

ARTICLE 7

MHP - MOBILE HOME PARK DISTRICT

50.700 Uses Permitted. In the MHP District, no building or premises shall be used and no building shall be hereafter erected or altered unless otherwise specifically provided for in this Chapter, except for the following uses:

(1) Principal Uses and Buildings.

(a) One- (1) family detached dwellings, subject to the area, height, bulk, and placement regulations of the R-1 district.

(b) Mobile home parks, and mobile home dwellings, subject to the requirements of Act 243 of the Public Acts of 1959, M.S.A. 5.278, as amended, and the requirements of this Chapter.

(c) Public park.

(2) Accessory Uses and Buildings.

(a) Private carports.

(b) Swimming pools.

(c) Storage cabinets or central storage building.

(d) Customary accessory buildings, such as maintenance and management building, recreation building, laundry, etc.

50.701 Building Height, Area and Yard Requirements.**(1) Principal Uses and Buildings.**

(a) Minimum land area shall be ten (10) acres.

(b) Minimum lot width shall be two hundred (200) feet.

(c) Minimum front yard setback shall be fifty (50) feet.

(d) Minimum rear yard setback shall be fifty (50) feet.

(e) Minimum perimeter side yard setback shall be equal to ten percent (10%) of the total parcel width, provided that no individual or perimeter side yard setback shall be less than fifteen (15) feet. The minimum side yard setback on a corner lot shall be twenty-five (25) feet measured from the side street lot line.

(f) Yards for each mobile home.

The non-entry side of the mobile home site shall be not less than five (5) feet in width and the entry side shall be not less than twenty (20) feet in width, except that where the site's entry side does not face and contact another mobile home site, such entry side yard may be reduced to not less than fifteen (15) feet. Canopies or awnings may be located only on the entry side, but not closer than ten (10) feet to any lot line of the mobile home site. Any such canopy or awning area shall not be used as bedroom or sleeping quarters, and shall not be enclosed except by screens and storm windows on the three (3) exposed sides. Front yard shall be at least twenty (20) feet and rear yard shall be a minimum of ten (10) feet per site.

(g) Each mobile home site shall have a minimum lot area of four thousand (4,000) square feet, minimum average lot width of forty (40) feet. The street rights-of-way shall not be counted as part of the required mobile home sites.

(h) Appurtenances and utilities, such as sewer, water, and electricity hookups, shall be placed on the space so that the mobile home when located on the space shall not occupy the rear fifteen (15) feet of each site.

(i) Each mobile home site shall be provided with an apron not less than fourteen (14) feet by sixty-five (65) feet, or two (2) concrete strips thirty (30) inches wide running the full length of the site to within ten (10) feet of the rear property line with three- (3) inch pebble stones covering the total area under the skirted mobile home. However, in no case shall the pad be less than four (4) inches greater than the outside dimensions of the mobile home. Every mobile home shall be placed on and tied down to such apron or strips.

(j) Skirting of each mobile home shall be required.

(k) Hard surface walkways of not less than thirty (30) inches in width shall be provided from each mobile home entrance to roadway sidewalks.

(l) All mobile home sites shall be furnished with public water and public sanitary sewer connections. Fire hydrants shall be placed

at least every five hundred (500) feet along all roadways. Electrical and telephone distribution lines shall be placed underground.

(m) Each mobile home park shall have a master underground television antenna system. Exterior television antennas shall not be permitted on individual mobile homes.

(n) All fuel tanks shall be underground.

(o) The mobile home park shall provide a system of garbage and rubbish storage, collection, and disposal subject to the approval of the City.

(p) All roadways in the mobile homes park shall be hard surfaced, and shall meet all road construction standards of the City of Harbor Springs. Entranceway drives shall have a minimum pavement width of forty-six (46) feet of which the outer three (3) feet on each side shall be constructed as a sidewalk for pedestrian circulation. Entranceway pavements separated by an island or planting area shall have a minimum pavement width of twenty (20) feet in each direction. All local roadways within the mobile home park shall have a minimum pavement width of twenty-two (22) feet and have a three- (3) foot sidewalk on each side of the roadway constructed for pedestrian circulation. The local roadway system shall be so designed as to prevent the use of any such roadway for through traffic. No parking shall be permitted on any roadway, except as specifically provided for in the approved Site Plan. All mobile home lots shall abut a roadway or paved maneuvering land. All streets shall be lighted.

(q) There shall be provided for recreational purposes within the mobile home park an area of not less than five hundred (500) square feet for each mobile home site in the park. Such land area shall be generally central and accessible to the units intended thereby to be served and shall be well drained, usable, and maintained for recreational purposes.

(r) All screening and landscape plans shall be submitted to the Planning Commission for approval, prior to the issuance of a building permit. All screening shall be in accord with the provisions of Article 19 and shall be reviewed with relation to the suitability

of materials to be used and arrangements thereof.

(s) All lighting for external illumination of the parking area, buildings or grounds, shall be directed away from and shall be shielded from adjacent residential districts.

(t) No sign in this district shall be larger than twelve (12) square feet in area. Such sign shall observe the setback line; have no internal illumination and shall not project higher than one (1) story or twelve (12) feet above ground level.

(2) Accessory Buildings and Uses.

(a) Private carports - Maximum height shall be fifteen (15) feet. All carports shall be unattached and may be located in a required front yard and shall be not less than fifteen (15) feet from the rear lot line or ten (10) feet from the side lot line.

(b) Each mobile home shall be furnished with a storage cabinet of between three hundred (300) and four hundred (400) cubic feet storage space, or in lieu thereof, central storage buildings within one hundred fifty (150) feet of each mobile home.

(c) Swimming pools subject to the following requirements--

(i) Application. The application for a building permit to contract or erect a swimming pool shall include the name of the owner, a plot plan and location of adjacent buildings, fencing, gates, public utilities, specification and plans to scale of pool walls, slope bottom, walkway, and diving boards, and other detailed information affecting construction and safety features deemed necessary by the Building Inspector.

(ii) Pool location. The swimming pool shall be located on the interior of any mobile home project at least eighty (80) feet from any adjacent residential district. No pool shall be located closer than ten (10) feet to any accessory buildings and no pool or enclosure shall be closer than fifty (50) feet to any mobile home.

(d) Other accessory buildings - Maximum height shall be fifteen (15) feet. Accessory buildings shall be located not

less than thirty (30) feet from the side or rear lot line, nor nearer than twenty (20) feet to any mobile home.

(3) **Site Plan Review.** All development in this district shall require Site Plan approval by the Planning Commission prior to issuance of a building permit. Approval will be based upon the provisions of this Chapter.

50.702 Signs. Subject to the general restrictions on signs contained in Section 50.303 of this Chapter, the following signs (and the following signs only) are permitted within this District.

(1) One (1) lighted name plate which does not exceed one (1) square foot in area is permitted, provided that the source of light is not visible.

(2) One (1) free-standing bulletin board or sign which does not exceed thirty-six (36) square feet in area may be erected by a church, school or charitable institution, provided said board or sign is not located within ten (10) feet of any side or rear lot line or within twenty (20) feet of any street line.

(3) One (1) free-standing or other sign erected in connection with uses permitted in the Mobile Home Park District which does not exceed sixteen (16) square feet in area; such sign shall not be located within thirty (30) feet of any street line or within thirty (30) feet of a side or rear lot line.