

**ARTICLE 12
MOBILE HOME SUBDIVISION (MHS) DISTRICT**

SECTION 12.1: MOBILE HOME SUBDIVISION OR PARK DISTRICT (MHS)

12.1.1 Intent: The intent of the Mobile Home Subdivision or Park District is to provide a sound and healthy residential environment sufficient to meet the needs of inhabitants living in mobile homes, to protect mobile home parks from encroachment by incompatible uses and to encourage the consolidation of mobile homes into mobile home parks.

12.1.2 New Mobile Home Parks and Subdivisions:

- A. An applicant who wishes to create a new Mobile Home Subdivision or Park shall apply to the Planning Commission to establish a Mobile Home District, when a change in zoning is required.
- B. An Application for a Mobile Home Park shall have the preliminary plan approved by the County Road commission, County Drain Commissioner and the County Health Department before it will be considered by the Village. In considering application for a new park, the Village shall be guided by, and require compliance with, Michigan Mobile Home Commission Act (Public Act 96 of 1987), as amended.
- C. Persons wishing to create a new Mobile Home Subdivision shall comply with the Land Division Act (Public Act 288 of 1967), as amended, before the Village shall consider creating such a new district. Further, the Village shall make any rezoning recommendations conditional upon compliance with the applicable provisions of this Ordinance, including yards, buffers, fences, screening, lot size roadways, driveways, parking, etc. as restrictions on lot titles.
- D. The Village Council Planning Commission shall follow the requirements of Article 18 in rezoning of any real estate to Mobile Home Subdivision, as well as the requirements of Article 17 for Special Land Uses. (Public hearings and notices being required.)

12.1.3 Uses Permitted by Right and Special Land Uses:

Section 12.1.3 LAND USES: PRINCIPAL USE	MHS
P = Permitted by Right S = Special Approval Use Permit Required	
Residential Uses/Accessory Buildings	
Accessory building (one per lot)	P
Commercial operations ancillary to the operation of a mobile home park	S
Garage (one per lot)	P
Park or subdivision grounds maintenance buildings	P
Single-family mobile home residential dwellings with no more than one dwelling per lot	P
Arts, Entertainment, and Recreation	
Playgrounds and Recreation Facilities	S
Public Facilities	
Public or community assembly buildings	S

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12.1.4 Prohibited Uses:

- A. More than one dwelling on a parcel of land, unless a variance is granted by the Board of Appeals after public hearing.
- B. Parking on or adjacent to any premises of a commercial truck or vehicle having a gross weight of 10,000 pounds.

12.1.5 Minimum Lot Area: Minimum lot area shall be no less than sixty (60) feet in width and one hundred fifty (150) feet in length with a minimum area of nine thousand (9000) square feet.

12.1.6 Corner Lot: On any corner lot no walls, fences, hedges or accessory structures or shrubbery shall rise over three (3) feet in height above the level of the road grade within twenty (20) feet of any corner so as to interfere with traffic visibility.

12.1.7 Driveways and Parking:

- A. Driveways shall be not less than ten (10) feet wide and at least three (3) feet from the lot line. No driveway common to two buildings shall be permitted unless an easement providing for same is recorded with the Sanilac County Register of Deeds.
- B. Off-street vehicle parking, access and egress shall be provided as shown in Section 3.20.
- C. Mobile Home Park off-street parking, driveways, access and egress shall be provided in accordance with the Michigan Mobile Home Commission Rules (R 125.1925), as amended.
- D. In Mobile Home Subdivisions, driveways shall be not less than ten (10) feet wide and at least three (3) feet from the lot line. No driveway common to two mobile homes shall be permitted unless an easement providing for same is recorded with the Sanilac County Register of Deeds.

12.1.8 Yards: Mobile home subdivisions (excepting parks) shall provide yards with no less than the following minimum sizes:

- A. Front Yards. Thirty (30) feet from the front lot line.
- B. Side Yards. Ten (10) feet in width on each side.
- C. Rear Yards. Ten (10) feet from the rear lot line.

12.1.9 Fences and Buffers:

- A. Mobile Home Parks and Subdivisions shall be completely screened by a view obstructing fence, earthen berm, coniferous natural growth (or combination thereof) along the entire property line, including the line abutting a public thoroughfare, except at access points. The screen shall be at least six (6) feet above the road grade level.
- B. Mobile Home Parks and Subdivisions shall have open buffer areas at least ten (10) feet wide at all side and rear property lines.
- C. Fences, walls and shrubs of more than three (3) feet in height above the road grade level are not allowed on an interior lot within ten (10) feet of the front property line where they will interfere with the traffic visibility from a drive.

12.1.10 Signs: Signs shall be in conformance with Article 7.

12.1.11 Building and Floor Area Height:

- A. Floor Area:
 - 1. Every mobile home in a mobile home subdivision or park shall contain not less than seven hundred twenty (720) square feet of living area. In no case shall

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minimum area include floor space in an attached garage, open porch or other attached structure.

B. Height:

1. Buildings may be erected or structurally altered to a maximum height of thirty-five (35) feet at its highest point. However, public and semi-public buildings may be erected to a greater height if the building is set back from each required yard line at least one (1) more foot for each foot of additional height above thirty-five (35) feet

12.1.12 Accessory Buildings: No accessory building shall be erected closer to a side lot line than the permitted distance for the dwelling. However, if an accessory building is erected completely to the rear of the dwelling, it may be erected three (3) feet from the side and rear lot lines. Garages shall not exceed two (2) vehicle capacity and fifteen (15) feet in height.

(amended numbering 2/16/2021)

