

## **ARTICLE IX. R-4 MOBILE HOME RESIDENTIAL DISTRICT**

### **Section 9.01. Purpose.**

It is the intent of this R-4 mobile home residential district to provide an area in the city where mobile home parks, subdivisions and individual lots and parcels upon which to locate mobile homes, can be located exclusively for the purpose of providing families who prefer this type of housing to conventionally built houses and further to provide for others seeking such housing to assemble in the same district.

### **Section 9.02. Permitted principal uses.**

- A. Single-family mobile homes on lots and parcels which meet the requirements of section 9.05 and provided all mobile homes are properly skirted in accordance with section 17.09G.
- B. Mobile home parks, provided they meet the requirements of the "Mobile Home Park Commission Act," Act No. 419 of the Public Acts of Michigan of 1976 (MCL 125.1101 et seq., MSA 19.855(1) et seq.), and section 17.09G of this ordinance.  
Editor's note: Act No. 419 of the Public Acts of Michigan of 1976 was repealed by Act No. 96 of the Public Acts of Michigan of 1987. For current provisions see MCL 125.2301 et seq., MSA 19.855(101) et seq.

### **Section 9.03. Permitted principal special uses with conditions.**

- A. The following special uses of land, buildings and structures are permitted subject to the provisions of article XVII, "Special Uses":
  - 1. Public recreational playgrounds on at least five acres of land area.
  - 2. Nonprofit recreation areas on at least five acres of land area.
  - 3. Swimming pools located on at least two acres of land area in conformance with section 19.17.
  - 4. Religious institutions as regulated by supplemental regulations, section 19.44 entitled "Churches."
  - 5. Educational and social institutions on at least ten acres of land area.
- B. Above permitted principal special uses are subject to the following conditions:
  - 1. The proposed site for any of the uses permitted herein shall have at least one property line abutting a major public street or highway, and the site shall be so planned as to provide all access directly to said major streets or highways. Vehicular access to minor public streets shall not be permitted.
  - 2. Street front, waterfront, side and rear yards shall be set back at least 50 feet, and shall be landscaped in trees, shrubs and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except necessary entrance drives and those walls used to screen the use from abutting residential lots and parcels.
  - 3. Shall meet off-street parking requirements specified for each use in article XX and all other applicable requirements of this zoning ordinance.  
(Ord. No. 142F, 2-21-95; Ord. No. 142G, §§ 8, 13, 10-15-96)

**Section 9.04. Permitted accessory uses.**

- A. Normal existing accessory uses to single-family mobile home housing and existing agricultural uses.
- B. Normal accessory uses to permitted and approved "special uses."
- C. Customary home occupations as conditioned by section 19.18.

**Section 9.05. Dimensional regulations.**

- A. Lot area: Minimum of 20 acres for a mobile home park and a minimum of 7,500 square feet for each mobile home subdivision lot and each metes and bounds mobile home lot located outside of a mobile home park and each mobile home site in a mobile home park to be provided with connections to public sewer and water systems.
- B. Lot width: Minimum of 60 feet at the required building setback line.
- C. Lot coverage: Maximum of 30 percent.
- D. Floor area: The minimum usable floor area of a mobile home shall be 480 square feet when located outside of a mobile home park. No minimum floor area requirements for mobile homes located in a state licensed mobile home park are specified, except that which is required by the rules and regulations of the Mobile Home Park Commission Act.
- E. Yard and setback requirements:
  - 1. Front yard: Minimum of 25 feet from the road right-of-way line and shoreline of any surface water feature.
  - 2. Side yards: Minimum of ten feet for each side yard, except where a side yard abuts a road right-of-way line, the minimum shall be 25 feet.
  - 3. Rear yard: Minimum of 40 feet.
- F. Height limitations: Maximum of 15 feet for a mobile home structure; a maximum of ten feet for all mobile home residentially related accessory structures.