

**ARTICLE VII**  
**MH MOBILE HOME PARK DISTRICTS**

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**SECTION 700      INTENT**

The MH Mobile Home Park Districts are intended to provide sites for Mobile Home Parks which are characterized by a relatively high density, transient structures which are replaced periodically and dwelling units which are permitted by State law to exist without conforming to local codes and ordinances applicable to all other dwelling units. Because the Mobile Home Park further possesses site characteristics similar to multiple-family residential development and because they typically develop with private streets and utility systems, thereby creating an interruption in the continuity of the local streets and utility systems, they are not compatible when located in an otherwise single-family area. Therefore, in this Ordinance, Mobile Home Parks are intended to be located so as to provide a transition of use between extensive nonresidential districts, i.e. I-1 Light Industrial and I-2 General Industrial and Multiple-Family Residential Districts.

**SECTION 701      PRINCIPAL USES PERMITTED USES**

In an MH Mobile Home Park District, no building, structure or land shall be used or erected, and no building or structure shall be erected except for one (1) or more of the following specified uses unless otherwise provided in this Ordinance:

- a. Mobile Home Parks, which conform to the requirements of Section 702 of this Ordinance.
- b. Multiple-family dwellings as permitted and as regulated in the LDMF and HDMF Multiple Family Residential Districts. *(amended 2/14/96)*

**SECTION 702      MOBILE HOME PARK REQUIRED CONDITIONS STANDARDS**

- a. Mobile Home Parks shall be subject to the review and approval of the site plan in accordance with Article XXIV. Such review of the site plan is required in order to minimize the possibility of adverse effects upon adjacent property; and furthermore, to find proper relationships in the development features as they relate to traffic safety, service roads, driveways, parking areas, accessory buildings and uses, and open space.
- b. The mobile home park shall be developed with sites averaging 5,500 square feet per mobile home unit. This 5,500 square feet for any one site may be reduced by twenty (20%) percent provided that the individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of a site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open and distance requirements be less than that required by the Mobile Home Commission.
- c. Each mobile home site shall have a front yard setback of twenty (20) feet.

Each mobile home shall be in compliance with the following minimum distances:

- 1. Twenty (20) feet from any part of attached structure of another mobile home which is used for living purposes.
- 2. Ten (10) feet from an on-site parking space of an adjacent mobile home site.
- 3. Ten (10) feet from an attached or detached structure or accessory of an adjacent mobile home which is not used for living purposes.

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4. Fifty (50) feet from a permanent building.
5. One hundred (100) feet from a recreation field.
6. Any park or structure that belongs to a mobile home shall be set back the following minimum distances:
  - a) Twenty (20) feet from the edge of an internal road and seven and one-half (7 1/2) feet from a parking bay.
  - b) Seven (7) feet from a common pedestrian walkway.
  - c) Ten (10) feet from a natural or man-made lake, object, or walkway.
- e. Setbacks from property boundary lines:
  1. Mobile homes, permanent buildings and facilities and other structures shall not be located closer than twenty (20) feet from the property boundary line of the mobile home parks or mobile home condominiums.
  2. If mobile homes, permanent buildings and facilities, and other structures about a public right-of-way, they shall not be located closer than fifty (50) feet from the boundary line, except that if the boundary line runs through the center of the public road, the fifty (50) feet shall be measured from the road right-of-way line.
- f. Service drive requirements:
  1. The service drives shall be hard surfaced.
  2. The service drive shall have access to a public thoroughfare or shall be connected to a public thoroughfare by a permanent easement which shall be recorded prior to approval by the State. Sole access by an alley is prohibited.
  3. A dead-end road shall terminate with an adequate turning area. A blunt-end road is prohibited.
  4. An adequate safe-sight distance shall be provided at intersections.
  5. An offset at an intersection or an intersection of more than two (2) streets is prohibited.
  6. All roads shall be clearly marked with appropriate traffic signs, subject to the provisions of the Mobile Home Commission Rules.
  7. A road sign shall be named and so identified by street signs located at all road intersections.
  8. A name of an internal road shall be approved by the City.
  9. The alignment and gradient of a service drive shall be adopted to the topography and shall be graded for its full width to drain surface water. When grading roads in length the finish grade of the street shall not be greater than eight (8%) percent and not less than four-tenths (0.4%) of the length. Short lengths with a maximum grade of twelve (12%) percent may be permitted, provided traffic safety is assured.
  10. A service drive shall be constructed of materials suitable for subgrades and hard surface in compliance with the standards of the American Association of State Highway and

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Transportation Officials, adopted herein by reference. The park developer may use other suitable materials of equal quality, if approved by the Mobile Home Commission.

11. Curbing may be installed on service drives. If curbing is used, it shall be constructed as follows:
    - a) Curbing shall be concrete with the exception of the integral valley curb and gutter (gravity drains), which may be either concrete or asphalt.
    - b) If integral valley curbing and gutter or mountable curb and gutter is used, the height of the curb measured from the gutter line shall be between three (3) and five (5) inches.
    - c) Crosswalks shall conform to Act No. 8 of the Public Acts of 1973.
  12. Service drives width shall be as follows:
    - a) Two-way traffic with no parking - minimum 21 feet.
    - b) Two-way traffic with parallel parking one side - minimum 31 feet.
    - c) Two-way traffic with parallel parking two sides - minimum 41 feet.
  13. The City Engineer shall review ingress and egress of the service drives.
- g. A park electrical system shall, at a minimum, be designed, installed, operated, and maintained in compliance with the rules entitled "Electrical Liners and Equipment," of the Michigan Administrative Code, and pursuant to the construction, installation and safety standards of the servicing public service company. In addition, the following shall be complied with:
1. Primary and secondary distribution lines shall be installed underground.
  2. The system shall be designed to provide adequate service pursuant to applicable codes and the manufacturer's standard for the appliance or appliances to be served.
  3. A mobile home site shall have installed an approved individual weatherproof meter. A park master meter shall not be used.
  4. A mobile home site shall have installed an approved easily accessible electrical systems circuit breaker or fuse system located at the pedestal, which shall be installed by a licensed electrician. The circuit breaker or fuse system shall be covered.
- h. All mobile home Park developments shall further comply with Act 96 of the State of Michigan Public Acts of 1987.