

**Henrietta Township
Mobile Home Placement Ordinance
Ordinance # 9**

Adopted May 11, 1970
Effective June 10, 1970
Amended March 8, 2017
Effective May 1, 2017

This Ordinance is an amendment to Articles VII and VIII, General Provisions and Definitions, Sections 713 and 804 of the Zoning Ordinance of Henrietta Township, Jackson County, Michigan.

SECTION 713. MOBILE HOME PLACEMENT

No person shall place, cause to be placed, or authorize to be placed for more than twenty-four hours any trailer coach or mobile home, whether occupied, unoccupied, or with intent to occupy the same except in a licensed trailer coach or mobile home park, provided however, that:

1. A mobile home may be placed on a lot or parcel of land, other than a licensed trailer coach or mobile home park, subject to the following conditions and requirements:
 - a. No such dwelling unit shall be placed in an R-1 or R-2 Residential District in any event.
 - b. Such mobile home shall in no event be placed or parked closer than 500 feet to any R-1 or R-2 Residential District regardless of the character of the district in which the dwelling unit is placed.
 - c. Prior to the placement or parking of any such mobile home for more than twenty-four hours outside of a licensed mobile home park, the occupant(s) and/or owner(s) of such dwelling unit shall receive or secure the written consent of all property owners and/or contract vendees of property within a five hundred (500) foot radius of the parcel of land where said dwelling unit shall be placed. Providing, however, that such consent shall not be required where all dwelling units within the five hundred (500) foot radius are mobile homes.
 - d. In all cases referred to in Paragraph (c) above, the following additional requirements shall be met:
 1. The area of the lot or parcel of land on which any mobile home is placed shall be at least twelve thousand (12,000) square feet, and the width of said lot or parcel of land shall be not less than eighty (80) feet.
 2. The person placing or intending to place the mobile home on a lot or parcel of land shall conform to and abide by all other

applicable rules and regulations of this and other ordinances of Henrietta Township.

3. No dwelling unit shall be placed on any lot or parcel of land until the person placing the same shall have applied for and received a mobile home Certificate of Approval and Certificate of Compliance, which application shall be made to the Zoning Administrator and accompanied by a fee of Fifteen (\$15.00) Dollars for each application. Each application shall contain the name of the occupant and owner of the dwelling unit if the two be different, location of the proposed placement or parking site, consenting statement of the owner or contract vendee or his agent of the property on which the dwelling unit is to be placed or parked, and such other information as the Zoning Administrator shall deem necessary. When all applicable rules and regulations have been met, the Zoning Administrator shall issue a Certificate of Approval and a Certificate of Compliance.
4. Sanitary Requirements:
 - a. Sewage disposal shall be by the water carried method in conformity with the Sewage Regulations of Henrietta Township.
 - b. The minimum operating capacity of any septic tank shall be not less than seven hundred fifty (750) gallons.
 - c.
2. For the purposes of this ordinance "person" shall be deemed to mean owner of the dwelling unit, owner of the property, owner of both if they be the same person, contract purchaser of either or both the dwelling unit and/or property, and occupant of the dwelling if he be other than any of the above described persons.

SECTION 804. MOBILE HOME

Any mobile home or similar dwelling unit, whether or not self-propelled, which is prefabricated on its' own chassis and originally capable of being conveyed, moved, or transported on its' own wheels or flatbed upon a public street or highway to a site where it may be occupied without a permanent foundation, whether or not in fact it is provided with a permanent foundation.

Typically, such dwelling units contain sleeping accommodations, toilet, tub or shower, eating and living quarters, and are intended for long –term occupancy. Typically, such units as originally constructed have also axles, wheels, jacks and/or skirts.

Any dwelling unit which as originally constructed shall be subject to this and other applicable mobile home provisions shall not be exempt or removed from the applicability of such provisions by alteration of or additions to the dwelling unit,

and/or by providing such dwelling unit with a permanent or semi-permanent foundation.

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Beatrice V.A. Kinch
Township Clerk