

CHAPTER 9

R-4 MANUFACTURED HOUSING COMMUNITY DISTRICT

SECTION 9.01 DESCRIPTION AND PURPOSE

This District is intended to encourage an appropriate location for manufactured home parks and single family residential developments in areas where the natural resource base is capable of supporting that development and the property is served by the necessary public services and infrastructure.

SECTION 9.02 PERMITTED USES

Land and/or buildings in the R-4 District may be used for the following purposes as Permitted Uses:

- A. Churches.
- B. Family day care homes.
- C. Manufactured home parks, in accordance with the requirements of this Chapter.
- D. Single-family dwellings, including home occupations in accordance with the requirements of Section 3.13.
- E. State licensed residential family care facilities; provided that such facility is not located closer than one thousand five hundred (1,500) feet from an existing or proposed similar state licensed residential facility, including group care facilities, but not including state licensed residential facilities caring for four (4) or less minors.
- F. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- G. Accessory buildings, structures and uses, customarily incidental to any Permitted or Special Land Use.

SECTION 9.03 SPECIAL LAND USES

Land and/or buildings in the R-4 District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 14, including consideration of the Specific Special Land Use Requirements of Section 14.07:

- A. Bed and breakfast establishments.
- B. Group day care homes.
- C. Private, elementary, middle, and high schools, and colleges.

SECTION 9.04 DISTRICT REGULATIONS

- A. No main building or accessory structure, nor the enlargement of any main building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with such building, structure, or enlargement.
- B. Site Plan Review is required in accordance with Chapter 15.
- C. Parking is required in accordance with Chapter 16.
- D. Signs are permitted in accordance with the requirements of Chapter 17.
- E. Lot, yard, and dwelling unit size requirements for single family dwellings and non-residential main buildings outside manufactured home parks are as noted below.

R-4 DISTRICT DEVELOPMENT REQUIREMENTS			
Yards	Front	Side	Rear
	35 ft.	15 ft.	25 ft.
Building Height	35 ft. (2½ stories) maximum		
Lot Requirements	Lot Width	Lot Area	Lot Coverage
	100 ft.	½ Acre (21,780 sq. ft.)	20%
Dwelling Unit Minimum Sizes	# Stories	Total UFA	Ground Floor
	1	1,000 sq. ft.	1,000 sq. ft.
	1 1/2	1,000 sq. ft.	850 sq. ft.
	2	1,600 sq. ft.	850 sq. ft.

- F. The Manufactured Home Code, as established by the Manufactured Home Commission and the Michigan Department of Public Health Rules under the authority of 1987 PA 96, as amended, regulates development of manufactured home parks. All manufactured home parks must be constructed according to the standards of the Code. The following conditions are in addition to the rules and standards of the State of Michigan.
 - 1. Manufactured Home Parks shall be constructed, licensed, operated and managed in accordance with the provisions of the Manufactured Home Commission Act, Act 419, P.A. 1976, and subsequently adopted rules and regulations governing manufactured home parks.
 - 2. Manufactured Home Parks shall not be permitted on parcels less than fifteen (15) acres in size.

3. Individual manufactured home sites within a Manufactured Home Park shall have a minimum lot size of five thousand five hundred (5,500) square feet per manufactured home being served.
 - a. This five thousand five hundred (5,500) square foot minimum 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.
 - b. For each square foot of land gained through this reduction of the site below five thousand five hundred (5,500) square feet, an equal amount of land shall be dedicated as open space.
 - c. In no case shall the open space requirements be less than that required under R125.1946, Rule 946 of the Michigan Administrative Code.
4. The minimum Setback for Manufactured Home Parks shall be fifty (50) Feet from a public right-of-way. Manufactured home parks shall be landscaped as follows:
 - a. If the Manufactured Home Parks abuts an existing residential development, the park shall be required to provide screening along the boundary abutting the residential development.
 - b. If the park abuts a non-residential development, the park need not provide screening.
 - c. 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, and spaced to provide a continuous screen at maturity. Alternative screening may be utilized if it conceals the manufactured home park as effectively as the required landscaping described above.
5. Manufactured Home Parks shall be subject to preliminary plan review requirements in accordance with 1987 PA 96, as amended and Chapter 15 of this Ordinance.
6. A permit shall not be required for the construction or erection of canopies or awnings that are open on three (3) sides. A building permit shall be required, however, before the construction or erection of any screened, glassed-in, or otherwise enclosed awning or canopy.
7. The Michigan Residential Code established the requirement for a building permit for any enlargement of a structure and exempts only those detached accessory structures less than two hundred (200) square feet from permits, regardless of whether the sides are open or not.