

Chapter 10. Manufactured Housing Residential District (MHR)

SECTION 10.00 PURPOSE

The purpose of the Manufactured Housing Residential District is to provide opportunity for the location of manufactured home parks within which single-family detached dwellings of varying types may be placed in an integrated, planned manner. Housing density may range from moderate to moderately high. The District is characterized by close proximity to urban amenities such as retail facilities and public services. Higher density development permitted by the District is predicated on the presence of public water and sanitary sewer systems, or comparable private systems, the presence of all-season roads to support higher traffic volumes, and related amenities characteristic of higher density settings. In addition to review and approval by the Township, Manufactured Home Parks are also subject to review and approval by the State of Michigan.

SECTION 10.01 PERMITTED USES

The following uses shall be permitted by right:

- A. Accessory Buildings and Uses
- B. Adult Foster Care Family Home
- C. Adult Foster Care Small Group Home
- D. Child Care Family Home
- E. Dwelling, Single-Family
- F. Manufactured Home Park
- G. Public and Quasi-Public Uses
- H. Type I Home-based business pursuant to Chapter 28

SECTION 10.02 SPECIAL LAND USES

The following uses shall be permitted with special land use approval:

- A. Child Care Group Home

SECTION 10.03 SITE DEVELOPMENT REQUIREMENTS

- A. All permitted uses and special land uses are subject to the following site development requirements, which shall be met and maintained in connection with any building or structure, or the enlargement of any building or structure:
 - B. In the event a dwelling is located in the MHR District but outside the confines of a Manufactured Home Park, said dwelling must meet or exceed the dimensional standards of the SR District.
 - C. The site development requirements of the manufactured housing commission, together with any other applicable requirements of the State of Michigan, Act 96 of 1987, as amended, shall be satisfied.

No manufactured housing community shall be maintained, operated, or conducted without an annual license from the Michigan Department of Licensing and Regulatory Affairs (LARA) or other agency having jurisdiction. An inspection of construction may be performed at any appropriate time, pursuant to 1987 PA 96, as amended (the Mobile Home Commission Act).