

ARTICLE 12

R-4 MANUFACTURED HOUSING COMMUNITY RESIDENTIAL DISTRICT

- 12.1 STATEMENT OF PURPOSE AND DESCRIPTION OF DISTRICT. This District is derived from the Manufactured Housing Community land use classification in the Schoolcraft Township Master Plan, and is intended solely for existing manufactured home communities (commonly known as mobile home parks) and accessory uses therein. The area available for this type of development is limited due to the lack of municipal services generally required, and also because of the existing and future availability of manufactured housing community living options in other communities in the area. Development in areas of this district near lakes/streams/wetlands may be subject to certain “overlay” waterfront preservation and environmental protection requirements specified in Article 5 of this Ordinance.
- 12.2 PERMITTED USES. The following uses are designated as permitted uses in the R-4 Manufactured Housing Community Residential District:
1. Mobile Home Park; including a residence for the mobile home park owner or operator and family, but excluding any retail sales of mobile homes, unless the same are located upon a developed mobile home site, subject, however, to the following conditions and limitations:
 - A. All mobile home parks shall comply with the requirements imposed by Michigan Public Act 96 of 1987 and any and all amendments thereto and with any and all regulations promulgated thereunder by the State of Michigan.
 - B. Off-street parking areas shall be provided in accordance with Article 26 of this Ordinance.
 2. Accessory uses, buildings and structures incidental to a mobile home park, such as recreational buildings and facilities, laundry facilities, maintenance garage and storage facilities.
 3. Home-Based Business (within single-family dwelling in a mobile home park).
 4. Essential Services.
 5. Child (Family) Day Care Home (within single-family dwelling in a mobile home park).
 6. Foster Care (Small Group) Home (within single-family dwelling in a mobile home park).
 7. Signs, in accordance with Article 25 of this Ordinance.

- 12.3 SPECIAL LAND USES. The following uses are designated as special land uses in the R-4 Manufactured Housing Community Residential District, subject to special land use approval and site plan approval in accordance with this Ordinance (see Section 23.7 for specific special land use approval standards):
 - 1. Public Utility Service Facilities.
- 12.4 DENSITY, AREA, HEIGHT, BULK AND PLACEMENT REGULATIONS. In accordance with Article 20 of this Ordinance.
- 12.5 OFF-STREET PARKING REQUIREMENTS. In accordance with Article 26 of this Ordinance.
- 12.6 SITE PLAN REVIEW. In accordance with Article 24 of this Ordinance.