

DEXTER TOWNSHIP ORDINANCE NUMBER 7A

DEXTER TOWNSHIP PERMANENT ZONING ORDINANCE

EFFECTIVE: MARCH 29, 1966

THE FOLLOWING CHANGES AND ADDITIONS TO THE DEXTER TOWNSHIP PERMANENT ZONING ORDINANCE BECOME EFFECTIVE MARCH 29, 1966

THE TOWNSHIP OF DEXTER ORDAINS:

SECTION I- CHANGES

1. Page 7, Art. V, Sec 5.01 C: SUBSTITUTE

- C. a) Single unit residences
- b) Duplex residences

2. Page 11, to 8.01 B, ADD.

- 14. New apartment houses of more than two living units require a conditional use permit.
- 15. Research or experimental projects needing one or more buildings shall obtain a conditional use permit.

3. Page 17 Art. IX, ADD

9.13 Swimming pools shall conform to lot line requirements and be enclosed by a cyclone type fence at least four feet (4') high.

SECTION II- ADDITIONS

1. ARTICLE XV- TRAILER COACH PARKS

Section 15.01 To construct, alter, or add to, any mobile home park or facilities therein, a person shall:

- A. Obtain a Conditional use permit as specified in Article VI, Section 6.01-E of this Ordinance.
- B. Obtain a construction permit from the Township Zoning Inspector as provided in Article XII Section 12.02 of the Dexter Township Zoning Ordinance.
- C. Obtain a construction permit from the State Health Commissioner in the manner prescribed by the Michigan Trailer Coach Park Act of 1959 as amended.

Section 15.02 To inhabit, conduct or operate a trailer coach park, a person shall:

- A. Obtain a permit from the Township Zoning Inspector a Certificate of Occupancy and Compliance as provided for in Article XII, Section 12.03 of the Dexter Township Zoning Ordinance.
- B. Obtain an Annual License from the State Health Commissioner in the manner prescribed by the Michigan Trailer Coach Park Act of 1959 as amended.

Section 15.03 - Park Standards

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- A. No mobile home park may be built on less than 10 acres and all mobile home sites shall be at least 5,000 feet in area exclusive of road right of ways.
- B. A mobile home park shall contain not less than 36 mobile home spaces and in all mobile home parks, at least 50% of the space shall be completed and ready for occupancy before the first occupancy is permitted.
- C. No mobile home shall be admitted to any Park unless it can be demonstrated that it meets the requirements of the Mobile Home Standards for plumbing, heating and electrical systems as set forth by the Mobile Home Manufacturing Association and Trailer Coach Association or by any state administered code insuring equal or better installations.

Section 15.04 A yard width shall be measured from the required mobile home stand to the individual mobile home lot line. At every point it shall be at least equal to the required minimum. Expandable rooms, enclosed patios, garages or structural addition shall be included in the stand area.

- A. The front yard which runs from the hitch end of the stand to the nearest property line shall be a minimum of 15 feet. Side yards at right angles to the ends shall be a minimum of 10 feet.
- B. From all stands, the following minimum distances must be maintained.
 - 1) Ten (10) feet to the buffer strip.
 - 2) Thirty (30) feet to the park boundary not a street.
 - 3) Fifty (50) feet to the right of way of any main public highway.
 - 4) Fifteen (15) feet to the right of way of minor streets.
 - 5) Eight (8) feet to any public walkway.
 - 6) Fifteen (15) feet to any public Parking pavement.
- C. Each mobile home lot shall be provided with a stand consisting of a solid concrete apron not less than two (2) feet of the overall width of the mobile home and extend a minimum of two (2) feet past the ends of the mobile home, or two (2) concrete strips, each not less than twenty-four (24) inches wide who's over-all width shall not be less than the width of the Mobile Home and extend a minimum of two (2) feet past the ends of the mobile home. Where concrete strips are used the area between the strips must be filled with a layer of crushed rock or black top. The concrete apron or the two (2) concrete strips shall be a minimum of five (5) inches thick and consist of "5-bag concrete."

Section 15.05

	Motor Vehicle Parking Allowance	Traffic Use	Min. Road Width
A.	No parking on road (separate lot or on-site parking provided)	2-way road	22 feet
B.	Parallel parking, 1 side only	1-way road	24 feet

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C.	Parallel parking, 2 sides	1-way road	30 feet
D.	Parallel parking, 2 sides	2-way road	40 feet

Section 15.06 - Utilities All mobile home parks shall avail themselves of public sewer water service, if available.

- A. All sanitary sewage facilities, including connections provided to individual sites, shall meet the requirements to the Washtenaw County Health Department.
- B. The plumbing connections to each mobile home site, shall be constructed so that all lines are protected from freezing, from accidental bumping or from creating any type of nuisance or health hazard.
- C. Running water from a public or State tested and approved supply, designed adequate for a minimum flow of one hundred twenty-five gallons per day per mobile home lot shall be piped to each trailer.
- D. All electric lines from supply poles to each mobile home site shall be underground according to MHMA – TCA – American Standard A119-1 as amended. When separate meters are installed, each meter shall be located on a uniform post or any future revision.
- E. All fuel oil and gas tanks shall be located on each mobile home lot in a uniform manner, or furnished to each site underground. All tanks shall comply with building code standards and shall be equipped with vent pipes and with fused valves. All above ground tanks shall be on non-combustible stands and set on a concrete base.

Section 15.07 - Buffers, Landscaping and Recreation

- A. A twenty foot green belt shall be located and continually maintained along all park borders. This green belt shall consist of such things as trees and shrubs, to provide privacy for the mobile home residents and to visually shield the mobile homes from surrounding property.
- B. If the owner of improved property abutting a trailer coach park demands a fence be built on his property lines, the operator of the trailer coach park shall build a suitable fence not less than 4 feet nor more than six feet in height, constructed of woven wire of open metal or wood picketts or boards, the cost of which shall be shared equally with the abutting property owner, (Michigan Law).
- C. An adequate recreation area for the mobile home park shall be developed and be maintained by the owner or his agent. Landscaping should be encouraged to screen such views as laundry drying yards, trash collection stations, non-residential and rear yards of adjacent properties.
- D. All public driveways and walkways within the park shall be hard surfaced and adequately lighted for safety and ease of movement.
- E. All public walks, such as, from mobile homes to service buildings and along streets and drives shall be at least four feet in width, 4 inches thick.

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- F. Entrances and exits from county or state highways shall have the prior written approval of the highway authority having jurisdiction within the township.
- G. The park shall be located on a well-drained site properly graded, to insure rapid drainage and freedom from stagnant pools; in accordance with the standards set forth by the Federal Housing Administration in **Minimum Property Standards for Mobile Home Courts**.

Township Clerk