

**DEERFIELD, HARTLAND, MARION,
OCEOLA, IOSCO, TYRONE
TRAILER PARK ORDINANCE**

An ordinance to license and regulate Trailer and Mobile Home Parks, to prescribe uniform standards, to provide for inspection and enforcement, to provide penalties for violation and to provide for the administration of this Ordinance:

The Township of _____ Livingston County, Michigan Ordains:

ARTICLE I

Sec. 1.01 No person, firm or corporation shall construct, operate or maintain a Trailer or Mobile Home Park in _____ Township, without first having obtained an annual license from the Township Clerk. Application for such license shall be made prior to any preparatory work such as grading, fill or drainage.

ARTICLE II

Sec. 2.01 Application for an initial annual Trailer Coach or Mobile Home Park license shall be filed with the Township Clerk of _____ Township. The application shall be in writing on forms prescribed by the Township Board, signed by the applicant, and shall include the following:

- A. The name and address of the applicant;
- B. The location, address and legal description of the property proposed for such use;
- C. A complete plat plan of the park drawn to scale;
- D. Plans and specifications of all buildings, improvements and facilities to be constructed within the park;
- E. Any additional information required by the Township Planning Commission, Township Zoning Board or Township Board, concerning soil structure, topography or exceptional conditions at the proposed site.

Sec. 2.02 When construction is completed, the Zoning Administrator or other Agent designated by the Township Board for this purpose, shall ascertain that the construction is in accord with the plans and specifications submitted for such construction and that all applicable provisions of this and other ordinances, statutes and regulations have been complied with. Upon receipt of a favorable report and approval in writing, from such designated official, the Township Clerk shall issue the license. The licensee shall file a copy of the approved plan with the Township Clerk.

Sec. 2.03 The license fee required by this Ordinance shall be established by the Township Board and shall be \$_____ per year.

Sec. 2.04 Licenses may be renewed annually upon receipt of a proper application and fee and evidence of compliance with all requirements of this Ordinance.

Sec. 2.05 The provisions of this ordinance shall apply to all new Trailer Parks and alterations or additions to existing Parks. If any alterations or additions have taken place in any Trailer Park, the applicant must furnish a revised plan to the Township Board, indicating such changes, when submitting application for license renewal.

Sec. 2.06 No trailer space within the Trailer Park shall be occupied for dwelling purposes until construction of all sewer, water, telephone and electrical service, paving and street and parking area lighting have been completed and approved by the Township Board.

ARTICLE III

Registration Of Occupants

Sec. 3.01 It shall be the duty of each licensee to maintain a current register containing a record of all trailer coach owners and occupants located within the Park.

Sec. 3.02 The occupant register shall contain the following information:

- A. The name and legal address of all occupants.
- B. The name and address of each trailer coach occupant in the Park.
- C. The make, type, model, year and license number of each trailer coach and motor vehicle as well as the registration number of each trailer coach and the state and year in which registered.
- D. The date of arrival and departure of each trailer coach.
- E. The forwarding address of each occupant.

so constructed or so altered that it will be less than one hundred (100) feet from the right-of-way line of any public road or highway.

Sec. 4.02 A reasonable and adequate green belt of turf and/or low-growing landscape materials shall be established as a buffer area between the trailer park and such road or highway, and shall be maintained in a neat and well-kept manner.

Sec. 4.03 There shall be provided a buffer area between any trailer coach and the trailer coach boundary of not less than seventy-five (75) feet. This buffer area shall be clear of obstruction other than trees or other natural landscape materials and shall not be used for any above-ground structures.

ARTICLE V

Trailer Coach Lots And Lot Sizes

Sec. 5.01 All lots shall be rectangular or trapezoidal unless otherwise approved by the Township Zoning Board or Planning Commission with the concurrence of the Township Board. All lots shall have a minimum area of six thousand (6000) square feet and shall have a minimum width of sixth (60) feet.

Sec. 5.02 Front yards shall be not less than twenty-five (25) feet in depth from the edge of any internal street right-of-way. Side yards shall not be less than ten (10) feet in width between any structure and the lot line. If the side yard abuts on an intersecting street, the side yard shall have a minimum depth of twenty-five (25) feet. Rear yards shall not be less than ten (10) feet in depth from any structure to the rear lot line.

ARTICLE VI

Parking Areas

Sec. 6.01 Off street parking shall be provided for each trailer coach lot.

Sec. 6.02 Central auxiliary parking areas shall be provided at a ratio of two hundred (200) square feet per trailer coach lot.

Sec. 6.03 Parking areas shall be kept free of junk cars, household debris and unsightly litter.

ARTICLE VII

Recreation Areas

Sec. 7.01 Recreation space shall be provided in a central location at a ratio of three hundred (300) square feet per trailer coach lot. Such space shall be maintained in usable condition for the activities intended, and shall be enclosed with plant material hedges trimmed to a height of no more than four (4) feet.

ARTICLE VIII

Street and Area Paving

Sec. 8.01 All internal streets within the trailer coach park shall be constructed to the current subdivision standards and specifications of the Livingston County Road Commission. Plans and specifications for drainage and street construction shall be submitted to the Township Board for approval prior to actual construction.

Sec. 8.02 Areas for motor vehicle parking shall be hard surfaced with proper provision for drainage and storm water runoff.

Sec. 8.03 For mobile home stability and supporting pier placement, each trailer coach lot shall have a trailer coach stand capable of supporting a trailer coach in a fixed position. The trailer coach stand shall consist of:

- A. Full length reinforced concrete ribbons not less than six (6) inches thick and eighteen (18) inches wide, laid on a suitable base, with eyelets or other suitable anchorage for tie-down imbedded in the concrete at suitable intervals. Compacted coarse gravel or crushed stone shall be laid on each side of the concrete ribbons to a depth of not less than six (6) inches and not less than ten (10) inches wide.
- B. As an alternative to Sec. 8.03A above, the trailer coach stand may be fully paved with reinforced concrete ribbons to a depth of not less than six (6) inches, able anchorages imbedded in the concrete for tie-down. The surrounding area shall be sodded or seeded to prevent erosion.
- C. The elevation, or topographic variation of the trailer coach stand shall not exceed twelve (12) inches. The

ARTICLE IX

Space Requirements - Maximum Occupancy

Sec. 9.01 The maximum number of occupants of a trailer coach shall be limited to the number determined on the basis of the square feet of floor area of habitable space, exclusive of habitable space used for cooking and toilet purposes, in accordance with the following formula:

- A. Three hundred (300) square feet for one or two occupants.
- B. One hundred (100) square feet for each additional occupant beyond two.

Sec. 9.02 Habitable space shall have a minimum ceiling height of seven (7) feet over fifty (50) percent of the floor area. Floor area where ceiling height is less than five feet six inches (5' 6") shall not be considered in computing gross floor area.

Sec. 9.03 Each trailer coach shall have a safe and unobstructed primary exit and an unobstructed emergency exit located away from the primary exit.

ARTICLE X

Water and Sewage Facilities

Sec. 10.01 Plans and specifications for water and sewage facilities shall have the approval of the Livingston County Department of Health and the Michigan State Health Department, prior to construction. A certificate of approval from each of these agencies must be on file with the Township Clerk after final inspection of the completed facilities.

ARTICLE XI

Utilities

Sec. 11.01 All electrical service conduits and telephone cable shall be underground. Each trailer coach lot shall be provided with underground electrical and telephone service. When separate meters are installed, each meter shall be located on a post uniform with all other meter posts, and located on the lot line of each trailer space. All wiring shall comply with Sec. 67, of Act. No. 243, P. A. of 1959, as amended.

11.02 Street and yard lights shall be provided, sufficient in number and intensity to permit the safe movement of vehicles and pedestrians at night and shall be effectively related to buildings, trees, walks, steps and ramps. A light intensity of one (1) foot candle is recommended.

Sec. 11.03 All fuel oil and LP gas tanks shall be located on each trailer site in a uniform manner. All tanks shall be of an approved type to comply with building code standards, equipped with vent pipes and fused valves as required. All such tanks shall be elevated on noncombustible standards, placed on a concrete base and painted the same color.

ARTICLE XII

Refuse Disposal

Sec. 12.01 Each trailer coach lot shall be provided with at least one twenty (20) gallon metal garbage can with a tight fitting cover. The cans shall be kept in a sanitary condition at all times. It shall be the responsibility of the park owner to insure that garbage and rubbish shall be collected and properly disposed of outside the trailer park as frequently as may be necessary to insure that garbage cans do not overflow. Exterior property areas shall be maintained free from organic and inorganic material that might become a health hazard, accident or fire hazard. Facilities for cleaning refuse receptacles shall be provided in a central location approved by the Livingston County Health Department.

ARTICLE XIII

Enforcement and Penalties

Sec. 13.01 This ordinance shall be enforced by the Township Zoning Administrator, the Township Supervisor, the Livingston County Health Department, and the Prosecuting Attorney for Livingston County. They shall, in the performance of their duties, inspect the premises during normal business and at any time in case of emergency. Owners or operators of trailer parks shall provide access to the premises under their control for such enforcement officials acting in the performance of their duties.

Sec. 13.02 Any person, firm or corporation which violates, neglects or refuses to comply with any provision of this ordinance shall be fined upon conviction thereof, not more than One Hundred (\$100.00) Dollars together with the costs of prosecution or shall be punished by imprisonment in the

cretion of the court. Each day a violation continued under Article II, and Article XII shall be deemed a separate offense. The imposition of any sentence shall not exempt any offender from compliance with the provisions of this ordinance.

Sec. 13.03 The Zoning Administrator, The Township Board, The Township Attorney, The County Health Officer, The Prosecuting Attorney of Livingston County, any owner or owners of real estate within the area in which such Trailer Coach Park is situated or any other aggrieved person may institute injunction, mandamus, abatement or other appropriate proceedings to correct violations of this ordinance. The rights and remedies herein provided are accumulative and in addition to all other remedies provided by law. Action may be brought in any court within the county otherwise granted jurisdiction by statute or the Constitution of the State of Michigan.

ARTICLE XIV

Suspension or Revocation

Sec. 14.01 The Township Board may suspend or revoke any license to operate or maintain a Trailer Coach Park, when the licensee violates any provision of this ordinance. After suspension or revocation, the annual license may be reissued for the unexpired period, if the circumstances leading to the revocation have been remedied.

Sec. 14.02 No license shall be revoked until the licensee has had twenty (20) days notice in writing of the revocation and the reasons therefor. If a written request is filed within twenty (20) days of the date of the revocation the Township Board shall conduct a hearing on the matter. Nothing in this ordinance shall preclude an appeal of a decision of the Township Board to the Circuit Court of Livingston County.

Sec. 14.03 This ordinance is intended to supplement the provisions of Act 243 of the Public Acts of 1959, named the Trailer Coach Park Act. Said act shall govern in the event any provision of this ordinance shall be construed to broaden any provision in that Public Act.

ARTICLE XV

Validity

Sec. 15.01 Each article, section, subsection, provision requirement, regulation or restriction established by this ordinance or any amendment hereto, is hereby declared to be independent and the holding of any part to be unconstitutional, invalid or ineffective for any cause shall not affect or render invalid the resolutions or amendments thereto as a whole or any other part thereof except the particular part so declared to be invalid.

To attain some degree of uniformity and avoid confusion and conflict this Trailer Park Ordinance, has been adopted by the undersigned Townships in Livingston County, Michigan, on the dates here recorded. Fees mentioned in this Ordinance shall be fixed by amendment by the respective Township Boards.

This Ordinance shall take effect thirty (30) days after publication in the Townships subscribing hereto, whose duly elected officials have hereunto affixed their name and title: Oceola Township, Livingston County, Michigan

Adopted: April 28, 1966

Milton Conine, Supervisor

Orlando Daniels, Clerk

Marion Township, Livingston County, Michigan

Adopted: April 28, 1966

W. Burr Clark, Supervisor

Dorothy Holden, Clerk

Hartland Township, Livingston County, Michigan

Adopted: April 29, 1966

Harold Armstrong, Supervisor

Robert Vescelius, Clerk

Deerfield Township, Livingston County, Michigan

Adopted: April 29, 1966

William Hogan, Supervisor

Joan McMacken, Clerk

Iosco Township, Livingston County, Michigan

Adopted: May 2, 1966

Robert Ruttman, Supervisor

Raymond Eisele, Clerk

Tyrone Township, Livingston County, Michigan

Adopted: April 25, 1966