



BACKUS TOWNSHIP ZONING ORDINANCE

ARTICLE VI
MHC - MANUFACTURED HOUSING COMMUNITY DISTRICT

Sec. 6.01 Purpose

Consistent with the Township's goal to provide a mix of housing styles, types, and densities to accommodate the residential needs of all people, the Manufactured Housing Community District is intended to provide regulations for manufactured home residential developments to permit additional variety in housing opportunities and choices.

Sec. 6.02 Permitted Uses

No land or buildings in the MHC District shall be used, erected, altered, or converted, in whole or in part, except for the following purposes by right:

- A. State licensed manufactured housing developments.
- B. State licensed residential child and adult care facilities in accordance with Section 3.10.
- C. Accessory home occupations in accordance with Section 3.14.03.
- D. Accessory uses, buildings and structures customarily incidental to any of the above uses as defined in Article 3.
- E. Publicly owned parks, parkways, scenic and recreational areas, and other public open space.
- F. Essential public services.

Sec. 6.03 Special Land Uses

No land or buildings in the MHC District may be used, erected, altered, or converted except for the following purposes when approved in accordance with the requirements of Article 12:

- A. State licensed residential child and adult care facilities in accordance with Section 3.10.
- B. Bed and Breakfast establishments.
- C. Golf courses and country clubs.
- D. Boat launches.
- E. Churches.
- F. Public or private schools.
- G. Municipal buildings.
- H. Community Centers.

Sec. 6.04 Manufactured Housing Community Review Process

All state licensed manufactured housing developments shall be reviewed by the Township under the following procedure:



BACKUS TOWNSHIP ZONING ORDINANCE

- A. **Zoning Board Review:** A full site plan, meeting the requirements of Article 11, Site Plan Review, shall be submitted for approval by the Township Board, based upon a recommendation from the Zoning Board. The Zoning Board shall review the site plan following the procedures of Article 11 and make a recommendation to the Township Board to approve, approve with conditions or deny. If a site plan is incomplete, the Zoning Board may table the request and direct the applicant to prepare additional information or revise the plan.
- B. **Township Board Review:** Upon a recommendation from the Zoning Board, the Township Board shall review the site plan. The Township Board shall then approve, approve with conditions, or deny the request. The Township Board has the authority to table the request and direct the applicant to prepare additional information or revise the plan.

Sec. 6.05 General Requirements

- A. All manufactured home parks shall comply with the applicable requirements of Public Act 96 of the Michigan Public Acts of 1987, as amended, provided further that said developments meet the standards and conditions and all other provisions as herein established.
- B. The parking of more than one (1) manufactured home on a single parcel of land or on two (2) or more adjoining parcels of land under common ownership shall be illegal in Backus Township, irrespective of the requirements of any other ordinance of Backus Township, unless such parcel or parcels of land shall have been approved as a licensed manufactured housing community under the provisions of this Article.
- C. The Zoning Board and Township Board shall consider the conformance of the manufactured housing community with the adopted rules of the Manufactured Housing Commission of the State of Michigan and in accordance with Article 11 Site Plan Review.

Sec. 6.06 Manufactured Home Sales

- A. No person desiring to rent a dwelling unit site shall be required, as a condition of such rental, to purchase a manufactured home from the owner or operator of the manufactured home park as long as the manufactured home intended to be located on such site conforms in size, style, shape, price, or other such requirements as may be required by any reasonable manufactured home park rules and regulations.



BACKUS TOWNSHIP ZONING ORDINANCE

- B. The business of selling new and/or used manufactured homes as a commercial operation in connection with the operation of a manufactured home development is prohibited. New or used manufactured homes located on lots within the manufactured home development to be used and occupied within the manufactured home park may be sold by a licensed dealer or broker. This section shall not prohibit the sale of a new or used manufactured home by a resident of the manufactured home development, provided the development permits the sale.

Sec. 6.07 Site Development Requirements

All Permitted Uses and Special Uses are subject to the following Site Development Requirements:

- A. General Provisions outlined in Article 3.
- B. Site Plan Review as may be required in accordance with Article 11.
- C. Off-Street Parking as may required in accordance with Article 13.
- D. Signs are permitted in accordance with the requirements of Article 15.
- E. All uses shall be served by public sewer and water facilities, or by an approved community system.