

ARTICLE IV - MOBILE HOME PARK

SECTION 401: MH - MOBILE HOME PARK DISTRICT

In the MH - Mobile Home Park District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this ordinance:

1. Mobile Home Park (Trailer Park) subject to the following requirements:
 - A. All mobile home parks must comply with all rules and regulations of applicable State Laws, and of the Health Official of the Township, including Act 243 of the Public Acts of 1959, as amended.
 - B. All mobile home parks which abut any R-1A Residential District shall erect along said property line a solid wall or fence, well maintained, or a densely planted hedge, not less than six (6) ft. in height, with no openings to the adjoining property.
 - C. Each mobile home shall be allotted a site of not less than four thousand (4000) square feet.
 - D. No mobile home shall be located closer than fifty (50) feet to the right-of-way of a collector street or major thoroughfare or twenty (20) feet to the mobile home park property lines.
 - E. All streets and driveways in every mobile home park shall be constructed and maintained with a hard, dustless road surface which affords ready means of entrance and exit to the road.
 - F. All site plans and building plans for mobile home parks shall be submitted to the Grant Township Planning Commission for review and recommendations.
 - G. The locating or parking of any mobile home within the Township of Grant outside a licensed Mobile Home park is prohibited except for one or more of the following circumstances:
2. The Building Inspector may issue a temporary permit or Visitor Permit to park a mobile home or trailer in the rear yard of private property for a period not to exceed two (2) weeks.
3. All mobile homes or trailers owned by residents of Grant Township and stored on their individual lots shall be stored in the rear yard and shall be subject to all yards set backs of the District, said mobile homes or trailers shall not be connected to sanitary facilities and shall not be permanently occupied.
4. The Building Inspector may issue a temporary permit for the locating of a mobile home outside a licensed mobile home park for a period of one (1) year provided:
 - (a) A building permit has been issued for the construction of a single family dwelling.
 - (b) Construction of said dwelling is started within (six months).
5. (Added by Ordinance No. 26, Feb. 11, 1980) Pursuant to 16 (b) of Act 637 of 1978, the Township Board of Grant Township shall and is granted authority to hear and determine

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applications for special land use by putting a mobile home upon any land in the Township with dwelling unit other than the Mobile Home Park District in the Township provided the following conditions and standards are met:

- A. Only a physically handicapped or impaired; or mentally handicapped or impaired person or persons; as substantiated by a signed Doctors statement; or someone who is able to care for themselves with the aid of additional supervision as verified by a Doctors signed statement; or someone on their behalf may apply for a special use for the mobile home.
 - B. The applicant must be the mother, father, child, grandparent, or guardian of the person whose dwelling is already upon the premises involved.
 - C. Neither the applicant nor the resident of the premises involved need be the owner of said real estate, provided, however, no application shall be approved unless all of the owners of the real estate premises consent to the approval of the application and agree to be jointly and severably liable for the performance of any agreement and/or condition, specifically including the imposition of a lien upon the premises and the execution thereof in the event of default.
 - D. The purpose must be to provide adequate care and living facilities to such person or persons, although such persons may live in the mobile home or the dwelling.
6. The application form shall be obtained from Grant Township Clerk on a form prepared for such purpose, and shall be filed with the Grant Township Clerk, together with such application fee as the Grant Township Board shall establish from time to time by resolution.
 7. Any special use granted shall be limited to one year but may be renewed from year to year upon application and review as is provided for the original issuance.
 8. The Grant Township Building Inspector shall inspect each special use granted annually and file his report with the Grant Township Board. The Grant Township Building Inspector and Township Board member (to be designated by resolution of the Township Board) shall also inspect and report on each application prior to the hearing by the Board on the application.
 9. In considering the application, the Township Board shall give such notice as required by law and shall take the following factors into consideration in granting or denying any such application:
 - A. The size and location of the land involved and the nature of the use intended;
 - B. Whether it is consistent with and will promote the intent and purpose of this Ordinance;
 - C. Whether it will be compatible with adjacent uses of land, the natural environment and the capacities of any public services and facilities affected by the use;

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- D. Whether it will be consistent with the public health, safety and welfare of the Township.
8. Whether the person qualifying will be residing in the mobile home or house.
 10. The Township Board may impose any reasonable conditions upon granting a special use including but not limited to the following:
 - A. Minimum distances and set-backs from existing dwellings, lot lines and property boundaries, and highway right-of-ways.
 - B. Sewage and water facilities;
 - C. Electrical facilities;
 - D. Minimum size of mobile home and number of persons residing therein; as per Section 201, par. 4, a. 350 sq. ft.
 - E. Foundation or tie-down requirements;
 - F. Cash or surety bond and/or consent to imposition of a lien upon the real estate premises, or any combination of these as may be reasonable.
 - G. Written consent to reasonable inspection of property affected by Township officials, officers, or personnel;
 - H. Removal of any facilities and/or mobile home upon termination of special use within a definite period of time to be established by the Township Board.
 11. After weighing all factors, the Township may grant or deny any particular application as in its discretion the Township Board deems best.
 12. In the event an application is granted, subject to certain conditions and the conditions are violated, any costs, damages, attorney fees or other such reasonable costs incurred by the Township in seeking the correction and enforcement of such conditions or the termination of such use shall constitute a lien against the real estate and shall be collected in the same manner as any other real estate taxes upon the filing of an affidavit as to the nature and amount of such costs and fees by the Township Clerk with the Register of Deeds Office of St. Clair County. The Township Board may also seek a court injunction and judicial termination of such use, together with any other relief, costs and damages to which the Township may be legally entitled.
 13. Additionally, the Township Board may revoke permission for such use for just cause, such as a violation of a condition, and after affording the party a public hearing with reasonable notice of hearing and the nature of the alleged just cause.

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- A. Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of such buildings and uses within the district in order to serve the immediate area.
- B. Accessory buildings and uses customarily incidental to any of the above permitted uses.