

CHAPTER 12. RM - MANUFACTURED HOME DISTRICT

- 12.1 PURPOSE.** The Manufactured Housing Community District is intended to provide for the location and regulation of manufactured housing communities. It is intended that manufactured housing communities be provided with necessary community services in a setting that provides a high quality of life for residents and residential development standards consistent with all other residential districts in the Village of Vermontville. This district shall be located in areas where it will be compatible with adjacent land uses. It is further the intent of this district to prohibit multiple family, office, business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with development, or continued use, of the land for manufactured housing communities in the district.

Determining the appropriate location for a manufactured housing community is a uniquely challenging task and may have a crucial impact on adjacent and surrounding land uses. A manufactured housing community contains specific site conditions unlike other types of residential development. Sites with an abundance of natural features such as forested areas, wetlands, and steep slopes are not found to be suitable for the development of a manufactured housing community. In light of these parameters, the absence of a detailed resource inventory in the Village, coupled with the limited availability of public sewer and water facilities, the Village has selected to allow this zoning district to “float” placing the responsibility for the site analysis on the applicant for the placement of the district. The Village and residents shall rely on the Comprehensive Plan to determine future use and judge/evaluate rezoning requests.

The regulations established by state law, Michigan Public Act 96 of 1987, as amended, the Michigan Manufactured Housing Commission Rules, and this Chapter shall govern all manufactured housing communities in the Village. If any portion of the regulations in this Chapter exceed the state law or the Rules of the Michigan Manufactured Housing Commission, the higher standards are intended to insure that manufactured housing communities meet the development and site plan standards established herein for other comparable residential development and to promote the health, safety and welfare of Village’s residents. It is not the intent of this Article to exclude from the Village of Vermontville manufactured homes or persons who engage in any aspect pertaining to the business of manufactured housing.

- 12.2 PERMITTED USES.** No building or structure, or any part thereof, shall be erected, altered, or used, or land or premises used, in whole or in part, for other than one or more of the following specified uses:
- A. Accessory Buildings less than or equal to the footprint of the principal structure, Subject to Section 8.2.
 - B. Manufactured Housing Community, subject to the site requirements of Act 96 of the Acts of 1987 and the rules and regulations of the Michigan Manufactured Housing Commission.

C. Home Occupation, subject to Section 8.18.

D. Public Park

12.3 SPECIAL LAND USES. The following may be permitted after the review and approval of the special land use by the Planning Commission.

A. Accessory Buildings greater than the footprint of the principal structure, subject to Section 8.2 and Section 20.11.

12.4 DISTRICT REGULATIONS. The following requirements are the minimum permitted in the RM Manufactured Home District.

A. Minimum Parcel Size: The minimum parcel size in the RM Manufactured Home District shall be 15 acres

B. Minimum Lot Width: All other dimensional standards shall be as set forth in the rules and regulations of the Michigan Manufactured Housing Commission.

C. Minimum Floor Area: All dwellings shall contain a minimum of seven hundred and twenty (720) square feet of floor area and a minimum core area of living space measuring at least twenty (20) feet by twelve (12) feet in size.