

ARTICLE VIII
MHCR Mobile Home Community Residential District

§ 220-8-1. Purpose of District.

This zoning district is derived from the Mobile Home Community future land use classification in the Master Plan. This primary purpose of this District is to provide for a medium to high density mobile home park, where required public utilities are available or may be available in the future.

§ 220-8-2. Permitted uses.

The following uses are designated as permitted uses this District:

- A. Mobile Home Park, including a residence for the mobile home park owner or operator and family, but excluding any retail sales of mobile homes, unless located upon a developed mobile home site; subject, however, to the following conditions and limitations:
 - 1. All mobile home parks shall comply with the requirements imposed by Michigan Public Act 96 of 1987 and any and all amendments thereto and with any and all regulations promulgated thereunder by the State of Michigan.
 - 2. Off-street parking areas shall be provided in accordance with all applicable provisions of Article XIX of this Chapter.
- B. Accessory uses/buildings/structures incidental to a mobile home park, such as recreational buildings and facilities, laundry facilities, maintenance garage and storage facilities, or incidental to another allowed use in this District; provided, however, that the keeping or raising of livestock and other agricultural uses are not allowed in this District as an accessory use or otherwise. Also see §220-16-13.B. for potential implications of Michigan Right To Farm Act siting guidelines for new and expanding commercial livestock production facilities.
- C. Child (Family) Day Care Home (within single-family dwelling in a mobile home park).
- D. Foster Care (Small Group) Home (within single-family dwelling in a mobile home park).
- E. Home Occupation (within single-family dwelling in a mobile home park).
- F. Essential Services.
- G. Roadside stand.
- H. Signs, in accordance with the applicable provisions of Article XVIII.

§ 220-8-3. Special land uses.

The following uses are designated as special land uses in this District, subject to special land use approval and site plan approval in accordance with this Chapter:

- A. Foster care (large group) home:
- B. Group day care home, in a lawful single-family dwelling.
- C. Park/playground.
- D. Small wind energy conversion system.
- E. Other uses similar in character, nature and intensity to a designated permitted use or special land use in this district, and therefore compatible with such uses, as determined by the Zoning Administrator.

§ 220-8-4. Density, area, height, bulk and placement regulations.

In accordance with Article XV, except as otherwise specified in this Chapter.

§ 220-8-5. Site plan review.

Site plan review is required for all special land uses, and other uses as specified in § 220-21-1.B.