

## ARTICLE 11 R-5 MOBILE HOME PARK DISTRICT

### Sec. 11.01. PERMITTED USES AND CONDITIONS.

Land or buildings in the R-5 Mobile Home Park District may be used only for mobile home parks, mobile home subdivisions, and similar developments subject to the following development standards:

- A. MINIMUM SITE.** The minimum site for a mobile home development shall be ten (10) acres with a minimum of fifty (50) lots. However, an owner of a proposed site which has less than the minimum required area may apply if the subject land is adjacent to a lawfully approved or constructed mobile home park.
- B. DISTANCE BETWEEN HOME AND STREET.** There shall be a minimum distance of ten (10) feet between the mobile home and the abutting park street.
- C. CONCRETE PAD.** A concrete pad beneath each mobile home park shall be provided and shall be a minimum of four inch thick concrete beneath the entire mobile home unit.
- D. WIDTH OF LOT.** No mobile home lot shall be less than forty (40) feet in width or contain less than four thousand (4,000) square feet. There shall be unobstructed open spaces of at least ten (10) feet between the sides or ends of adjacent mobile homes for the full length of the mobile homes.
- E. PARKING; OFF STREET.** Off-street parking shall be provided at the rate of two hard surfaced automobile parking spaces for each mobile home site. Paved space between mobile homes may be used for the parking of motor vehicles if the motor vehicle is parked at least ten (10) feet from the nearest adjacent mobile home.
- F. REQUIRED STORAGE.** Two hundred (200) square feet for each mobile home site, with a minimum area of one (1) acre, shall be set aside as a storage area for the temporary storage of boats, travel trailers, and the like. There shall be a ten (10) foot greenbelt between the storage area and the adjacent mobile home sites.
- G. ACCESSORY USES.** Buildings housing laundry facilities, offices, rest room or shower facilities, a pool or the sale of retail goods for the exclusive use of the residents of the park may be permitted as an accessory use.
- H. SALES.** The business of selling new or used mobile homes as a commercial operation is prohibited. New or used mobile homes located on lots within the mobile home development to be used or occupied within the mobile home park may be sold by a licensed dealer or

broker. This section shall not prohibit the sale of a new or used mobile home by a resident of the mobile home development.

**I. COMPLIANCE WITH STATE LAW.**

Any person owning, operating or maintaining a mobile home park in Allendale Charter Township shall comply with all provisions of Public Act 243 of 1959, as amended, in addition to the provisions of this ordinance.

**J. SKIRTING.** All mobile homes shall be

skirted within sixty (60) days, weather permitting, following their placement within the mobile home park with standard skirting material or material of equal quality for both aesthetic purposes and to lessen heat loss and shall meet all requirements of the Michigan Mobile Home Commission.

**K. STANDARDS FOR MAJOR RESIDENTIAL DEVELOPMENT.**

In addition to the above, the standards of

Section 23.06 shall apply.