

**CHARTER TOWNSHIP OF SOUTH HAVEN**

**ORDINANCE NO. 139**

**ORDINANCE AMENDING THE ZONING ORDINANCE OF SOUTH HAVEN  
CHARTER TOWNSHIP**

**SOUTH HAVEN CHARTER TOWNSHIP ORDAINS:**

**Section 1. Purpose.**

The Township adopts the following amendments for the health, safety and welfare of Township residents.

**Section 2. Amendment of Section 15.09.**

Section 15.09 of the Township's Zoning Ordinance entitled "Mobile Home Parks" is hereby amended to read, in its entirety, as follows:

**SECTION 15.09 MANUFACTURED HOUSING COMMUNITIES<sup>1</sup>**

All **Manufactured Housing Communities** shall comply with requirements of Public Act 96 of 1987, as amended, and the following regulations. Refer to Ordinance 30, "Mobile Home Ordinance," for mobile homes located outside of **Manufactured Housing Communities**.

A. **MANUFACTURED HOUSING COMMUNITIES** shall only be located in or adjacent to districts zoned Multi-Family Residential (MFR). Minimum size for a **Manufactured Housing Community** shall be **ten (10)** acres.

B. **OPEN SPACE** - An open area shall be provided on each **manufactured home<sup>2</sup>** lot to ensure privacy, adequate natural light, ventilation, and a sufficient area for outdoor uses essential to each mobile home, and shall equal at least forty (40) percent of the area of each lot.

C. **PARK LOCATION AND ACCESS** - **Manufactured Housing Communities** shall have frontage and direct access from designated state highways or hard surfaced county primary roads.

D. **MANUFACTURED HOME LOT ACCESS** - Convenient access to each **manufactured home** lot apron shall be provided by means of a minimum twelve (12) foot wide access road or drive reserved for maneuvering **manufactured homes** into positions and kept free of trees and other immovable obstructions.

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<sup>1</sup> This Section 15.09 is subject to review by the State Mobile Home Park Commission in accordance with P.A. **96 of 1987**.

<sup>2</sup> See definition #120.

## E. CANOPIES AND SKIRTING

1. Each **manufactured home** shall be skirted within ninety (90) days after establishment in a **Manufactured Housing Community**.
2. Skirting shall be vented. Louvered or similar vents shall have a minimum of 600 square inches of open space per thousand square feet of living space. A minimum of one vent shall be placed at the front and rear of the mobile home and two vents shall be provided at each exposed side. An access panel of sufficient size to allow full access to utility hookups located beneath the mobile home shall be installed. All skirting shall be manufactured of fire-resistant material and certified as such by the manufacturer.
3. Skirting shall be installed in a manner so as to resist damage under normal weather conditions, including damage caused by freezing and frost, wind, snow, and rain.
4. Canopies and awnings may be attached to a **manufactured home**. **An attached or detached garage may be as large as twenty-four (24) feet wide and up to thirty-two (32) feet deep.**

## F. SCREENING AND FENCING

1. The developer of a **Manufactured Housing Community** may completely or partially screen the **community** by installing fencing or natural growth along the entire property line, including the line abutting a public thoroughfare, except at access points.
2. Individual home site fencing, if permitted by the park, shall be not more than three (3) feet high and shall have not less than two (2) access gates which provide free access to all sides of the home in the event of an emergency. The fencing shall be approved by the park before installation and upon completion.

**G. LANDSCAPING** - All **Manufactured Housing Community** boundary lines shall be maintained in a clean and presentable condition at all times. A grass lawn or other suitable groundcover shall be maintained as yard surfacing on each home lot, except for those portions of the lot covered by the home, structural additions, sheds, walks, concrete pads, or planting beds.

**H. STORAGE AREAS** - No personal property shall be stored outside or under any home. Storage sheds may be used to store property but need not be supplied by the owner of the **Manufactured Housing Community**.

**I. TELEVISION ANTENNA** - One (1) or more master antenna facilities may be installed with underground service connections to each home lot.

**J. ILLUMINATION OF VEHICULAR AND SIDEWALK SYSTEMS** - Vehicular and sidewalk systems within a **Manufactured Housing Community** shall be illuminated as follows:

1. Access points to public thoroughfares shall be lighted. If the public thoroughfare is lighted, the illuminated level shall not be more than the average illumination level of an adjacent illuminated thoroughfare.
2. At all street intersections and designated pedestrian crosswalks, the minimum illumination level shall be not less than .15 foot candles.
3. Roads, parking bays, and sidewalks shall be illuminated at not less than .05 foot candles.
4. If a central park mail box area or park directories, or both, are provided, they shall be illuminated at not less than 3.15 foot candles on any box or any entry on the directory.
5. Outdoor recreational facilities shall be adequately lighted when in use.

**K. CENTRAL BUILDINGS** - Central buildings for administrative or laundry facility usage are permitted. Buildings may also be provided for central recreation, assembly halls, and for storm shelters. Such buildings shall be conveniently located on the park site, may be combined structurally with the administrative and laundry facilities, and may include swimming pools or other clubhouse facilities in connection with on-site recreation facilities.

**L. PERMIT REQUIREMENTS FOR MANUFACTURED HOUSING COMMUNITY CONSTRUCTION OR ALTERATION** - It shall be unlawful for any person or corporation to construct, alter or extend any **Manufactured Housing Community** unless they first obtain valid permits from the State Department of Consumer and Industry Services.

**M. LICENSE REQUIREMENTS FOR OPERATION OF A MANUFACTURED HOUSING COMMUNITY** – It shall be unlawful for any person or corporation to operate a **Manufactured Housing Community** in the Township without a valid license issued by the State Department of Consumer and Industry Services.

**N. INSPECTIONS** - The State has sole authority for periodic inspections of **Manufactured Housing Communities**. A law enforcement officer representing the Township may inspect a **Manufactured Housing Community** if he has reason to believe that a person has violated or is about to violate applicable state laws, construction codes, or rules promulgated pursuant to state laws governing **Manufactured Housing Communities**. [original text – 1990]

**O. ACCESSORY USES PERMITTED WITH CONDITIONS.** An area for a campground limited to use for recreational vehicles, in a Licensed **Manufactured Housing Community** having at least **ten (10)** acres. Such recreational vehicle campground use shall not occupy more than 10% of the **Manufactured Housing Community** area and shall meet the following requirements:

1. An area for a campground may not reduce the area devoted exclusively to the **Manufactured Housing Community** to less than **ten (10)** acres.

2. The campground shall be established in accordance with Public Act 368 of 1978, Part 125, Sections 12501-12516, as amended, and the Administrative Rules promulgated under P.A. 368 of 1978 as administered by the County, District or State Public Health Department.

3. Where the campground abuts the external boundary of the **Manufactured Housing Community**, there shall be a 20-foot wide landscaped and screened buffer strip. Such buffer strip shall contain either a wall or evergreen screen at least 6 feet high and sufficient to screen the view from neighboring properties.

4. The period of stay for each recreational vehicle shall not exceed twelve months.

5. Vehicular access shall be regulated by Section 18.26 of the Zoning Ordinance and may be shared with the **Manufactured Housing Community**.

**Section 2. Validity and Severability.**

Any section or subsection not expressly amended by this Ordinance shall remain in full force and effect. Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

**Section 3. Repealer Clause.**

Any ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**Section 4. Effective Date.**

This Ordinance shall take effect seven days after publication as provided by law.