

CHAPTER 12
R-4 RESIDENTIAL

SECTION 12.01 PURPOSE This district is intended to provide suitable areas for mobile home residential development.

SECTION 12.02 PERMITTED USE Land and/or buildings in this district may be used for the following purposes only:

- A. Mobile homes located in a licensed mobile home park.
- B. Mobile home parks.
- C. Recreational facilities for the exclusive use of mobile home park residents and their guests.
- D. Office and residence for manager of the mobile home park.
- E. Utility facilities including laundry facilities for mobile home park residents.
- F. Storage facilities for mobile home park residents.
- G. Accessory buildings as regulated herein and as would normally be ancillary to a mobile home park.
- H. Wireless Communication facilities as regulated in Section 3.29A.1.

SECTION 12.03 PERMITTED USES SUBJECT TO SPECIAL CONDITIONS:

- A. Group Day Care Homes as defined in Section 2.30E shall meet the following conditions:
 - 1. The home shall be located not closer than 1,500 feet to any of the following facilities, as measured along a street, road, or other public throughfare, excluding an alley:
 - a. Another licensed group day care home.
 - b. An adult foster care small group home or large group home licensed by the State of Michigan.
 - c. A facility offering substance abuse treatment and rehabilitation service to seven or more people, licensed by the State of Michigan.
 - d. A community correction center, residence home, half-way house, or other similar facility which houses an inmate population under the jurisdiction of the Michigan Department of Corrections.
 - 2. There shall be provided and maintained, on the premises, a minimum of 1,000 square feet of fenced outdoor play area.

3. In addition to the on-site parking required for the residence itself, the facility shall provide on-site parking for all employees on a paved driveway or similar facility common to the particular neighborhood.
4. Operating hours shall be limited from 6:00 a.m. to 10:00 p.m. daily.
5. The facility shall be inspected for compliance with the aforementioned standards prior to occupancy.
6. All outdoor play areas, shall be enclosed by a fence that is non-climbable in design and at least 48 inches in height.
7. The property shall be maintained consistent with the visible characteristics of the neighborhood. The use shall not require the modification of the exterior of the dwelling or the location of any equipment in the front yard.
8. A sign, no greater that 10 square feet in size, advertising the group daycare business is permitted.

SECTION 12.04 USES REQUIRING SPECIAL APPROVAL The following uses may be permitted as special uses under the provisions of Chapter 27.

- A. Wireless Communication Facilities as regulated in Section 3.29A.3.
- B. Governmental Signs – Off Premise

SECTION 12.05 REQUIRED CONDITIONS All mobile home parks shall comply with the applicable requirements of Act 96 of the Public Acts of 1987, as amended, and with the following:

- A. Each mobile home park shall contain at least 10 acres.
- B. All mobile home parks shall afford direct access, ingress and egress, to a county primary road or a state highway, with no openings closer than one 100 feet to a side property boundary line or intersection.
- C. Sheds or structures for storage other than enclosed awning structures for storage shall be limited to one well-maintained structure per mobile home lot, not exceeding one hundred square feet in floor area or ten feet in height and shall not be located within the minimum yard requirement.
- D. A greenbelt shall be placed on the park boundary line within the setback wherever adjacent to an existing use other than a mobile home park. This area shall not be computed as a part of any required recreational area.
- E. No recreational vehicles or boats shall be parked on individual mobile home sites or between a mobile home site and a roadway, but may be parked in an area within the park designated specifically for such use.

SECTION 12.06 HEIGHT REGULATIONS No building shall be erected to exceed 2 1/2 stories or 35 feet in height, whichever is less.

SECTION 12.07 CONSTRUCTION AND OCCUPANCY The rules promulgated by the Michigan Mobile Home Commission to implement the Mobile Home Commission Act, being Act 96 of 1987, as amended, are incorporated herein, by reference.

In accordance with the provisions of Chapter 34, a building permit and certificate of occupancy shall be required for each mobile home installed in the park.

SECTION 12.08 PRELIMINARY PLAN APPROVAL No construction shall take place on a new mobile home park or the expansion of an existing mobile home park until after a Preliminary Plan, as required in Act 96 of 1987, as amended, has been submitted and approved by the Planning Commission. No preliminary plan shall be approved unless it conforms to all applicable laws and local ordinances not in conflict with Act 96, 1987, as amended.