

MANUFACTURED HOUSING COMMUNITY MODEL ORDINANCE

TABLE OF CONTENTS *(Higher standards in italics)*

Legal Reference	Section Reference
PREAMBLE (Section 7 of 1987 PA 96, as amended [the Act]).....	100
 I. <u>DEFINITIONS</u>	
DEFINITION, MANUFACTURED HOME.....	200
<i>Construction codes (24 CFR 3282.1(a)).....</i>	<i>210</i>
Definition (Section 2(g) of the Act, MHC Rule R125.1101(n)).....	220
DEFINITION, MANUFACTURED HOME COMMUNITY.....	300
Definition (Sections 2(i) and 2(k) of the Act, MHC Rule R125.110).....	310
Operation of a community (The Act, generally).....	320
 II. <u>OPERATING STANDARDS</u>	
DESIGN & LAYOUT (MHC Rule R125.1942).....	400
EMERGENCY & SAFETY (1974 PA 133, as amended, MHC Rule R125.1702a).....	500
Disaster, severe weather (MHC Rule R125.1706).....	510
Fire (MHC Rule R125.1702a).....	520
Flood areas (MHC Rule R125.1602(4)).....	530
General safety and maintenance (Michigan Department of Environmental Quality [MDEQ] Rules R325.3371 and 3374).....	540
Pest and animal control (MDEQ Rules R325.3361-3363 & R325.3372).....	550
Swimming pools (MHC Rules 702, 941(1)(f), MDEQ Rule R325.2111).....	560
GARBAGE & RUBBISH DISPOSAL; Sanitation (MDEQ Rules, Pt. 5).....	600

Legal Reference	Section Reference
<i>IN-COMMUNITY HOME SALES (Section 28a of the Act, MHC Rules R125.2001a, 2005, 2006 and 2009e)</i>	700
INSPECTIONS (Sections 17 and 36 of the Act).....	800
INSTALLATION & ANCHORING (MHC Rules R125.1601-1602a, 1605, and 1607).....	900
LICENSES & PERMITS (Section 16 of the Act, 1972 PA 230, as amended).....	1000
LIGHTING (MHC Rule R125.1929).....	1100
<i>LOT SIZE, ACREAGE & DENSITY (MHC Rules R125.1941, 1944 and 1946)</i>	1200
OPEN & RECREATIONAL SPACE AND FACILITIES (MHC Rules R125.1705, 1941(1), 1946 and 1947(1)).....	1300
<i>PARKING (MHC Rules R125.1925 and 1926)</i>	1400
<i>SCREENING, FENCING & LANDSCAPING (MHC Rule R125.1945)</i>	1500
<i>SETBACKS & DISTANCES (MHC Rules R125.1941 and 1944)</i>	1600
<i>SIDEWALKS (MHC Rule R125.1928)</i>	1700
<i>SKIRTING (MHC Rule R125.1604)</i>	1800
STORAGE.....	1900
<i>Personal property (1972 PA 230, MHC Rules R125.1702a, 1941(1)(c))</i>	1910
<i>Recreational vehicles</i>	1920
STREETS, DRIVEWAYS & PARKING.....	2000
<i>Access (MHC Rule R125.1920(1))</i>	2010
Composition & surfacing (MHC Rules R125.1922, 1924, 1925 (2)(b)).....	2020
Curbing (MHC Rule R125.1923).....	2030
Parking spaces; streets (MHC Rule R125.1920(1)).....	2040

Legal reference	Section reference
Road configurations (MHC Rule R125.1920(1)).....	2050
<i>Road widths, street names, addresses & traffic control (MHC Rules R125.1701, 1920(2), 1924)</i>	2060
UTILITIES	2100
<i>Connections & lines (MHC Rules R125.1932 and 1940)</i>	2110
Drainage (Section 11(3) of the Act, MHC Rule R125.1603(c) & MDEQ Rules R325.3341-3349).....	2120
Electricity (MHC Rules R125.1603(d), (e), (f), 1708, 1710(2), 1932, 1933 and MDEQ Rule R325.3373(2)(c)).....	2130
Fuel & gas heating service (MHC Rules R125.1603(b), 1710(1), 1934-1938, 1940(3) and MDEQ Rule R325.3373(2)(d)).....	2140
Telephone communication lines (MHC Rule R125.1940(2)).....	2150
Television (MHC Rule R125.1940(1)).....	2160
Water & sewage (Parts 2, 3 and Rules R325.3373(2)(a), (2)(b), MDEQ Rules; MHC Rules R125.1603(a)and 1940a).....	2170

III. REVIEW STANDARDS

PLAN REVIEW, Preliminary plans (Section 11 of the Act, MHC Rule R125.1904a and MDEQ Rules R325.3381-3384).....	2200
<i>a. Application content</i>	
<i>b. Charges/reasonable fees</i>	
c. Decision on approval	
d. Review: Construction plan (Sections 12 and 13 of the Act, MHC Rules R125.1905-1918)	
e. Standards: Construction (Section 16 of the Act, Rule R125.1947a, Manufactured Housing Commission Rules [MHC])	

MANUFACTURED HOUSING COMMUNITY DISTRICT

FINAL EDIT DRAFT approved 10/11/06 by the Manufactured Housing Commission. Language in italics denotes higher standards: standards exceeding those contained or referenced in the Mobile Home Commission Act, 1987 PA 96, as amended.

SECTION 100

PREAMBLE

This district is established to allow the development of state-licensed manufactured housing communities that comply with the requirements of this Article.

The preliminary plans, construction and management of a manufactured housing community, or mobile home park, as defined in Public Act 96 of 1987, as amended (the Mobile Home Commission Act (the Act)), shall comply with the standards established and referenced in the Act and the administrative rules promulgated thereunder (the Rules), as provided in this Article.

Manufactured housing community development standards include the anchoring and manufactured home installation specifications; plan review, distance, setback and space requirements; paving and width criteria for internal roads and sidewalks; parking provisions; screening features; safety, lighting and utility regulations established in this Article. A manufactured housing community shall, at minimum, be maintained to the construction standards established under the acts in effect when it was built and legally licensed. If the municipality proposes a standard related to manufactured housing communities or homes within these communities that is higher than those provided in this Article, the Act or Rules, it shall file for review the proposed standard and written justification with the Michigan Manufactured Housing Commission, as established in Section 7 of the Act.

SECTION 200

DEFINITION, MANUFACTURED HOME

Section 210

Construction codes

Minimum specifications for manufactured home construction (including the home plumbing, heating, and electrical systems) shall be those established in the United States Department of Housing and Urban Development's (HUD) Manufactured Home Construction and Safety Standards (24 CFR 3280), if the home was built on or after June 15, 1976, the effective date of these Standards, per 24 CFR 3282.1(a). Section A119.1 of the ANSI (American National Standards Institute) code shall be the minimum construction standard for manufactured homes built before June 15, 1976. A manufactured home whose construction is altered may be required to comply with codes established under 1972 PA 230, the Stille-De-Rossett-Hale Single State Construction Code Act. (Higher standard than Section 2(g) of the Act)

Section 220

Definition

“Manufactured home” means a structure, transportable in 1 or more sections, which is built on a chassis and designed to be used as a dwelling with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. (Section 2(g) of the Act; Rule R125.1101(n))

SECTION 300

DEFINITION, MANUFACTURED HOME COMMUNITY

Section 310

Definition

“Manufactured housing community” means a parcel or tract of land under the control of a person upon which 3 or more manufactured homes are located on a continual, nonrecreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a manufactured home. A person, as used in this definition, means an individual, partnership, association, trust, corporation, or any other legal entity or combination of legal entities. (Sections 2(i) and 2(k) of the Act, Rule R125.1101(h))

Section 320

Operation of a community

A manufactured housing community owner shall operate the community according to the standards established and referenced in the Act and Manufactured Housing Commission Rules.

SECTION 400

DESIGN & LAYOUT

The design, layout, construction and use of a manufactured housing community shall comply with the regulations set forth in this Article, pursuant to the Manufactured Housing Commission Rules. (Rule R125.1942)

SECTION 500

EMERGENCY & SAFETY

Section 510

Disaster, severe weather

A manufactured housing community shall provide each community resident immediately upon occupancy with written information indicating whether the local government provides a severe weather warning system or designated shelters. If a warning system or shelter is provided, the information shall describe the system and the nearest shelter location. (Rule R125.1706)

Section 520

Fire

Act No. 133 of the Public Acts of 1974, being §125.771 et seq. of the Michigan Compiled Laws, which provides for home fire protection, requires that all manufactured homes built, sold, or brought into this state shall be equipped with at least 1 fire extinguisher approved by the national fire protection association and 1 smoke detector approved by the Michigan Bureau of Construction Codes. The homeowner of a manufactured home brought into this state for use as a dwelling shall have 90 days to comply with this requirement, under 1974 PA 133, as amended. The manufactured housing community shall provide its residents with written notification of this requirement, which may be published in the community rules. (Rule R125.1702a)

Section 530

Flood Areas

A manufactured home shall not be placed in a designated floodway, as determined by the Michigan Department of Environmental Quality (MDEQ), per Rule R125.1602(4).

Section 540 **General, safety and maintenance**

The operator of a manufactured housing community shall maintain community equipment and facilities in a safe, sanitary condition, as required under MDEQ Rules R325.3371 and R325.3374.

Section 550 **Pest and animal control**

A manufactured housing community operator shall maintain the community in a condition reasonably free of health and safety hazards resulting from insects, rodents and other animals in the care of residents. Accordingly, the manufactured housing community shall comply with the provisions of MDEQ Rules R325.3361 to R325.3363 and R325.3372.

Section 560 **Swimming pools**

Swimming pools in manufactured housing communities shall comply with Michigan Administrative Code Rules R325.2111 et seq., 1978 PA 368, as amended, and Rule R125.1941(1)(f).

SECTION 600 **GARBAGE & RUBBISH DISPOSAL; Sanitation**

Each manufactured home site shall use approved garbage/rubbish containers that meet the requirements of Part 5 of the Michigan Department of Environmental Quality Health Standards, Rules R325.3351 through R325.3354. The containers shall be kept in sanitary condition at all times. It shall be the responsibility of the community operator to ensure that all

garbage/rubbish containers do not overflow and that all areas within the community are free of garbage/rubbish.

SECTION 700

IN-COMMUNITY HOME SALES

New or pre-owned manufactured homes, which are to remain on-site in the manufactured housing community, may be sold by the resident, owner or a licensed retailer or broker, provided that the manufactured housing community management permits the sale, as established in Section 28a of the Act, and Rules R125.2001a, R125. 2005, R125.2006 and R125.2009(e). (Higher standard)

SECTION 800

INSPECTIONS

Municipal inspections of manufactured housing communities shall comply with Section 17(2) of the Mobile Home Commission Act. The municipality shall present any evidence of an alleged violation of this Act or standards promulgated under this Act to the Michigan Bureau of Construction Codes, which may refer the available evidence concerning violations of the Act to the Attorney General or the proper prosecuting attorney who, with or without a reference, may take appropriate action, as further provided in Sections 17 and 36 of the Act.

SECTION 900

INSTALLATION & ANCHORING

The installation of manufactured housing on each site within the community shall conform to the requirements of Rules R125.1602 and R125.1602a. All utility connections to homes within the community shall comply with the requirements of Rule R125.1603.

Manufactured homes shall be installed with anchoring systems designed and constructed in compliance with the U.S. Department of Housing and Urban Development's Manufactured Home Construction and Safety Standards (24 CFR 3280.306) and approved for sale and use within Michigan by the Michigan Construction Code Commission, pursuant to Rules R125.1605 and R125.1607.

SECTION 1000

LICENSES & PERMITS

- a. No manufactured housing community shall be operated without a license issued by the Michigan Bureau of Construction Codes, pursuant to Section 16 of the Act.
- b. No manufactured home shall be occupied for dwelling purposes unless it is placed on a site or lot and connected to water, sanitary sewer, electrical, and other facilities as may be necessary. Occupancy shall not occur until after local inspections, permit and certificate of occupancy approvals, pursuant to 1972 PA 230, the Stille-DeRossett-Hale Single State Construction Code Act.
- c. Site-constructed buildings erected within the community, such as community buildings or laundries, but not including manufactured homes and their accessory storage buildings, shall be examined by the municipality for compliance with all appropriate inspection and permit requirements, pursuant to 1972 PA 230, the Stille-DeRossett-Hale Single State Construction Code Act.
- d. Site plan review shall not be required for individual manufactured homes in a manufactured housing community.

SECTION 1100

LIGHTING

Except in a seasonal manufactured home community, all internal street and sidewalk systems within a manufactured housing community shall be lighted as follows:

- a. Access points shall be lighted. If the public thoroughfare is lighted, the illumination level shall not be more than the average illumination level of the adjacent illuminated thoroughfare.
- b. At all internal road intersections and designated pedestrian crosswalks, the minimum illumination shall not be less than .15 foot candles.
- c. Internal roads, parking bays, and sidewalks shall be illuminated at not less than .05 foot candles. (Rule R125.1929)
- d. Lighting fixtures for site-built buildings and structures shall comply with the state electrical code.

SECTION 1200

LOT SIZE, ACREAGE & DENSITY

- a. *Home Site Area. A manufactured housing community shall be developed with sites averaging 5,500 square feet per manufactured housing unit. The 5,500 square feet average may be reduced by twenty (20%) percent provided that each individual site shall be equal to at least 4,400 square feet. For each square foot of land gained through the reduction of the average site below 5,500 square feet, at least an equal amount of land shall be dedicated as open space. This open space shall be in addition to that required under Rules R125.1946, R125.1941 and R125.1944, and this Article. [Higher standard granted by the Manufactured Housing Commission (MHC) since 1980]*

- b. The distance and setback requirements shall at least comply with those established in Rules R125.1941 and R125.1944.

SECTION 1300

OPEN & RECREATIONAL SPACE AND FACILITIES

- (i) A manufactured housing community that contains 50 or more sites constructed under a Permit to Construct shall have not less than 2 percent of the community's gross acreage dedicated to designated open space, but in no case less than 25,000 square feet. (Rule R125.1946)
- (ii) Required property boundary setbacks may not be used in the calculation of open space area.
- (iii) Optional improvements shall comply with state codes and applicable laws and ordinances pertinent to construction, including obtaining appropriate state or local permits for the facility or structure being built. (Rule R125.1947)
- (iv) If provided, recreational or athletic areas shall comply with the safety and setback standards of Rules R125.1705 and 125.1941(1), respectively.

SECTION 1400

PARKING

A minimum of 2 hard-surfaced parking spaces shall be provided for each manufactured home site. Additional parking equal to 1 space for 3 manufactured homes shall be provided for visitor parking. Parking may be on-site or off-site. (Rules R125.1925 and 1926)

- a. If the two resident vehicle parking spaces required by this section are provided off the home site, then the parking spaces shall be adjacent to the home site and each parking

space shall have a clear parking width of 10 feet and a clear length of 20 feet. (Rules R125.1925 and 1926)

- b. If parking spaces are provided for resident vehicle parking, they shall contain individual spaces that have a clear parking width of 10 feet and a clear length of 20 feet. (Rule R125.1926(2))

If vehicle parking is provided on the home site, it shall comply with both of the following provisions:

- c. *The parking space shall be constructed of concrete, bituminous asphalt, or, where permitted by local regulations, compacted road gravel, and supported by a suitable subgrade compliant with the standards of AASHTO. (Higher standard adaptation of Rule R125.1922).*
- d. The parking spaces may be either in tandem or side-by-side. If spaces are in tandem, then the width shall not be less than 10 feet and the combined length shall not be less than 40 feet. If spaces are side-by-side, then the combined width of the two parking spaces shall not be less than 20 feet and the length shall be not less than 20 feet. (Rule R125.1925)

A minimum of one parking space for every three home sites shall be provided for visitor parking.

- e. Visitor parking shall be located within 500 feet of the home sites the parking is intended to serve, as measured along a road or sidewalk.

If parking is provided for visitor parking, it shall contain individual space that have a clear parking width of 10 feet and a clear length of 20 feet. (Rule R125.1926)

SECTION 1500

SCREENING, FENCING & LANDSCAPING

If equal or greater standards are imposed on other residential developments, manufactured housing communities shall be landscaped as follows:

- a. If a manufactured housing community abuts an existing residential development, the community shall be required to provide screening along the boundary abutting the residential development.*
- b. If the community abuts a non-residential development, it need not provide screening.*
- c. In all cases, however, a community shall provide screening along the boundary abutting a public right-of-way.*
- d. The landscaping shall consist of evergreen trees or shrubs at least three feet in height at time of planting which are spaced so that they provide a continuous screen at maturity. Alternative screening devices may be utilized if they buffer the manufactured housing community as effectively as the required landscaping described above.*
- e. Exposed ground surfaces in all parts of the community shall be paved or covered with ornamental stone or protected with grass, trees, or shrubs that are capable of preventing soil erosion. The ground surface and all parts of the community shall be graded and equipped to drain all surface water in a safe and efficient manner. **(This section is a higher standard than Rule R125.1945)***

SECTION 1600

SETBACKS & DISTANCES

- a. Manufactured home sites shall be arranged to allow for, and manufactured homes shall be located to comply with, all of the following minimum separation distances, as measured from the wall/support line or foundation line, whichever provides the greater distance:
- (i) 10 feet from an attached or detached structure or accessory of an adjacent home that may not be used for living purposes for the entire year. (Rule R125.1941(1)(c))
 - (ii) For a home sited parallel to an internal road, 15 feet from an adjacent home, including an attached structure that may be used for living purposes for the entire year if the adjacent home is sited next to the home on and parallel to the same internal road or intersecting internal road. (Rule R125.1941(1)(b))
 - (iii) 50 feet from permanent community-owned structures, such as either of the following:
 - i. Club houses.
 - ii. Maintenance and storage facilities. (R125.1941(1)(d))
 - (iv) 100 feet from a baseball or softball field. (R125.1941(1)(e))
 - (v) 25 feet from the fence of a swimming pool. (R125.1941(1)(f))
- b. Attached or detached structures or accessories that may not be used for living purposes for the year shall be a minimum of 10 feet from an adjacent home or its adjacent attached or detached structures. (Rule R125.1941(1)(g))

- c. Any part of a home or an accessory structure, such as steps, porches, supported or unsupported awnings, decks, carports or garages, or similar structures shall be set back the following minimum distances:
 - (i) 7 feet from the edge of an internal road. (Rule R125.1941(2)(a))
 - (ii) 7 feet from a parking space on an adjoining home site or parking bay off a home site. (Rule R125.1941(2)(b))
 - (iii) 7 feet from a common sidewalk. (Rule R125.1941(2)(c))
 - 25 feet from a natural or man-made lake or waterway. (Rule R125.1941(2)(d))
- d. A carport shall be in compliance with both of the following setbacks if it is completely open, at a minimum, on the 2 long sides and the entrance side:
 - (i) Support pillars that are installed adjacent to the edge of an internal road shall be set back at least 4 feet from the edge of the internal road and 2 feet or more from the closest edge of a common sidewalk, if provided. (Rule R125.1941(3)(a))
 - (ii) Roof overhangs shall be set back 2 feet from the edge of an internal road. (Rule R125.1941(3)(b))
- e. Steps and their attachments shall not encroach more than 3 ½ feet into parking areas. (Rule R125.1941(4))
- f. *Homes, permanent buildings and other structures shall not be located closer than 20 feet from the property boundary line of the community. (Higher standard than Rule R125.1944(1), which requires a 10-foot minimum setback)*
- g. If homes, permanent buildings and other structures abut a public right-of-way, they shall not be located closer than 50 feet from the boundary line. If the boundary line

runs through the center of the public road, then the 50 feet shall be measured from the road right-of-way line. This section does not apply to internal roads dedicated for public use. (Rule R125.1944(2))

SECTION 1700

SIDEWALKS

- a. *Common sidewalks shall be installed along one side of all internal collector roads within the community to the public right-of-way and to all service facilities including central laundry, central parking, and recreation areas. (Higher standard expanding Rule R125.1928)*
- b. Common sidewalks shall be constructed in compliance with all of the following requirements:
 - (i) Sidewalks shall have a minimum width of 3 feet and shall be constructed in compliance with Act 8 of the Public Acts of 1973, being Section 125.1361 *et seq.* of the Michigan Compiled Laws, an act that regulates sidewalk access to the handicapped. (Rule R125.1928(a))
 - (ii) All common sidewalks shall meet the standards established in Rule R125.1928. (Rule R125.1928(b))
- c. An individual site sidewalk with a minimum width of 3 feet shall be constructed to connect at least one entrance to the home, patio, porch, or deck, and the parking spaces serving the home or a common sidewalk. These sidewalks shall meet the standards established in Rule R125.1928.

SECTION 1800

SKIRTING

Skirting to conceal the underbody of the home shall be installed around all manufactured homes, prior to issuance of a certificate of occupancy, and shall be installed within 60 days of the placement of the home on its site, unless weather prevents compliance with this schedule. *In the event that installation is delayed by weather, a temporary certificate of occupancy shall be issued, pursuant to Section 13 of 1972 PA 230, as amended. (Higher standard than Rule R125.1604)*

Skirting shall be vented as required by Rule R125.1604.

Skirting shall be installed in a manner to resist damage under normal weather conditions and shall be properly maintained by the resident.

Skirting shall be aesthetically compatible with the appearance of the manufactured home. All skirting shall meet the requirements established in the Manufactured Housing Commission Rules.

SECTION 1900

STORAGE

Section 1910

Personal Property

- a. A manufactured home site shall be kept free of fire hazards, including combustible materials under the home. (Rule R125.1702a(a))
- b. *One storage shed that complies with the Michigan Residential Code may be placed upon any individual manufactured home site for the storage of personal property, if permitted by management. Storage sheds shall be constructed with durable weather*

and rust-resistant materials and shall be maintained to reasonably preserve their original appearance. (Standard not in the Act)

(1) Storage sheds that are attached to homes shall consist of materials similar to that of the home and shall have a fire-rated wall separation assembly in accordance with the Michigan Residential Code. (Standard not in the Act)

(2) A detached storage shed shall be at least 10 feet from all adjacent homes. (Rule R125.1941(1)(c))

(3) All storage sheds shall be securely anchored, in accordance with the Michigan Residential Code. (Standard not in the Act)

c. Towing mechanisms shall be removed from all homes at the time of installation and stored so as not to be visible. Towing mechanisms, including axles, may, however, be stored under manufactured homes within a community. **(Standard not in the Act)**

Section 1920 **Recreational vehicles**

a. *If recreational vehicle storage is provided within the manufactured housing community, it should include, but not be limited to: class A, B, and C motor homes; fifth wheel travel trailers; travel trailers; folding tent campers; trailered boats; trailered all-terrain vehicles; trailered personal watercraft; historic vehicles; and seasonal equipment. The storage area shall be adequately locked, fenced, and permanently screened, using the same standards of screening provided at the property's perimeter, and surfaced in accordance with Rule R125.1922. (Higher standard)*

b. The storage area shall be limited to use by the residents and management of the manufactured housing community.

SECTION 2000

STREETS, DRIVEWAYS & PARKING AREAS

All manufactured housing communities shall comply with the following design requirements:

Section 2010

Access

- a. The community's internal roads shall have access to a public thoroughfare or shall be connected to a public thoroughfare by a permanent easement. (Rule R125.1920(1)(b))

- b. *An additional access shall be provided to a public thoroughfare to allow a secondary access for emergency vehicles. A boulevard entrance extending to the first intersection of a community road shall satisfy this requirement. (Higher standard than Rule R125.1920(1))*

Section 2020

Composition & surfacing

All internal roads shall be constructed of concrete or bituminous asphalt and supported by a suitable subgrade in compliance with the standards of the American Association of State Highway and Transportation Officials (AAASHTO), pursuant to Rule R125.1922. Roads shall be maintained in a reasonably sound condition, as required under Rules R125.1924 and 1925(2)(b).

Section 2030

Curbing

If provided, internal road curbing shall be constructed of concrete or asphalt. Access to curbed sidewalks connecting to internal roads shall comply with Rule R125.1928 (a). (Rule R125.1923)

Section 2040 Parking spaces; streets

All internal roads shall be two-way and have driving surfaces that are not less than the following widths:

- a. Two-way, no parking 21 feet
- b. Two-way, parallel parking, 1 side 31 feet
- c. Two-way, parallel parking, 2 sides 41 feet. (Rule R125.1920(1))

Section 2050 Road configurations

An internal road that has no exit at one end shall terminate with a minimum turning radius of 50 feet. Parking shall not be permitted within the turning area, which shall be posted within the turning area. A safe-site distance of 250 feet shall be provided at all intersections. Offsets at intersections or intersections of more than two internal roads are prohibited. (Rule R125.1920(1))

Section 2060 Road widths, street names, addresses & traffic control

- a. All entrances to new communities or new entrances to expanded communities shall be a minimum of 33 feet in width. The entrance shall consist of an ingress lane and a left and right egress turning lane at the point of intersection between a public road and the community's internal road, and shall be constructed as indicated below in subsections b through d.
- b. All turning lanes shall be a minimum of 11 feet in width and 60 feet in depth, measured from the edge of the pavement of the public road into the community.

- c. The turning lane system shall be tapered into the community internal road system commencing at a minimum depth of 60 feet.
- d. The ingress and right egress turning lanes of the ingress and egress road shall connect to the public road and shall have a radius determined by the local public road authority having jurisdiction. The intersection of the public road and ingress and egress road shall not have squared corners. (Rule R125.1920(2), a to d above)
- e. Appropriate speed and traffic control signs shall be provided on all internal roads, and a regulation stop sign shall be installed at the point of intersection with a public road, unless a traffic control device is provided. (Rule R125.1701)
- f. *School bus stops, if provided, shall be located in an area that is approved by the school district. (Standard not in the Act)*
- g. Improved hard-surface driveways shall be provided on the site where necessary for convenient access to service entrances of buildings, and at delivery and collection points for fuel, refuse, and other materials, and elsewhere as needed. The minimum width of driveways shall be 10 feet. The entrance to the driveway shall have the flare or radii, and horizontal alignment for safe and convenient ingress and egress. (Rule R125.1924)

SECTION 2100

UTILITIES

The following utility standards shall apply to all manufactured home communities:

Section 2110 **Connections & lines**

All electric utilities shall be underground and installed and serviced by a licensed electrician. All local distribution lines for utilities (telephones, electric service, cable television) shall be placed entirely underground throughout the manufactured housing community. Main lines and perimeter feed lines existing on a Section or Quarter Section Line may be above ground if they are configured or installed within the state codes. (Higher standard expanding Rules R125.1932 and R125.1940)

Section 2120 **Drainage**

All drainage outlet connections shall be subject to review and approval by the Drain Commissioner. (Section 11(3) of the Act)

Drainage systems shall be reviewed and approved by the Michigan Department of Environmental Quality, in accordance with MDEQ Rules R325.3341 to R325.3349, pursuant to the Act.

Drain utility connections shall comply with Rule R125.1603(c).

Section 2130 **Electricity**

Electrical systems shall be installed, maintained, operated and serviced according to the standards established in Rules R125.1603(d), R125.1603(e), R125.1603(f); R125.1708; R125.1710(2); R125.1932; R125.1933; and MDEQ Rule R325.3373(2)(c).

Section 2140**Fuel & gas heating service**

The installation, maintenance, operation and service of manufactured housing community fuel and gas heating systems and connections shall comply with the standards contained and referenced in Rules R125.1603(b), R125.1710(1), R125.1934 through R125.1938, R125.1940(3) and MDEQ Rule R325.3373(2)(d).

Section 2150**Telephone communication lines**

All telephone systems shall be installed in accordance with standards approved by the Michigan Public Service Commission or utility provider, pursuant to Rule R125.1940(2), as applicable.

Section 2160**Television**

Television service installation shall comply with requirements of Rule R125.1940(1).

Section 2170**Water & sewage**

All lots shall be provided with public water and sanitary sewer service, or water and sanitary services that shall be approved by the Michigan Department of Environmental Quality, pursuant to MDEQ Rules R325.3321 and R325.3331 through R325.3335. Water line connections shall meet the specifications contained in Rule R125.1603(a) and MDEQ Rule R325.3373. Water system meters shall comply with MDEQ Rule R325.3321 and Rule R125.1940a.

SECTION 2200

PLAN REVIEW: Preliminary plans

Preliminary plans shall be submitted to the municipality for review and prepared in accordance with the preliminary plan provisions contained in this Article. The plans shall include the location, layout, general design and description of the project. The preliminary plan requirements of this Article shall not include detailed construction, plot or site plan review plans. (Section 11(1) of the Act)

Prior to the establishment of a new manufactured housing community, an expansion of a manufactured housing community, or construction of any building within the community not previously approved, a plan shall be presented to the municipality for its review and approval, as provided in MDEQ Rule R325.3381.

a. Application content.

All plans submitted to the Planning Commission for review under this section shall contain the following information:

- (i) *The date, north arrow direction and project scale. The scale shall not be less than one inch equals fifty feet for property under three acres and at least one inch equals one hundred feet for those three acres or more. (Higher standard than MDEQ Rule R325.3381)*
- (ii) All site and/or property lines are to be shown in scale dimension. (MDEQ Rule R325.3381(1)(c))
- (iii) *The typical location and height of all existing and proposed structures on and within the subject property, and existing within one hundred feet of the subject property. (Higher standard than MDEQ Rule R325.3381)*

- (iv) *The typical location and typical dimensions of all existing and proposed internal drives, sidewalks, curb openings, signs, exterior lighting, parking areas (showing dimensions of a typical parking space), unloading areas, community buildings, open space and recreation areas. (Higher standard than MDEQ Rule R325.3381(1)(c)(i))*
- (v) *The typical location and the pavement and right-of-way width of all abutting roads, streets, or alleys. (Higher standard than MDEQ Rule R325.3381(1)(c)(iv))*
- (vi) *The name and address of the professional civil engineering, registered landscape architect, or architectural firms responsible for the preparation of the site plan. (Higher standard than MDEQ Rule R325.3381)*
- (vii) *The name and address of the property owner and developer. (MDEQ Rule R325.3381(1)(a))*
- (viii) *The typical location of all community garbage/rubbish receptacles and landscaping and the location, height, and type of fences and walls. (Higher standard than MDEQ Rule R325.3381)*
- (ix) *Typical location of all fire hydrants, if applicable.*
- (x) *The number of manufactured housing sites proposed. (Higher standard than MDEQ Rule R325.3381(1)(v))*
- (xi) *The submittal shall contain a narrative of the arrangements to be made for water supply and sewage disposal service, including approximate capacity, source of water supply, discharge points for sewage disposal, and description*

of storm water management facilities. (Higher standard than MDEQ Rules R325.3381(1)(c)(ii),(1)(c)(iii), and (1)(c)(v))

(xii) Existing utility and other easements. (Higher standard than MDEQ Rule R325.3381(1)(c)(v))

*(xiii) Existing wetlands.**

*(xiv) Proposed entrance sign locations.**

(xv) Demonstration that all required setbacks and separation distances will be met. Provided, however, that detailed construction plans shall not be required to be submitted to the municipality. (Section 11(1) of the Act)*
*(*Higher standards than MDEQ Rule R325.3381(1)(c)(v))*

b. Charges/reasonable fees.

Reasonable fees for reviewing a manufactured housing community plan shall be established by the municipality. (Standard not mentioned in the Act)

c. Decision on approval.

(i) The Planning Commission shall review the plan for compliance with the design standards for manufactured housing communities contained in this Article, and the regulations of the Manufactured Housing Commission. If it is determined that the manufactured housing community complies with the regulations established in this section, it shall be approved.

(ii) The plan shall be approved, approved with conditions, or denied within 60 days of receipt by the municipality, unless the applicant consents to a longer period of review. (Section 11(5) of the Act)

d. Review: Construction plan.

A person shall not construct a manufactured housing community without first obtaining a Construction Permit from the Bureau of Construction Codes and Fire Safety, pursuant to Sections 12 and 13 of the Act. This process is outlined in Rules R125.1905 through R125.1918.

e. Standards: Construction.

A manufactured housing community shall be built and maintained to the construction standards for which it was licensed under Section 16 of the Act by the State of Michigan, as detailed in Manufactured Housing Commission Rule R125.1947a.