

ARTICLE V

MHP, MOBILE HOME PARK DISTRICTS

(Approved by the Michigan Mobile Home Commission)

PREAMBLE

The MHP Mobile Home Park Districts are established primarily to provide for higher density single family detached, residential dwelling units, and to assist in meeting adopted Master Land Use Plan Residential Goals and Objectives of providing diversified housing types in the City of Auburn Hills. Also, because mobile home parks are much higher in density than an otherwise typical single family subdivision, and because they are developed with private street systems, thereby creating an interruption in the continuity of the local public street system, they are otherwise not totally compatible with lower density single family subdivisions. In this Ordinance mobile homes are intended to serve as an alternative housing type to other forms of residential development, and sites are provided at planned locations throughout the City.

SECTION 500. HEIGHT REGULATIONS.

In the Mobile Home Park District, no structure shall exceed a height of twenty-five (25) feet or two (2) stories.

SECTION 501. AREA REGULATIONS:

The mobile home park shall be developed with sites averaging five thousand five hundred (5,500) square feet per mobile home unit. This five thousand five hundred (5,500) square feet for any one site may be reduced by twenty (20%) percent provided that the individual site shall be equal to at least four thousand four hundred (4,400) square feet. For each square foot of land gained through the reduction of a site below five thousand five hundred (5,500) square feet, at least an equal amount of land shall be dedicated as open space, but in no case shall the open space and distance requirements be less than that required under R 125.1946, Rule 946 and R 125.1941 and R 125.1944, Rules 941 and 944 of the Michigan Administrative Code.

Rule 941.

1. A mobile home shall be in compliance with the following minimum distances:
 - A. Twenty (20) feet from any part or attached structure of another mobile home which is used for living purposes.
 - B. Ten (10) feet from either of the following:
 1. An on-site parking space of an adjacent mobile home site.
 2. An attached or detached structure or accessory which is not used for living purposes.
 - C. Fifty (50) feet from a permanent building.
 - D. One hundred (100) feet from a baseball or softball field.
2. Any part or structure that belongs to a mobile home shall be set back the following minimum distances:
 - A. Ten (10) feet from the edge of an internal road and seven and one-half (7 1/2) feet from a parking bay.
 - B. Seven (7) feet from a common pedestrian walkway.
 - C. Ten (10) feet from a natural or manmade lake, object, or waterway.
3. A mobile home site length may vary depending on park design and layout and the mobile home to be installed; however, the minimum standards pertaining to distance between mobile homes shall be complied with.
4. Site dimensions may be computed to include the space requirements for mobile homes which may contain expando rooms, or in anticipation of the attachment of expansion such as add-a-rooms. (Effective 3/1/79; (1, 1 (a,b), 2, 2(c) 4).

Rule 944.

1. Mobile homes, permanent building and facilities, and other structures shall not be located closer than ten (10) feet from the property boundary line of the mobile home park or mobile home condominiums.
2. If mobile homes, permanent buildings and facilities, and other structures abut a public right-of-way, they shall not be located closer than fifty (50) feet from the boundary line, except that if the boundary line runs through the center of the public road, the fifty (50) feet shall be measured from the road right-of-way line. This rule does not apply to internal roads if dedicated for public use, if the roads do not present a nuisance or safety hazard to the park tenants or condominium owners. (Effective 3/1/79; Amended 7/17/85.)

Rule 946.

A mobile home park or mobile home condominium that contains fifty (50) or more mobile home sites which are constructed pursuant to a permit to construct issued under the act shall have not less than two percent (2%) of the park's gross acreage dedicated to open space, but not less than twenty-five thousand (25,000) square feet. (Amended 7/17/85).

SECTION 502. SETBACK:

1. Mobile homes, permanent buildings and facilities, and other structures shall not be located closer than ten (10) feet from the property boundary line of the mobile home park or mobile home condominium.
2. If mobile homes, permanent buildings and facilities, and other structures abut a public right-of-way, they shall not be located closer than fifty (50) feet from the boundary line, except that if the boundary line runs through the center of the public road, the fifty (50) feet shall be measured from the road right-of-way line. This rule does not apply to internal roads if dedicated for public use, if the roads do not present a nuisance or safety hazard to the park tenants or condominium owners.

SECTION 503. LANDSCAPING:

The mobile home park site shall provide, within the mobile home park site, a masonry wall four feet six inches (4'6") in height abutting single family residential properties and public rights-of-way or a greenbelt in compliance with the following:

1. Quality: Plant and grass materials shall be of acceptable varieties and species, free of pests and diseases, hardy in Oakland County, and shall conform to standards of the American Association of Nurserymen and the City of Auburn Hills, and shall have passed any inspections required under State regulations.
No plant materials used to satisfy some or all planting requirements of the Ordinance shall be comprised of nonliving materials, such as petrochemical plants. No polyethylene film shall be used under nonliving, decorative landscape materials such as stone, wood chips and gravel in a manner which will cause erosion of the decorative materials.
2. Deciduous trees shall be species having an average mature crown spread of greater than fifteen (15) feet in Oakland County, and having trunk(s) which can be maintained with over five (5) feet of clear stem, if conditions of visibility require, except, however, at intersections where the requirements of eight (8) feet of clear stem shall be followed. Trees having an average mature crown spread of less than fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen (15) foot down spread. Deciduous tree species shall be a minimum of ten (10) feet in overall height, and a minimum caliper of two (2) inches, and burlapped ball size of at least ten (10) times the caliper size, immediately after planting.
3. Evergreen trees shall be a minimum of five (5) feet in height, with a minimum spread of three (3) feet, and burlapped ball size of at least ten (10) times the caliper immediately after planting.
4. Shrubs and Hedges. Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting, or two (2) feet in spread if plants are low growing evergreens. Hedges, where provided, shall be planted and maintained so as to form a continuous, unbroken, visual screen within a maximum of two (2) years after time of planting.

5. Vines shall be a minimum of thirty (30) inches in length after one (1) growing season, and may be used in conjunction with fences, screens, or walls to meet physical buffer requirements so specified.
6. Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage after one (1) growing season with at least three (3) plants per square foot.
7. Lawn Grass: Grass areas shall be planted in species normally grown as permanent lawns in Oakland County. Grass may be plugged, sprigged, seeded or sodded except that rolled sod, erosion reducing net or suitable mulch, shall be used in swales or other areas subject to erosion. Grass, sod, and seed shall be clean and free of weed and noxious pests or diseases. Establishments of a reasonably dense weed-free turf with good color, and complete ground coverage, actively growing shall be provided.
8. If provided, Landscape Elements shall be as follows:
 - A. Earth Mounds and Berms. Berms and mounds shall be constructed with slopes no greater than one (1) foot vertical for each three (3) feet horizontal with at least a two (2) foot flat on the top, and with adequate protection to prevent erosion.
 - B. Mulches. Mulching material for planted trees, shrubs, and vines shall be a minimum of three (3) inch deep wood chip mulch. Straw or other mulch shall be used to protect seeded areas.

SECTION 504. YARDS:

Yard requirements of Public Act 96 of the Public Acts of 1987, as amended, shall be adhered to.

SECTION 505. SERVICE DRIVES AND SIDEWALKS:

Service drives shall meet the following minimum requirements:

1. The road shall have access to a public thoroughfare proposed at least eighty-six (86) feet in right-of-way, or shall be connected to a public thoroughfare proposed at least eighty-six (86) feet in right-of-way by a permanent easement, which shall be recorded prior to approval by the Department.
2. All other requirements of Public Act 96 of the Public Acts of 1987, as amended, shall be adhered to.

Rule 920.

1. An internal road is subject to approval by the department and shall be in compliance with all of the following general requirements:
 - A. The road shall be hard-surfaced.
 - B. The road shall have access to a public thoroughfare or shall be connected to a public thoroughfare by a permanent easement which shall be recorded prior to approval by the department. Sole access by an alley is prohibited.
 - C. A dead-end road shall terminate with an adequate turning area. A blunt-end road is prohibited.
 - D. An adequate safe-sight distance shall be provided at intersections.
 - E. An offset at an intersection or in intersection of more than two (2) streets, is prohibited.
 - F. All roads shall be clearly marked with appropriate traffic signs, subject to the provisions of rule 701(2) of these rules.
 - G. A road shall be named and so identified by street signs located at all road intersections.
 - H. A name for an internal road shall be approved by the municipality.
 - I. A road shall have a driving surface of not less than the following:
 - 1) One (1) way, with no parking 13 feet
 - 2) Two (2) way, with no parking 21 feet
 - 3) At access points where general traffic enters or leaves the park, the widths shall be sufficient to permit free movement from or to the stream of traffic on the public roads.
2. Local conditions, such as heavy snowfall, may dictate the need for wider roads to provide for the free flow of vehicular and pedestrian traffic and vehicular parking and to facilitate removal of snow without blocking access to the mobile home site. (Effective 3/1/79; (1, 1(b,f), 2) Amended 5/1/80).

Rule 921.

The alignment and gradient of an internal road shall be adopted to the topography and shall be graded for its full width to drain surface water. When grading roads in length, the finish grade of the street shall not be greater than eight (8%) percent and not less than four tenths (0.4%) of a percent of the length. Short lengths with a maximum grade of twelve (12%) percent may be permitted, provided traffic safety is assured. (Effective 3/1/79).

Rule 922.

1. An internal road shall be constructed of materials suitable for subgrades and hard surface in compliance with the standards of the American Association of State Highway and Transportation Officials (AASHTO), 1974 edition, adopted herein by reference. Copies are available from the American Association of State Highway and Transportation Officials, 444 North Capitol Street, N.W., Suite 225, Washington, D.C. 20001 at a prepaid cost of \$4.25, or from the Department of Commerce, Corporation and Securities Bureau, Mobile Home Section, PO Box 30222, Lansing, Michigan 48909 at a cost of \$4.25.
2. The park developer may use other suitable materials of equal quality, if approved by the department. (Effective 3/1/79).

Rule 923.

Curbing may be installed on all internal roads. If curbing is used, it shall be constructed as follows:

1. Curbing shall be concrete with the exception of the integral valley curb and gutter (gravity drains), which may be either concrete or asphalt.
2. If integral valley curbing and gutter or mountable curb and gutter is used, the height of the curb measured from the gutter line shall be between three (3) and five (5) inches.
3. Cross walks shall conform to Act No. 8 of the Public Acts of 1973, being SS 125.1361 et seq. of the Michigan Compiled Laws. (Effective 3/1/79).

Rule 924.

Improved hard surface driveways shall be provided on the site where necessary for convenient access to service entrances of buildings; to delivery and collection points for fuel, refuse, and other materials; and elsewhere as needed. The minimum width shall be ten (10) feet. The entrance shall have the flare or radii and horizontal alignment for safe and convenient ingress and egress. (Effective 3/1/79).

Rule 927.

An internal road system shall provide safe, convenient vehicular circulation to and from any access points, all mobile home sites, laundry facilities, recreational facilities, office facilities, and any other facilities necessary for the normal operation of the mobile home park. (Effective 3/1/79).

Rule 928.

If a pedestrian circulation system is constructed, it shall be designed, constructed, and maintained for safe and convenient movement from all mobile home sites to principal destinations within the park and connection to the public pedestrian circulation system outside the park. A pedestrian circulation system shall satisfy the following requirements:

1. Internal roads may be used as pedestrian ways except where concentrations of either pedestrian or vehicular traffic are likely to lead to congestion or hazards.
2. Separate pedestrian ways shall be provided in locations where pedestrian traffic is concentrated, if use of the roads creates a hazard because of concentrations of either pedestrian or vehicular traffic.
3. Separate pedestrian ways shall be provided at points where use of roads would lead to unduly circuitous pedestrian routes to principal destinations. If possible, walks shall be through interior areas away from heavy or fast-moving traffic.
4. Where steps are installed, they shall rise no steeper than five (5) feet vertically and ten (10) feet horizontally. Handrails shall be installed in compliance with R 408.30446 of the Michigan Administrative Code.
5. Where steps are installed along common pedestrian walkways, ramps shall be installed in compliance with R 408.30445 of the Michigan Administrative Code.

6. If constructed, a common pedestrian walkway shall have a minimum width of three (3) feet.
7. An individual pedestrian walkway shall be constructed between the permanent foundation, or patio if provided, and the on-site parking spaces or parking bay, whichever is provided, or common pedestrian walkway if constructed.
8. An individual pedestrian walkway shall have a minimum width of three (3) feet. (Amended 7/17/85).

Rule 929.

All vehicular and pedestrian circulation systems within a mobile home park shall be illuminated as follows:

1. Access points to public thoroughfares shall be lighted. If the public thoroughfare is lighted, the illuminated level shall not exceed the average illumination level of an adjacent illuminated thoroughfare.
2. At all street intersections and designated pedestrian crosswalks, the minimum illumination shall be not less than .25 footcandles.
3. Roads, parking bays, and pedestrian walkways shall be illuminated at no less than .15 footcandles.
4. If a central park mail box area or park directories, or both, are provided, they shall be illuminated at not less than ten (10) horizontal footcandles on any box of any entry on the directory.
5. Outdoor recreational facilities shall be adequately lighted, when in use. (Effective 3/1/79).

Rule 949.

1. "Repair and maintenance," for the purposes of this rule, means projects such as, but not limited to, the repairing of roads; the replacing of existing lighting fixtures and illumination elements; the replacing, repairing, or maintaining of existing sewer lines, drain lines, water mains, utility lines, and appurtenances; and the repairing and maintaining of existing mobile home sites, buildings, or grounds.
Existing parks that are licensed under this act are exempt from filing an application with the department for a permit to construct for general repair and maintenance type construction projects if these projects do not add to, subtract from, or alter the standards of the approved master park plans and specifications under which the park was originally constructed.
3. Subrule (1) of this rule does not exempt the park from obtaining any permits, approvals, or inspections required by other laws, rules, or local ordinances applicable to a repair and maintenance project. (Effective 5/1/80).

SECTION 506. WATER AND SANITARY SEWER:

All mobile home parks shall meet the water and sanitary sewer requirements of Public Act 96 of the Public Acts of 1987, as amended.

SECTION 507. STORM WATER:

Storm drainage facilities shall meet the requirements of Public Act 96 of the Public Acts of 1987, as amended.

Rule 908.

A complete set of mobile home park construction plans shall include specifications and working drawings. These documents shall show the design, location, dimensions, materials, quality of materials and workmanship standards necessary to construct the proposed mobile home park as related to road construction, utility construction, mobile home site construction, density, layout, open spaces, and other improvements to protect the health, safety, and welfare of mobile home park residents. Recreational facilities and any optional improvements for tenant convenience shall be included in the plans. Specific plans shall include all of the following:

1. A cover sheet that contains all of the following:
 - A. The name and location of the mobile home park.
 - B. A comprehensive sheet index.
 - C. List of abbreviations.
 - D. Schedule of symbols.

2. A site plan that shows all of the following:
 - A. Location of all structures, walkways, roads, parking, and street frontage.
 - B. Proposed contours and related earthwork information to show how the site is to be graded.
 - C. All existing and proposed easements and encroachments, whether of benefit or burden, dimensioned and identified.
 - D. A boundary survey of the property and legal description performed by a land surveyor who is registered in this state.
 - E. A survey bench mark shown by symbol and described with its elevation referenced to an official bench mark of the national geodetic survey or the United States geological survey, which are based on the national geodetic vertical datum of 1929.
 - F. Identification of all contiguous properties or waterways.
 - G. If future park expansion is contemplated beyond that for which the plans are submitted, all land on which the project is to be located shall be shown, complete with distances, bearings, and curve data.
 - H. A location map of the project with its relationship to the surrounding area.
 - I. Floodplain data if the mobile home park lies within or abuts a 100-year floodplain showing the 100-year contour line to the point where it intersects with the boundaries of the mobile home park or its limits, whichever is greater.
 - J. If a floodplain area exists, it shall be clearly labeled with the words "FLOODPLAIN AREA."
 - K. A mobile home pad shall not be placed at an elevation below the 100-year contour line.
3. A typical mobile home site at an enlarged scale that shows all of the following:
 - A. Foundation construction.
 - B. Pad sizes and location within the site.
 - C. Details and location of sewer and water connections.
 - D. Details and location of the utility pedestal which includes location and types of meters, location of the system circuit breaker for electricity, and location and types of shutoff valves for gas.
 - E. Type of site.
 - F. On-site parking and other improvements.
4. A utility plan that shows the location of primary and secondary distribution lines for gas, electricity, telephones, or other utility services. The initial submission of this plan may be a typical plan which is general in nature; however, upon completion of the plan by the servicing utility company, a copy of that plan shall be immediately submitted to the department for filing by the designated agent as shown on the application.
5. A park lighting plan showing the location of all light fixtures and a detail of the fixture to be installed, including a note indicating compliance with the illumination requirements pursuant to R 125.1929.
6. The remainder of the plans required may be floor plans, sections and elevations, and related details as required to sufficiently describe the construction of the mobile home park.
7. Where appropriate, plans may be combined if legibility is not impaired. (Effective 3/1/79; (Preamble a,b,b(ix),c,d,f) Amended 5/1/80; Amended 7/17/85.)

SECTION 508. FUEL OIL AND GAS STORAGE:

Any fuel oil and/or gas storage shall meet the requirements of Public Act 96 of the Public Acts of 1987, as amended.

Rule 935.

If provided, a centralized park liquefied petroleum gas (LPG) system shall be designed, installed, operated, and maintained pursuant to the rules entitled "Liquefied Petroleum Gases," being R 28.3801 to R 28.3818 of the Michigan Administrative Code and pursuant to R 460.14051 of the Michigan Administrative Code. In addition to the aforementioned rules, the following shall be complied with:

1. Main and site service lines shall be installed underground.
2. A mobile home site shall have installed an approved liquefied petroleum gas meter.

3. The minimum hourly volume of liquefied petroleum gas required at each point in the system shall be calculated pursuant to applicable codes and the manufacturer's standard for the appliance or appliances to be served. (Effective 3/1/79).

Rule 936.

If individual mobile home liquefied petroleum gas systems are permitted, the installation, operation, and maintenance shall comply with the system's and mobile home manufacturer's installation standard and the rules entitled "Liquefied Petroleum Gases," being R 28.3801 to R 28.3818 of the Michigan Administrative Code. (Effective 3/1/79).

Rule 937.

1. If provided, park centralized fuel oil systems shall be designed, installed, operated, and maintained in compliance with NFPA number 31, 1974, Standards for the Installation of Oil Burning Equipment which is adopted herein by reference, and the rules entitled "Flammable Liquids" being R 28.601 to R 28.740 of the Michigan Administrative Code. Copies of NFPA 31 are available from the National Fire Protection Association, 470 Atlantic Avenue, Boston, MA 02210 at a cost of \$4.40, or from the Department of Commerce, Corporations and Securities Bureau, Mobile Home Section, PO Box 30222, Lansing MI 48909 at a cost of \$4.40.
2. In addition to standards set forth in subrule (1) of this rule, the following shall be complied with:
 - A. Main and site service lines shall be installed underground.
 - B. Each mobile home site shall have installed an approved weatherproof fuel oil meter.
 - C. If needed, the fuel oil system shall be equipped with an approved Underwriters Laboratory (UL) or similarly listed heating system to prevent freezing in cold weather. (Effective 3/1/79).

Rule 938.

A mobile home site meter connected to a centralized park electric and fuel service system shall, at a minimum, be calibrated upon installation, and every seventh (7th) year thereafter by an independent calibrating company. (Effective 3/1/79).

Rule 939.

If individual fuel oil systems are permitted, they shall comply with the rules entitled "Flammable Liquids," being R 28.601 to R 28.740 of the Michigan Administrative Code and the following:

1. A mobile home site shall be equipped with an individual fuel oil tank of not less than one hundred (100) gallon capacity constructed in accordance with Chapter 2, MFPA 31 which is adopted by reference pursuant to R 125.1937. A commercial shipping container (drum) or similar container shall not be used.
2. The fuel oil tank may be above or below ground.
3. If the fuel oil tank is above ground, it shall be securely installed. Piping to the mobile home shall be securely fastened in place to prevent damage.
4. Fuel oil tanks shall be a minimum of ten (10) feet from any mobile home exit door.
5. Fuel oil tanks shall be vented by a minimum 1 1/4 inch vertical pipe and designed to prevent the entrance of rain or debris.
6. A manual shutoff valve shall be installed at the fuel oil tank on the fuel oil line.
7. Piping for the fuel oil system shall be approved brass or copper tubing, or approved flexible metal hose at a minimum of 3/8 inch outside diameter.
8. Valves and connectors shall be listed standard fittings and maintained liquid-tight to prevent spillage of the fuel oil on the ground.
9. If needed, a fuel oil tank shall be equipped with an approved Underwriters Laboratory (UL) or similarly listed heating device to prevent the fuel oil from freezing during cold weather. (Effective 3/1/79).

SECTION 509. UNDERGROUND WIRING:

1. All local distribution lines for telephone or electric services, exclusive of main supply and perimeter feed lines, when located on section or quarter section lines, shall be placed entirely underground throughout the mobile home park area; provided, however, that when a mobile

home overlaps a section or quarter section line, main supply and perimeter feed lines located on such section or quarter section lines shall be placed underground.

The Board of Appeals may waive or modify this requirement where, in its judgment, circumstances exist which render compliance impractical.

2. Conduits or cables shall be placed within private easements granted to the service companies by the proprietor or developer, or within public ways. These telephone and electrical facilities placed in dedicated public ways shall be planned so as not to conflict with other underground utilities. All telephone and electrical facilities shall be constructed in accordance with standards of construction approved by the Michigan Public Service Commission.

SECTION 510. OFF-STREET PARKING:

Rule 925.

1. All mobile home sites shall be provided with two (2) parking spaces.
2. If on-site vehicle parking is provided, it shall be in compliance with both of the following:
 - A. The parking spaces may be either in tandem or side-by-side. If in tandem, the width shall not be less than ten (10) feet and the combined length shall not be less than forty (40) feet. If side-by-side, the combined width of the two (2) parking spaces shall not be less than nineteen (19) feet and the length shall be twenty (20) feet. In either method, the length shall be measured from the curb or inner walkway edge.
 - B. A parking space shall be hard-surfaced and shall be constructed in compliance with Act. No. 8 of the Public Acts of 1973, being R 125.1361 of the Michigan Compiled Laws.
3. If off-site vehicle parking is provided, the parking spaces shall be adjacent to the mobile home site and shall comply with rule 926(5) and (6) of these rules. (Effective 3/1/79; (1,2(a)) Amended 5/1/80; (3) Added 5/1/80.)

Rule 926.

1. Parking facilities shall be provided for the storage of mobile homes if a sales office is part of the park operation.
2. Parking facilities shall be provided for the storage of maintenance vehicles.
3. Parking facilities shall be provided at the office location for office visitors.
4. A minimum of one (1) parking space for every three (3) mobile home sites shall be provided for visitor parking located convenient to the area served.
5. If off-street parking bays are provided, they shall comply with the following:

Parking Angle	Curb Length Per Car	Bay Depth
Parallel	20 feet	10 feet
90 Degrees	10 feet	20 feet
60 Degrees	12.5 feet	19 feet
45 Degrees	12.7 feet	18 feet

6. If off-site parking facilities are provided in bays and at office or other facilities, they shall be in compliance with R 408.30427 of the Michigan Administrative Code.
7. If not provided for on-site or in parking bays, a separate parking area may be provided for vehicles that cannot be accommodated within the standards set forth in these rules, and for recreational vehicles, such as motor homes, travel trailers, and snowmobiles. (Effective 3/1/79; (5) Amended 10/1/79.)

SECTION 511. FIRE PROTECTION:

Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order of such type, size and number, and so located within the park to satisfy regulations of Public Act 419 of the Public Acts of 1976, as amended. No open fires shall be left unattended at any time. A central water system and fire hydrants must be on the park site. All streets shall be designated as fire lanes.

Rule 702a.

1. The mobile home park management shall notify each tenant upon occupancy, in writing, that the site shall be kept free of fire hazards. This information may be made a part of the park rules.
2. The mobile home park management shall notify each tenant, in writing, that if fire hydrants are available within the mobile home park, vehicular parking is prohibited within ten (10) feet of the hydrant. This information may be made a part of the park rules.
3. Each mobile home site shall be numbered and clearly marked for positive identification. Each number shall be easily readable from the street servicing the site.
4. Liquefied petroleum gas containers shall not be stored on the mobile home site when not connected to the mobile home. Any containers not connected to the mobile home shall be stored in an area designated by the park management and approved by the servicing fire department.
5. Individual mobile home liquefied petroleum gas containers and fuel oil tanks shall be installed, mounted, and secured in compliance with the National Fire Protection Association's 1974 Standard for Mobile Homes 501B, Part D, Chapter 4, paragraphs 4.2.3 and 4.3, adopted herein by reference. NFPA 501B is available from the National Fire Protection Association, 470 Atlantic Avenue, Boston MA 02210 or the Department of Commerce, Corporations and Securities Bureau, Mobile Home Division, PO Box 30222, Lansing MI 48909 at a cost of \$4.00.
6. Combustible materials shall not be stored under a mobile home. (Effective 10/1/79).

Rule 703.

1. Before a mobile home can be accepted for placement in a mobile home park, it shall be equipped with at least one (1) extinguisher with a minimum 2A-10-B-C rating and approved by a nationally recognized independent testing laboratory. It shall also be equipped with at least one (1) smoke detector approved by a nationally recognized independent testing laboratory. The mobile home park management shall notify in writing each tenant that Act No. 133 of the Public Acts of 1974, being S 125.771 et seq. of the Michigan Compiled Laws requires that all mobile homes manufactured, sold, or brought into this state shall be equipped with at least one (1) fire extinguisher and one (1) smoke detector. This information shall be included in the park rules.
2. Fire extinguishers bearing a nationally recognized independent testing laboratory and of a type approved for such service by the director of state police shall be placed in the caretaker's office and all service or recreational buildings within the park. Each fire extinguisher shall be examined periodically and shall be kept at all times in a usable condition. (Effective 7/23/78).

SECTION 512. OTHER REQUIREMENTS.

1. There shall not be less than five hundred (500) square feet of floor space within each mobile home.
2. The front yard, and any side yard adjacent to a street, shall be landscaped within one (1) year of occupancy, and the entire mobile home park shall be maintained in a good, clean, presentable condition at all times.
3. No business of any kind shall be conducted in any mobile home park except for separate, permanent structures that contain facilities such as the Management's office, laundry and dry cleaning facilities or similar uses that are designed to serve only the residents of the park, except for businesses allowed under the home occupation Section 4.01. This shall not prevent model mobile homes from being displayed and sold, subject to the park's approval.
4. All mobile homes shall be skirted within thirty (30) days of placement, weather permitting.
5. All fences, other than the greenbelt surrounding the mobile home park, shall be uniform in height, and shall not exceed thirty-six (36) inches in height, and shall be constructed in such a manner as to provide firefighters access to all sides of each mobile home.
6. Mobile home foundations shall meet the requirements of Act 96 of the Public Acts of 1987, as amended.

Rule 602.

1. For all new mobile homes sold in Michigan, the manufacturer shall provide express written instructions for the installation specifying the location and required minimum imposed load capacity of pillars and the location and required minimum imposed load capacity of any other recommended stabilizing devices.

2. In the absence of the manufacturer's installation instructions, the installation of mobile homes shall, at a minimum, comply with the following specifications (Amended 7/17/85):
 - A. Pillars shall be installed directly under each main frame beam. If the distance between the main frame beams does not conform to the pad or pillars that are permanently installed on the mobile home site, cross beams shall be used. These cross beams may be of steel, or pressure-treated wood which resists decay, and has an imposed load capacity of 3,000 pounds per square foot (PSF). The cross beams shall extend a minimum of six (6) inches beyond each main frame beam, but shall not extend beyond the sides of the mobile home. A wood beam shall not rest on the ground, but shall rest on the cap. If the cross beam interferes with a utility to the mobile home, the cross beam placement may be between blocks. If a cross beam is used between blocks, it shall be a minimum of six inches by eight inches (6" x 8").
 - B. Pillars shall be placed on ten (10) foot centers along the length of each main frame beam, but may be placed at less than ten (10) foot centers. If the pillars interfere with the axle area, they may be placed to a maximum of thirteen (13) foot centers, but the pillar placement shall not be less in number than if placed on ten (10) foot centers.
 - C. The pillars nearest each end of the mobile home shall be within three (3) feet of either end.
 - D. All grass and organic material shall be removed and the pillar or platform shall be placed on stable soil.
 - E. Pillars shall be constructed of solid concrete, cored concrete blocks unless other cored concrete blocks are supplied by the consumer, or a heavy metal screw column which bears on both frame and foundation or other acceptable design and construction meeting mobile home industry standards.
 - F. Concrete block pillars shall be constructed of regular eight inch by eight inch by sixteen inch (8" x 8" x 16") blocks and placed on the pillar platform. The blocks shall be placed with the open cells vertical and the blocking of the pillar shall be single tiered. A cap shall be placed on top of the pillar. A wood plate one inch by eight inches by sixteen inches (1" x 8" x 16") or two inches by eight inches by sixteen inches (2" x 8" x 16") may be placed on top of the cap for leveling. Shims may be fitted and driven tight between the wood plate or cap and the main frame and shall not take up more than one (1") inch of vertical height.
 - G. Pillars shall be installed perpendicular to the main frame of the mobile home.
3. Solid concrete pillars may be of cone or pyramid design with a minimum sixteen (16) inch base tapered to a minimum of nine (9) inch top. Shimming shall be the same as for the concrete block pillar.
4. All pillars shall have a minimum imposed load capacity of three thousand (3,000) pounds.
5. If the manufacturer's recommended installation specifications or their equivalent exceed the minimum specifications stated in these rules, the manufacturer's specifications shall in all cases be complied with. The burden of reasonable proof of equivalency rests with the installer/repairer. (Amended 10/21/82).
6. Mobile homes may be installed on a basement or crawlspace type foundation, if the foundation complies with local building codes and ordinances and meets the manufacturer's specifications for pillar placement and imposed load capacity. (Effective 7/24/78).
7. Mobile homes shall not be placed in a designated floodway, as determined by the Michigan Department of Natural Resources. (Effective 4/1/83).
8. Mobile homes which are sited within a floodplain shall have installed an anchoring system in compliance with R 125.1605 to R 125.1608. (Effective 4/1/83).

Rule 602a.

All components used in the installation of a mobile home, such as platforms and pillars, shall be uniform in construction and shall be compatible with any existing system that may be installed on the mobile home site. (Effective 5/1/80).

1. No personal property shall be stored under any mobile home. Storage sheds may be utilized for any such storage but need not be supplied by the owner of the mobile home development.

2. The business of selling new and/or used mobile homes as a commercial operation in connection with the operation of a mobile home development is prohibited. New or used mobile homes located on lots within the mobile home development to be used and occupied on that site may be sold by a licensed dealer and/or broker. This section shall not prohibit the sale of a used mobile home by a resident of the mobile home development provided the development permits the sale.
3. All mobile homes shall be anchored with an approved anchoring system in compliance with Public Act 96 of the Public Acts of 1987, as amended. The mobile home owner shall be responsible for maintaining the anchoring system in accordance with the manufacturer's instructions.

Rule 605.

1. A mobile home anchoring system that is sold or manufactured or installed within this state shall comply with all of the following provisions: (Amended 7/17/85).
 - A. Be designed and constructed in compliance with the United States Department of Housing and Urban Development regulations entitled "Mobile Home Construction and Safety Standards," which are adopted herein by reference. Copies of the standards may be obtained from the Superintendent of Documents, United States Government Printing Office, Washington, D.C. 20402 at a cost of \$7.00, or from the Department of Commerce, Corporation and Securities Bureau, Mobile Home Division, PO Box 30222, Lansing MI 48909 at a cost of \$7.00. (Amended 10/21/82; Amended 7/17/85).
 - B. Be installed in compliance with the manufacturer's specifications.
 - C. Be approved for sale and use within this state by the Michigan Construction Code Commission.
2. An anchoring system that is sold in this state shall be certified in writing by the manufacturer as meeting the standards required by these rules.
 - A. Be installed in compliance with the manufacturer's specifications.
 - B. Be approved for sale and use within this state by the Michigan Construction Code Commission.
3. An anchoring system that is sold in this state shall be certified in writing by the manufacturer as meeting the standards required by these rules.
4. A manufacturer shall furnish and ship with each approved anchor system information pertaining to the type or types of soils the system has been tested and certified to be installed in, and instructions as to the method of installation and periodic maintenance required.
5. Model number shall be permanently marked on each anchor system.

Rule 606.

1. To obtain approval to sell a mobile home anchoring system in this state, each system's manufacturer shall, in letter form, submit a request for approval to the Michigan Construction Code Commission.
2. The following exhibits shall be attached to the request for approval letter:
 - A. Detailed drawings of each type of anchor system, containing, but not limited to, brand name, name and address of manufacturer, model identification, all dimensions, type and location of welds or fastenings, type of materials, tie method, and ground anchor method. Each drawing shall bear the seal of an engineer who is registered in the state of the anchor system's manufacturer or the State of Michigan.
 - B. Certified test results that were conducted by an accredited independent testing laboratory or engineering firm which shall include, but is not limited to:
 - 1) Model tested as described in the engineering drawings.
 - 2) Method of installation.
 - 3) Date of installation.
 - 4) Date of test or tests.
 - 5) Type of test or tests.
 - 6) Date and type of field test.
 - 7) Soil profile description or descriptions in which tests were conducted.
 - 8) Test equipment used.
 - 9) Ground anchor used.

- 10) Pounds of force exerted and resultant uplift of the anchor system.
- 11) Failure point of the anchor system.
- 12) A copy of the installation and periodic maintenance instructions that shall be provided with each model. (Effective 3/1/79).

Rule 607.

Changes in design, construction, and materials used in an approved model shall not be made. If changes are made to an approved system by the manufacturer, the revised model shall be resubmitted to the Michigan Construction Code Commission for approval to R 125.1606. (Effective 3/1/79).

Rule 608.

Within ninety (90) days after receipt of the anchoring systems manufacturer's request for approval, the Michigan Construction Code Commission may approve or disapprove the system for sale and installation in the state. The manufacturer shall be notified by certified mail of the action taken. (Effective 3/1/79).

Rule 609.

As a condition of licensing, an installer and repairer shall maintain liability insurance to cover any loss or injury which may arise from faulty workmanship in the installation and repair of a mobile home. Finished product liability shall not be a condition of the insurance coverage required by this rule. (Effective 5/1/80).

SECTION 513. SITE PLAN REVIEW:

A site plan shall be submitted to the Planning Commission for recommendation to the City Council, for their approval, and in accordance with the following:

1. Every site plan submitted to the Planning Commission shall be in accordance with the requirements of this Ordinance. No site plan shall be approved until same has been reviewed by the Building Inspector, Fire Department, Police Department, Sewer and Water Department, Oakland County Road Commission and Drain Commission, and where necessary, the Oakland County Health Department for compliance with the standards of their respective departments.
2. The following information shall be included on the site plan:
 - A. A scale of not less than one (1) inch equals one hundred (100) feet.
 - B. The area of the site in acres.
 - C. Date and northpoint.
 - D. The dimensions of all property lines, showing the relationship of the subject property to abutting properties.
 - E. The location of all existing and proposed structures on the subject property and all existing structures within fifty (50) feet of the subject property.
 - F. The location of all existing and proposed service drives, sidewalks, parking areas, greenbelts (specify type of planting), and individual mobile home sites.
 - G. The locations and existing and proposed right-of-way widths of all abutting streets and alleys.
 - H. Topography at no greater than two (2) foot contour intervals.
 - I. A vicinity sketch at a scale of at least one inch equals two thousand feet (1" = 2,000').
 - J. The names and addresses of the architect, planner, designer, or person responsible for the preparation of the site plan.
 - K. Trash receptacle locations and methods of screening.
 - L. A landscape plan must be submitted.
3. In the process of reviewing the site plan, the Planning Commission shall consider:
 - A. The location and design of driveways providing vehicular ingress to and egress from the site in relation to streets giving access to the site, and in relation to pedestrian traffic.
 - B. The traffic circulation features within the site and the location of automobile parking area. The Planning Commission may recommend such requirements with respect to any matter as will assure:
 - 1) Safety and convenience of both vehicular and pedestrian traffic within the site and in relation to access streets.

- 2) Satisfactory and harmonious relationship between development on the site and existing and prospective development of contiguous land and adjacent neighborhoods.
4. Actual construction of the mobile home park shall be in accordance with Section 11 of Act 96 of the Public Acts of 1987, as amended, and with the approved site plan. Any change in the plan must be submitted to the Planning Commission and Department of Commerce for re-review.

SECTION 514. PRELIMINARY PLAN:

1. A person who desires to develop a mobile home park or seasonal mobile home park shall submit a preliminary plan to the appropriate municipality, local health department, county road commission, and county drain commission for preliminary approval. The preliminary plan shall include the location, layout, general design, and a general description of the project. The preliminary plan shall not include detailed construction plans.
2. The municipality may grant preliminary approval if the proposed mobile home park or seasonal mobile home park conforms to applicable laws and local ordinances not in conflict with this act and laws and ordinances relative to:
 - A. Land use and zoning.
 - B. Municipal water supply, sewage service, and drainage.
 - C. Compliance with local fire ordinances and state fire laws.
3. The County Drain Commission shall review and may approve outlet drainage. The County Road Commission and the County Drain Commission shall review and may approve ingress and egress roads. The County Road Commission and the County Drain Commission shall adopt and publish standards to implement this subsection. The County Road Commission and the County Drain Commission shall not have authority as to interior streets and drainage in the mobile home park or seasonal mobile home park, unless the streets or drains are dedicated to the public.
4. The local health department shall grant preliminary approval, under the guidance of the Department of Public Health, for an on-site water and sewage service and general site suitability.
5. If a reviewing agency as provided in this section has not returned the preliminary plan to the developer, either approved, modified, or disapproved within sixty (60) days after it receives the preliminary plan, the preliminary plan shall be considered approved.
6. Coordination of approvals by state and local governments shall be provided by the Director of Public Health before it may grant construction approval.
7. The developer shall submit the preliminary approval with the final plans to the Department of Public Health for review before the Department of Commerce may issue a construction permit.

SECTION 515. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 upon review of the special land use or activity by the Planning Commission and after City Council approval, after site plan review, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the neighborhood and to abutting properties:

1. Utility and public service substations.