provided as required by the ordinances of the Village of Elkton.
- (9) *Oil and gas tanks.* All fuel oil tanks and all gas tanks shall be located on each mobile home lot in a uniform manner. All tanks shall be of an approved type to comply with the building code standards and shall be equipped with vent pipes and with fused valves. All tanks shall be elevated on noncombustible stands and placed on concrete base.
- (10) *Storage.* There shall be no storage underneath any mobile home and each mobile home lot shall be maintained in a clean and presentable condition at all times.
- (11) *Drainage.* The grounds of the mobile home park shall be graded to drain according to the standards of the Village of Elkton.
- (12) *Laundry facilities.* Laundry facilities, either coin-operated or otherwise, shall be provided in sufficient number to provide for reasonable use by the occupants of the mobile home park. Outdoor drying shall be permitted only at park laundry facility.
- (13) *Garbage and trash.* To provide for garbage and rubbish storage, each mobile home shall be provided with one fly-proof and watertight twenty-gallon plastic or metal container. All garbage and trash shall be collected weekly by the mobile home park owner.
- (14) *Fire hydrants.* Fire hydrants of a size and pressure as used in the Village of Elkton shall be installed within the mobile home park so that no mobile home shall be located more than six hundred (600) feet from any fire hydrant or as approved by the village engineer.

(Ord. No. 85, § 6, 10-4-83)

Cross reference—Fire prevention and protection, Ch. 29.

Sec. 33-39. Regulations for mobile homes.

So as to maintain yard space for the difference in sizes of mobile homes, the following minimums shall be required:

- (1) *Open areas.* An open area shall be provided on each mobile home lot for all new and/or additions to existing mobile homes to insure privacy, adequate natural light and

ventilation to each home; to provide sufficient area for outdoor uses essential to the mobile home, each mobile home lot shall contain a minimum of three thousand two hundred (3,200) square feet.

- (2) *Yards.* In all mobile home parks there shall be a side yard of not less than sixteen (16) feet at the entry side of the mobile home and a side yard of not less than four (4) feet at the nonentry side of the mobile home. There shall be a rear yard of not less than six (6) feet at the rear end of the mobile home and a front yard of not less than ten (10) feet at the front end of the mobile home as measured from the curb; provided, however, that where the mobile home contains an enclosure, the provision of section 33-39(5) shall control.
- (3) *Stands.* New mobile home lots shall be provided with a minimum stand consisting of a solid reinforced concrete slab the size of the mobile home.
- (4) *Skirting.* The mobile home shall be skirted and such skirting shall be of minimum nineteen one thousandths (.019) aluminum. There shall be installed in the skirting two (2) access doors.
- (5) *Canopies and awnings.* Canopies and awnings may be attached to any mobile home and may be enclosed. Canopies or awnings must be of materials which may be screened or glassed, but shall not exceed ten (10) feet in width of the length or height of the mobile home. Screened or glassed in areas shall not be located within required front or rear set back areas and an unobstructed open space of at least sixteen (16) feet between an enclosure and an adjacent mobile home shall be required.
- (6) *Utility cabinets.* Each mobile home may be provided with one metal utility cabinet, which shall not exceed eight (8) feet in width and six (6) feet in depth and seven (7) feet in height, which shall be uniform as to size and location throughout the mobile home park site. All cabinets shall be kept clean and shall be maintained in good condition and kept painted.
- (7) *Living space.* Each mobile home shall have a minimum area of living space of at least five hundred (500) square feet and must be at least twelve (12) feet wide.

(Ord. No. 85, § 5, 10-4-83)

Sec. 33-40. Location of mobile homes.

No trailer or mobile home shall be located in any area other than in an area where the use of land for a mobile home park is permissible under the present or future provisions of the Village of Elkton zoning ordinance.

(Ord. No. 85, § 2, 10-4-83)

Cross reference—Zoning, App. A.

Chapters 34–36

RESERVED

