

ARTICLE 9
RESIDENTIAL MOBILE HOME PARK DISTRICT (MHP)

SECTION 9.00 PURPOSE

The purpose of the Residential Mobile Home Park (MHP) District is to encourage a suitable environment for persons and families that by preference choose to live in a mobile home rather than a conventional single-family structure. In keeping with the occupancy characteristics of contemporary mobile homes, this article establishes low-density standards and permitted uses that reflect the needs of residents in the district. Development is limited to mobile homes when located in a subdivision designed for that purpose or a mobile home park with recreational facilities, churches, schools, and necessary public utility buildings.

SECTION 9.01 PRINCIPAL USES PERMITTED

No building or structure, or part thereof shall be erected, altered or used, and no land shall be used except for one or more of the following:

1. Mobile home parks, subject to the requirements of the Mobile Home Commission Act, Michigan Public Act 96 of 1987, as amended.
2. Mobile home subdivisions, subject to the Subdivision Control Act, Act 288, P.A. of 1967, as amended, the Clyde Township Subdivision Control Ordinance as amended, and all other applicable acts, rules, and regulations.

**SECTION 9.02 USES PERMITTED SUBJECT TO SPECIAL
CONDITIONS**

The following Special Condition Uses shall be permitted subject to review and approval by the Township Board, and further subject to any and all reasonable conditions which maybe imposed in accordance with Section 504 of PA 110 of 2006 as amended, known as the “Michigan Zoning Enabling Act,”. Discretionary approval shall be subject to the requirements and standards of Section 18.00, Review and Approval of Special Condition Uses, of the Zoning Ordinance.

1. Churches.
2. Child care center or daycare center.
3. Private noncommercial recreational areas, institutional or community recreation centers, and non-profit swimming pool clubs.
4. Publicly owned and operated municipal buildings, libraries, parks, parkways, and recreational facilities.

SECTION 9.03 AREA AND BULK REQUIREMENTS

See Article 14, “Schedule of Regulations” limiting the height and bulk of buildings, the minimum size of lot by permitted land use, and providing minimum yard setback requirements.

SECTION 9.04 SITE PLAN APPROVAL

A site plan shall be submitted for review and approval by the Planning Commission for any new use, addition to an existing use, structural alteration or substantial change in use. Site plan approval is required for all permitted uses and special land uses in this district. Individual single family homes are exempt from this requirement. See Section 16.00, Site Development Requirements and Section 17.00, Site Plan Review, of the Zoning Ordinance.