

**MOBILE HOME PARKS CHARTER TOWNSHIP OF
BRIDGEPORT, MICHIGAN ord. no. IV A-1 eff.
April 25, 1967**

22.000 PURPOSE:

AN ORDINANCE ESTABLISHING MINIMUM REQUIREMENTS AND
OTHER REGULATIONS RELATIVE TO THE CONSTRUCTION,

ESTABLISHMENT, ALTERATION, OPERATION AND MAINTENANCE OF
MOBILE HOME PARKS AND RELATED FACILITIES; AUTHORIZING THE
LICENSING OF OPERATORS OF MOBILE HOME PARKS; AUTHORIZING
THE INSPECTION OF MOBILE HOME PARKS; AND FIXING PENALTIES
FOR VIOLATIONS.

THE CHARTER TOWNSHIP OF BRIDGEPORT ORDAINS:

SECTION 1:

LICENSES

22.011 1.1 It shall be unlawful for any person to
construct, establish, maintain, operate,
alter or extend any Mobile Home Park within
the limits of the Charter Township of
Bridgeport unless he holds a valid license
issued annually by the Township Board in the
name of such person for the specific mobile
home park. (ord. no. IV A-1, eff. April 25,
1976)

22.012 1.2 Applications for original licenses shall be
in writing, addressed to the Township Board
of the Charter Township of Bridgeport, signed
by the applicant, accompanied by an Affidavit
of the applicant as to the truth of the application,
by the deposit of a fee of
\$25.00 and shall contain:

1. The name and address of the Applicant.
In the event the Application is filed by
a partnership the names and addresses of all
partners shall be provided. In the
event the Application is filed by a
corporation the names of all officers of the
corporation shall be provided
together with the corporate authorization for the
Application.
2. The location and legal description of the
Mobile Home Park.

3. Complete Engineering Plans and Specifications of the proposed Park showing all mobile home lots, structures, roads, walkways and other service facilities; the number, location and size of all mobile home lots; the location of service buildings and any other proposed structures; location of water and sewer lines; plans and specifications for the water supply and sewage disposal facilities; plans and specifications of all buildings constructed or to be constructed within the mobile home park and the location and details of lighting and electrical systems.
4. Certification that the applicant has been granted a construction permit by the State Health Commissioner for the original construction of a Mobile Home Park and Certification that the applicant has been granted a license to operate a Mobile Home Park issued by the State Health Commissioner under Public Act 243 of 1959, as amended.
5. A statement, certified as to the truth thereof, containing the signatures of not less than 65% of the titleholders of record of all property within 1,000 feet of the perimeter of the proposed Mobile Home Park to the effect that said titleholders do not object to the construction, establishment or operation of said Park.
(ord. no. IV A-I, April 25, 1967)

22.013 1.3 Every person holding a license shall give notice in writing to the Charter Township Board, within 24 hours after having sold, transferred, given away or otherwise disposed of interest in or control of any Mobile Home Park. Such Notice shall include the name and address of the person succeeding to the ownership or control of such Mobile Home Park. Upon Application in writing for transfer of the license and deposit of a fee of \$15.00, the License shall be transferred if the Mobile Home Park is in compliance with the applicable provisions of this Ordinance and Regulations issued hereunder, (ord. no. IV A-I, April 25, 1967)

22.014 1.4 Licenses shall be in a form prescribed by the Charter Township Board. All licenses shall expire on the 31st day of December of the year in which they are issued. Applications for renewals of licenses shall be made in writing by the holders of the licenses and shall be accompanied by the deposit of a fee of \$20.00 and shall contain any change in the information submitted since the original license was issued or the latest renewal granted. Applications for such renewals shall be submitted by the First day of December of the year in which the existing license shall expire for consideration by the Charter Township Board at its regular December meeting. (ord. no. IV A-1, eff. April 25, 1967)

22.015 1.5 When, upon review of the Application, the Charter Township Board is satisfied that the proposed plan meets the requirements of this Ordinance and Regulations hereunder, a license shall be issued. Otherwise, the request for such a license shall be denied and Notice thereof shall be given, in writing, to the Applicant specifying the reasons why said request was denied. Upon such denial the Applicant shall be given such time to comply with the provisions of this Ordinance and the Regulations issued thereunder as the Charter Township Board deems advisable without filing a new application and depositing an additional fee. Any person whose application for a License under this Ordinance has been denied may request and shall be granted a Hearing on the matter before the Charter Township Board under the procedure provided by Section 9 of this Ordinance. (sec. 9 is 22.101) (ord. no. IV A-1, eff. April 25, 1967)

SECTION 2:

SPACE AND ACCESS REQUIREMENTS

22.021 2.1 Exposed ground surfaces in all parts of the Mobile Home Park shall be paved or covered with stone or other solid material or protected with grass, trees or shrubs that are capable of preventing soil erosion. The ground surface in all parts of every mobile home shall be graded and equipped to drain all surface water in a safe, efficient

manner. (ord. no. IV A-I, eff. April 25, 1967)

- 22.022** 2.2 All mobile home lots shall be of a minimum dimension of 40 feet x 80 feet. Mobile home stands shall be constructed of concrete to provide an adequate foundation for the placement and tie-down of the mobile home, thereby securing the super structure against up-lift, sliding, rotation, and over-turning.
(ord. no. IV A-I, eff. April 25, 1967)
- 22.023** 2.3 Mobile homes shall be separated from each other and from other buildings and structures by at least 16 feet; provided that mobile homes placed end to end may have a clearance of 10 feet where opposing rear walls are staggered. All mobile homes located on any Park property abutting on a public street or highway shall be so located in accordance with the set-back recommendations of the Bridgeport Charter Township Master Plan, Pages A-7 and A-8, and at least 15 feet from other Park property boundary lines. (ord. no. IV A-I, eff. April 25, 1967)
- 22.024** 2.4 All Mobile Home Parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. All streets shall be provided with bituminous or concrete surfacing which shall be durable and well drained under normal use and weather conditions.
(ord. no. IV A-I, eff. April 25, 1967)
- 22.025** 2.5 Access to Mobile Home Parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets. The entrance road connecting the park streets with a public street or road shall have a minimum road pavement width of 40 feet where parking is permitted on both sides, or a minimum road pavement width of 30 feet where parking is limited to one side. (ord. no. IV A-I, eff. April 25, 1967)
- 22.026** 2.6 Surfaced roadways within the Mobile Home Park shall be of adequate width to accommodate anticipated traffic, and in any case shall meet the following minimum requirements:
1. No parking on road - 24 feet

2. Parallel parking, one side only - 30 feet
Parallel parking, two sides - 40 feet

All parks shall be furnished with lighting
units so spaced and equipped with luminaries
placed at such mounting heights as will provide
sufficient illumination for the safe movement of
pedestrians and vehicles at

night. (ord. no. IV A-I, eff. April 25,
1967)

22.027 2.7 Off street parking areas of bituminous or

concrete construction shall be provided in all mobile home parks for
use of Park occupants and guests. Such areas shall
be furnished at the rate of at least one and one-
half car spaces for each mobile home lot.

(ord. no. IV A-I, April 25, 1967)

22.028 2.8 All Parks shall be provided with safe

convenient all season pedestrian access or
walkways of adequate width for intended use,
durable and convenient to maintain, between
individual mobile homes, the park streets and all community
facilities provided for park

residents. Said walkways shall be

constructed and maintained in conformity with

the Sidewalk Ordinance of the Charter

Township of Bridgeport, being Chapter V.

Section A-I: sidewalks. (ord. no. IV A-I,

eff. April 25, 1976) (Chapter V. Section A-I Sidewalks is 36.500)

SECTION 3:

WATER SUPPLY, SEWAGE DISPOSAL AND ELECTRICAL SYSTEMS

22.041 3.1 All Mobile Home Parks shall be served by the

Water Supply System of the Charter Township

of Bridgeport. The design, installation,
construction, maintenance, and alteration of
said water supply system, including all plumbing, shall be governed
by all applicable
Statutes, Codes, and Ordinances of the
Township and State. (ord. no. IV A-I, eff.
April 25, 1967)

22.042 3.2 All Mobile Home Parks shall be connected to
the Municipal Sanitary Sewer and Sewage
Disposal System of the Charter Township of

Bridgeport. The design, installation, construction, operation, maintenance, and alteration of said system shall be governed by all applicable statutes, Codes, Ordinances of the Township and state. (ord. no. IV A-1, eff. April 25, 1967)

22.043 3.3 Every Mobile Home Park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be designed, installed, maintained, and altered in accordance with the state Electrical Code and all applicable Codes and Regulations of the Township. All power lines and cables shall be buried at least 18 inches below the ground surface and shall be installed and specially designed for that purpose. (ord. no. IV A-1, eff. April 25, 1967)

22.044 3.4 Any alterations in the water supply, sewer, sewage disposal and electrical systems shall not be undertaken without the prior written approval of the Health Authority.

SECTION 4

SERVICE BUILDING, COMMUNITY SERVICE FACILITIES AND RECREATION AREAS.

22.051 4.1 In all Parks accommodating or designed to accommodate 25 or more mobile homes, there shall be one or more recreation areas which shall be easily accessible to all park residents. The size of such recreation areas shall be based upon a minimum of 100 square feet for each lot. No outdoor recreation area shall contain less than 2500 square

feet. (ord. no. IV A-1, eff. April 25, 1967)

22.052 4.2 Every Park shall be provided with the following emergency sanitary facilities:

For each 100 mobile home lots, or fractional part thereof, there shall be one flush toilet and one lavatory for each sex. The building containing such emergency facilities shall be accessible to all mobile homes. (ord. no. IV A-1, eff. April 25, 1967)

22.053 4.3 Cooking shelters, barbecue pits, fireplaces, and wood burning stoves shall be so located,

constructed, maintained, and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors.

(ord. no. IV A-1, eff. April 25, 1967)

SECTION 5

REFUSE AND GARBAGE HANDLING

22.061 5.1 The storage, collection and disposal of refuse and garbage in the Mobile Home Park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards over air pollution. Incinerators for the burning of refuse or garbage shall not be allowed.
(ord. no. IV A-1, eff. April 25, 1967)

22.062 5.2 All refuse and garbage shall be collected at least once weekly through the service of a

suitable municipal or private agency, if such

is available. If such is not available the Mobile Home Park operator shall provide this service. All refuse shall be collected and transported in covered vehicles or covered containers. Where municipal or private disposal service is not available the Mobile Home Park operator shall dispose of the refuse by transporting the same to a disposal site approved by the Health Authority. (ord. no. IV A-1, eff. April 25, 1967)

SECTION 6:

FUEL SUPPLY SYSTEMS

22.071 6.1 All natural gas, liquified petroleum gas and fuel oil systems shall be installed and maintained in accordance with applicable state statutes, Codes, and Ordinances of the Township and regulations promulgated by the Health Authority. (ord. no. IV A-1, eff. April 25, 1967)

SECTION 7: FIRE

PROTECTION

- 22.081** 7.1 All Mobile Home Parks shall be subject to the Rules and Regulations of the Charter Township of Bridgeport Fire Department. Suitable fire hydrants shall be installed in all Mobile Home Parks in accordance with requirements established by the Fire Department. (ord. no. IV A-1, eff. April 25, 1967)
- 22.082** 7.2 For the purpose of aiding the Charter Township Fire Department in providing fire protection for Mobile Home Parks an orderly numbering system shall be established by the Mobile Home Park Operator for all mobile home lots. The number of each lot shall be prominently displayed at least 6 feet above ground level on each lot and shall be of such size as to be readily visible. A plat of the numbering system shall be given to the Fire Department. (ord. no. IV A-1, eff. April 25, 1967)

SECTION 8:

INSPECTION OF MOBILE HOME PARKS

- 22.091** 8.1 The Charter Township Board is authorized to appoint an individual to act as Health authority, and to establish his compensation and, from time to time, the duties he shall perform. (ord. no. IV A-1, eff. April 25, 1967)
- 22.092** 8.2 The Health authority is authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance and regulations issued hereunder. (ord. no. IV A-1, eff. April 25, 1967)
- 22.093** 8.3 The Health authority shall have the power to enter, at reasonable times, upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Ordinance and regulations issued hereunder and it shall be the duty of the owners or occupants of the Mobile Home Parks and the mobile homes contained therein to give the Health authority free access to such premises at reasonable times for the purpose of

inspection or for the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance and regulations issued hereunder. (ord. no. IV A-1, eff. April 25, 1967)

22.094 8.4 The Health authority is hereby authorized to make such written regulations as may be necessary for the proper enforcement of the provisions of this Ordinance. Provided, however, that such regulations shall be subject to the approval of the Charter Township Board. Such regulations shall have the same force and effect as the provisions of this Ordinance. (ord. no. IV A-1, eff. April 25, 1967)

SECTION 9:

NOTICES, HEARINGS, AND ORDERS

22.101 9.1 Whenever, upon inspection of any mobile home park, the Health Authority finds that conditions or practices exist which are in violation of any provision of this Ordinance or Regulations issued hereunder, the Health authority shall give notice in writing, in accordance with Section 9.3 to the person to whom the License was issued that unless such condition or practices are corrected within a reasonable period of time, specified in the notice by the Health Authority, the License shall be suspended. At the end of such period, the Health Authority shall re-inspect such mobile home park and, if such conditions or practices have not been corrected, he shall suspend the License and give notice in writing of such suspension to the person to whom the license is issued. Upon receipt of Notice of such suspension, such person shall cease operation of such Mobile Home Park.
(sec. 9.3 is 22.103) (ord. no. IV A-1, eff. April 25, 1967)

22.102 9.2 Any person whose License has been suspended, or who has received Notice from the Health Authority that his License will be suspended unless certain conditions or practices at the Mobile Home Park are corrected, may request and shall be granted a Hearing on the matter before the Charter Township Board, under the procedure provided by Sections 9.4 and 9.5 of this Ordinance. (secs. 9.4 and 9.5 are

22.104 and 22.105) (ord. no. IV A-1, eff. April 25, 1967)

- 22.103** 9.3 Whenever the Health Authority determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, or Regulations issued hereunder, the Health Authority shall give Notice of such alleged violation to the person to whom the License was issued. Such Notice shall be in writing and include a statement of the reasons for its issuance, allow a reasonable time for the performance of any act that it requires, be served upon the owner or his agent and contain an outline of remedial action, which, if taken, will effect compliance with provisions of this Ordinance and Regulations issued hereunder. Such Notice shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by Certified Mail to his last known address or when such owner or agent has been personally served with a copy thereof. (ord. no. IV A-1, eff. April 25, 1967)
- 22.104** 9.4 Any person affected by any Notice which has been issued in connection with the enforcement of any provision of this Ordinance or Regulations issued hereunder, or whose original application for a License or for a renewal of a License has been denied, may request and shall be granted a Hearing on the matter before the Charter Township Board: Provided, however, that such person shall file in the office of the Supervisor a written Petition requesting such hearing and setting forth a brief statement of the grounds therefor within 10 days after the day the Notice was served. Upon receipt of such Petition the Charter Township Board shall set a time and place for such Hearing and shall give the Petitioner written Notice thereof. At such Hearing the Petitioner shall be given an opportunity to be heard and to show why such Notice should be modified or withdrawn or why a License to operate a Mobile Home Park should be issued. (ord. no. IV A-1, eff. April 25, 1967)
- 22.105** 9.5 After such Hearing the Charter Township Board shall make findings as to compliance with the provisions of this Ordinance and Regulations issued hereunder and shall issue an Order, in

writing, sustaining, modifying or withdrawing the Notice which shall be served upon the person involved. Upon failure to comply with any Order sustaining or modifying a Notice, the License of the Mobile Home Park effected by the Order shall be revoked. (ord. no. IV A-I, eff. April 25, 1967)

SECTION 10:

MISCELLANEOUS REQUIREMENTS

22.111 10.1 The person to whom a license for a Mobile Home Park is issued shall operate the park in compliance with this Ordinance and Regulations issued hereunder and shall provide an individual to adequately supervise and maintain the Park, its facilities and equipment in good repair and in a clean and sanitary condition. (ord. no. IV A-I, eff. April 25, 1967)

22.112 10.2 The individual appointed to manage and supervise the Park shall notify all park occupants of the applicable provisions of this Ordinance and inform them of their duties and responsibilities under this Ordinance and Regulations issued hereunder. The Park Supervisor shall maintain a Register containing the names of all park occupants and such register shall be available to any authorized person inspecting the Park. (ord. no. IV A-I, eff. April 25, 1967)

22.113 10.3 No owner or person in charge of a dog, cat, or other pet animal shall permit it to run at large or to commit any nuisance within the limits of any mobile home lot. (ord. no. IV A-I, eff. April 25, 1967)

22.114 10.4 No part of any Park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of Park residents and for the

direct servicing and well-being of Park

residents and for the management and maintenance of the Park. A mobile home

shall not be occupied unless it is properly

placed on a mobile home stand and connected to water, sewer and

electrical utilities. Nothing contained in this
Section shall be

deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities. (ord. no. IV A-1, eff. April 25, 1967)

- 22.115** 10.5 There shall be a greenbelt planting strip with a width of not less than 15 feet along the entire perimeter of all Mobile Home Parks. Such greenbelt shall contain at least one straight or staggered row of deciduous and/or evergreen trees, spaced not more than 40 feet apart and at least three rows of deciduous or evergreen shrubs spaced not more than 6 feet apart and which grow to an ultimate height of 12 feet. Further, the entire perimeter of all Mobile Home Parks shall be enclosed by a fence at least 4 feet in height. The design and construction of such fence shall be subject to the approval of the Health Authority. (ord. no. IV A-1, eff. April 25, 1967)
- 22.116** 10.6 No license shall be issued for the construction, establishment, maintenance, operation, alteration, or extension of any Mobile Home Park, unless the parcel of land involved is located in a portion of the Township having one of the following described zoning classifications under the Bridgeport Township Zoning Ordinance: (ord. no. IV A-1, eff. April 25, 1967)
- 22.117** 10.7 Before granting a license for the construction, establishment, alteration, or extension of any Mobile Home Park the Township Board shall require the applicant to make, execute, and deliver to the Health Authority a bond, executed by any surety company authorized to do business in the State of Michigan, for the faithful performance of the provisions of this Ordinance relative to such activities. Said Bond shall be in an amount to be determined by the Township Board and shall be conditioned upon the completion of all acts relative to the construction, alteration, or extension of any Mobile Home Park within a period of time to be determined by the Township Board. (ord. no. IV A-1, eff. April 25, 1967)
- 22.118** 10.8 The Township Board shall require each person granted a license under this Ordinance to make, execute and deliver to the Health

Authority a bond executed by a surety company, authorized to do business in the state of Michigan, separate from the Bond referred to in 10.7, in the principal amount of \$2,500.00 for the faithful performance of all the provisions of this Ordinance and Regulations issued hereunder. Said Bond shall continue in effect during the entire period of time such Mobile Home Park is operated under this Ordinance. (sec. 10.7 is 22.117) (ord. no. IV A-1, eff. April 25, 1967)

- 22.119** 10.9 All the provisions of this Ordinance shall apply to and control any extension or alteration of any Mobile Home Park existing within the Charter Township of Bridgeport as of the effective date of this Ordinance. (ord. no. IV A-1, eff. April 25, 1967)

SECTION 11:

DEFINITIONS AS USED IN THIS ORDINANCE:

22.131 11.1 Health Authority means the legally designated Health Authority of the Charter Township of Bridgeport. (ord. no. IV A-1, eff. April 25, 1967)

22.132 11.2 License means a written License issued by the Charter Township Board allowing a person to operate and maintain a Mobile Home Park under the provisions of this Ordinance and Regulations issued hereunder. (ord. no. IV A-1, eff. April 25, 1967)

22.133 11.3 Mobile Home means any vehicle, with or

without motive power, designed for carrying

property or persons and for being drawn by a motor vehicle, and so constructed as to permit occupancy as a dwelling or sleeping place by one or more persons and shall include any dwelling unit which is pre-built and assembled at the site and transported by temporarily attached wheels to the site upon which it is to be permanently located. Further, Mobile Homes shall include any vehicle defined as a trailer coach or trailer under Public Act 243 of 1959, as amended, and Public Act 300 of 1949, as amended. (ord. no. IV A-1, eff. April 25, 1967)

- 22.134** 11.4 Mobile Home Lot means a parcel of land for the placement of a single mobile home and the exclusive use of its occupants. (ord. no. IV A-1, eff. April 25, 1967)
- 22.135** 11.5 Mobile Home Park means a parcel of land which has been planned and improved for the placement of mobile homes for non-transient use. (ord. no. IV A-1, eff. April 25, 1967)
- 22.136** 11.6 Mobile Home Stand means that part of an individual lot which has been reserved for the placement of the mobile home, appurtenant structures or additions. (ord. no. IV A-1, eff. April 25, 1967)
- 22.137** 11.7 Person means any individual, firm, trust, partnership, public or private association or corporation. (ord. no. IV A-1, eff. April 25, 1967)

SECTION 12:

PENALTIES AND ENFORCEMENT

- 22.141** 12.1 Any person who violates any provision of this Ordinance shall, upon conviction, be punished by a fine of not less than \$100.00 or by imprisonment for not more than 90 days in jail, or both. Each days failure of compliance of any such provision shall constitute a separate violation. (ord. no. IV A-1, eff. April 25, 1967)
- 22.142** 12.2 Legal proceedin~s to enjoin the violation of any of the provlsions of this Ordinance, or Regulations issued hereunder, may be brought in any Court of competent jurisdiction in the name of the Charter Township of Bridgeport. Such action shall be taken only as authorized by the Charter Township Board. (ord. no. IV A-1, eff. April 25, 1967)
- 22.143** 12.3 The Charter Township Board may forfeit the bond or bonds provided for in S-No. 7 and SNo.8 of this Ordinance for the breach of any condition or conditions of said bond or bonds. (sec. 7 is 22.081, sec. 9 is 22.101) (ord. no. IV A-1, eff. April 25, 1967)
- 22.144** 12.4 The foregoing provisions for enforcement of

this Ordinance are in addition to and shall not be deemed to abridge any and all remedies provided by law. (ord. no. IV A-I, eff. April 25, 1967)

SECTION 13:
CONFLICT OF ORDINANCES:
EFFECT OR PARTIAL INVALIDITY:
EFFECTIVE DATE

22.151 13.1 In any case where a provision of this Ordinance is found to be in conflict with a provision of any other Ordinance of Code of the Charter Township of Bridgeport the provision in which, the judgement of the Charter Township Board, establishes the higher standard for the promotion and protection of the health and safety of the people of the Charter Township of Bridgeport shall prevail. In any case where a provision of this Ordinance is found to be in conflict with a provision of any other Ordinance or Code of the Charter Township of Bridgeport which establishes a lower standard for the promotion and protection of the health and safety of the people, the provisions of this Ordinance shall be deemed to prevail and such other Ordinances or Codes are hereby declared to be repealed to the extent that they may be found in conflict with this Ordinance. (ord. no. IV A-I, eff. April 25, 1967)

22.152 13.2 If any Section, Sub-Section, Paragraph, Sentence, Clause, or Phrase of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect and to this end the provisions of Ordinance are hereby declared to be severable. (ord. no. IV A-I, eff. April 25, 1967)

22.153 13.3 This Ordinance shall be effective on and after 30 days from publication thereof. (ord. no. IV A-I, eff. April 25, 1967)