

PARADISE TOWNSHIP  
MOBILE HOME PARK ORDINANCE

ORDINANCE NO. 4

Official  
Copy

An ordinance regulating Mobile Home Parks in Paradise Township, Grand Traverse County, to define and regulate construction and design of Mobile Home Parks.

This ordinance requires compliance with all provisions of the Michigan State Mobile Home Park Law, Act No. 243, with additional provisions as detailed in this ordinance.

Section 1. Mobile Home Park construction: examination. The commissioner of State Police, health officer, Township Supervisor, Zoning Administrator or whomever designated to act as an agent of one of the preceding, by one of the preceding, may make an examination of the construction at any reasonable time to determine whether the work is being done according to the approved plans and specifications. The owner shall make available any records, test data or other information essential to the determination.

Section 2. Mobile Home: site space requirements. Mobile Homes shall not be permitted to occupy single or full multiple sites if the Mobile Homes are either longer or wider than permit compliance with the following requirements:

- (a) Lot Size: Minimum lot size shall not be less than sixty (60) feet in width when measured perpendicular to side lines and not less than one hundred and twenty (120) feet in depth when measured perpendicular to the end lines. The measurement shall be taken at the shortest point.
- (b) Yard Clearance: Each mobile Home shall be set back at least twenty (20) feet from its front lot line (this will be the line which abuts a dedicated roadway within the park) and at least ten (10) feet from its side lot line and at least fifteen (15) feet from its rear lot line. The Mobile Homes shall be uniformly placed throughout the Park (shall be set back the same distance from the road or street). On a corner lot, the twenty foot set back applies to any line abutting the street so that

there is a uniform set back all the way around the corner.

- (c) Green Belt: There shall be at least a fifty (50) foot green belt adjacent to any public right-of-way line. No part of a set back area of a mobile home lot would be included within the fifty foot green belt. It shall be adequately landscaped for beautification of the area.
- (d) Concrete Strips: Each mobile home shall be located on four (4) foot wide dual concrete strips. Set between the strips is a compacted gravel base the length of the mobile home.
- (e) Skirting: Each mobile home shall be skirted to be compatible in design, material and color with the mobile home.
- (f) Accessory Buildings: Accessory buildings shall not exceed 10' x 14' and shall be uniform and subject to Site Plan Review. Accessory buildings shall not be placed in set back area.
- (g) Storage Area: The owner of the Park shall provide a central storage area for the occupants of the Park. This area shall be for the outdoor storage of boats, travel trailers, etc.
- (h) Refuse: The owner of the Park shall provide an adequately screened central refuse collection area.
- (i) Utilities: Utilities must be inside the skirted area of the mobile home.
- (j) Porches: Porches shall be uniform and subject to Site Plan Review.
- (k) Mail Delivery: Mail Delivery will be provided according to U.S. Postal regulations.
- (l) Off street Parking: On site parking spaces will be paved.

Section 3. Mobile Home Parks: Road Requirements. Each individual mobile home site shall abut or face on a clear unoccupied space, driveway or street of no less than twenty-four (24) feet in width, which shall have unobstructed

access to a public road. There shall be two (2) means of ingress/egress to and from the Mobile Home Park. Roadways and streets within all mobile home parks shall be hard surfaced and conform to the following schedule regarding vehicle use, including motor vehicle parking:

<u>MOTOR VEHICLE PARKING ALLOWANCE</u>	<u>TRAFFIC USE</u>	<u>MIN. WIDTH OF ROAD</u>	<u>MIN WIDTH OF HARD SURFACE</u>
1. No parking on road. Separate lot or onsite parking provided	2-way road	24 feet	24 feet
2. Parallel parking, one side only.	1-way road	24 feet	24 feet
3. Parallel parking, two sides.	1-way road	30 feet	24 feet
4. Parallel parking, two sides.	2-way road	40 feet	24 feet
5. All mobile home park roads shall intersect and/or end in a loop road.			

Where sidewalks are provided, the space required shall be in addition to the above schedule.

Section 4. Fire Extinguishers. Fire extinguishers bearing the underwriter's label and of a type approved for such service by the director of state police shall be placed in the office and all service or recreational buildings within the park, also, each mobile home owner shall have a fire extinguisher installed in the mobile home that meets the above requirements. Each fire extinguisher shall be examined periodically and shall be kept at all times in a usable condition.

Section 5. Mobile Home Parks; night lighting.

- (a) Every Mobile Home Park shall be adequately lighted with a minimum of .02-foot candle power at ground level.
- (b) A post light with house number shall be installed at each mobile home site. This shall be uniformly placed throughout the entire park.

Section 6. Mobile Home Parks; duties of health and peace officers.

- (a) The health officer, the commissioner of State Police, Township Supervisor, their inspectors or representatives, or any peace officer, having jurisdiction in the area in which a mobile home park is located, shall notify the commissioner of any known violation of this act or the rules and regulations promulgated hereunder. In additions, they shall make any necessary inspections of mobile home parks and enforce the provisions of this act and orders of the commissioner thereunder, and any other laws affecting mobile home parks by all appropriate means, including, but not limited to, prose-

cution of violators.

Section 7. Enforcement

The provisions of this Article shall be enforceable through the bringing of appropriate action for injunction, mandamus, or otherwise in any court having jurisdiction. Any violation of this ordinance is deemed to be nuisance per se. The Ordinance Enforcement Officer and or the Township Supervisor is hereby designated to enforce and administer this Ordinance.

Section 8. Penalty

Any person who violates any provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not to exceed \$500.00 or shall be imprisoned for not more than 90 days or shall be subject to both fine and imprisonment. Each day said violation continues shall be deemed separate offenses.

Section 9. Violation

It shall be a violation of this ordinance for any person to perform any act which is contrary to provisions of this ordinance or to fail to perform any act which is required by the provisions of this ordinance. In the case of a continuing violation, each 24 hour period in which the violation exists shall constitute a separate violation.

Section 10. Severability

Should any section, paragraph, sentence, clause or phrase of this ordinance be invalid, the same shall not affect any other part of this ordinance.

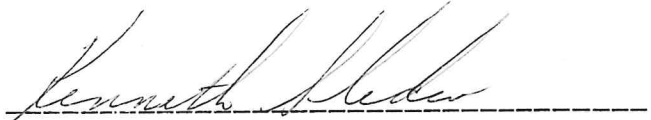
Section 11. Amendment

The Township specifically reserves the right to amend this ordinance in whole or in part, at one or more times hereafter, notwithstanding any of the provisions hereof.

Section 12. Publication

This Ordinance is hereby determined by the Township Board to be immediately necessary for the preservation of the peace, health and safety of the Township and shall be in full force and effect 30 days after publication in the Traverse City Record Eagle.

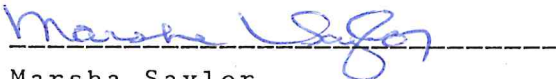
Passed and adopted by the Township board of the Township of Paradise, County of Grand Traverse, State of Michigan on the 8th day of June, 1988 and approved by me on the 8th day of June, 1988.



Kenneth Sleder

Paradise Township Supervisor

ATTEST:



Marsha Saylor

Paradise Township Clerk