

Sec. 205 DISTRICT R-4

(A) Intent- to make provision for mobile homes in mobile home parks not subdivided into individual lots, in an appropriate, safe, sanitary, and attractive environment.

(B) Permitted Principal Uses- mobile homes in mobile homes parks.

(C) Conditional Uses- the same conditional uses are permitted in this district as in District R-1

(D) District Regulations

(1) Density is limited to seven mobile homes per acre.

(2) No mobile home shall be at any time so located as to be in violation of the laws of the State of Michigan.

(3) Each mobile home site shall be provided with a stand consisting of a solid six-inch thick poured cement concrete apron not less than eight feet wide and 45 feet long and a paved outdoor patio of at least 180 square feet located at the main entrance of the mobile home.

(4) All utility wires, pipes, and tanks shall be underground, except that fuel tanks used as part of a central distribution system may be above ground if fully screened from view by a wood or masonry wall or fence.

(5) Each mobile home park shall have an underground master television antenna system, and exterior antennae shall not be permitted on individual mobile homes.

(6) Each mobile home park shall contain one or more recreation areas totaling at least 300 square feet per mobile home. At least one such area in each mobile home park shall be of such size and shape that a 100 feet square may be laid out within it and shall be substantially flat, without any trees, bushes, or other obstructions, and maintained as lawn. No mobile home shall be more than 500 feet distant from a recreation area. Streets, driveways, parking areas, and buildings are not to be included in calculating the size of recreation areas.

(7) A greenbelt, at least 30 feet in width, shall be located along all boundaries of each mobile home park, except where it is crossed by driveways.

(8) Each mobile home shall be located on a lot having an area of at least 3,200 square feet; provided, however, that no motor vehicle shall be parked on any lot having an area less than 4,000 square feet.

(9) Each mobile home park shall be graded and drained so that rainwater will not stand in pools or puddles.

(10) Each street and parking area in any mobile home park shall be bounded by a sidewalk at least three feet wide.

(11) If the parking of motor vehicles other than the passenger automobiles and motorcycles is allowed, it shall be restricted to areas surrounded, except at points of entry and exit, with a wood or masonry wall or fence at least eight feet high.

(12) Each mobile home park shall provide refuse containers so located so that no mobile home is farther than 105 feet from such a container.

(13) All refuse containers shall be located on concrete stands, shutting and level with a driveway, which shall be surrounded, except on the driveway side, by a wood or masonry fence or wall at least six feet high.

(14) Minimum street widths in mobile home parks shall be as follows:

No parking on street	1 way	14
	2 way	20
Parallel parking one side	1 way	20

Parallel parking on both sides	2 way	30
	1 way	26
	2 way	36

(15) Each mobile home park shall provide to each mobile home an enclosed storage shed or partitioned space in such a shed, either of which shall have at least 360 cubic feet and shall be located within 150 feet of said mobile home. No outside storage shall be permitted by any mobile home park or committed by any occupant, including the storage of anything underneath any mobile home.

(16) No mobile home shall be occupied unless it is supported on masonry blocks or jacks, connected to utilities and provided with skirting, from the bottom of the walls to the ground, made of aluminum or other durable material.