

36.00

**ARTICLE XXXVI
MOBILE HOME STANDARDS**

(Effective July 28, 2017)

36.10 INTENT

The purpose of the Mobile Home standards is to establish guidelines for persons and families who choose to live in a mobile home, HUD, or similar approved structure rather than a conventional single-family structure that conforms to the Michigan Residential Code (MRC).

36.11 MOBILE HOME REGULATIONS

A mobile home may be permanently located on a lot as a single-family dwelling provided the following qualifying conditions are met:

- A.** Each mobile home shall require a land use permit and shall be subject to the inspection standards of the Grand Traverse Construction Code Division.
- B.** Each mobile home shall bear a label required by section 3282.362(c)(2) of the Federal Mobile Home Procedural and Enforcement Regulations.
- C.** Each mobile home shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Manufactured Housing Commission.
- D.** Within ten (10) working days following installation, all towing mechanism shall be removed from each mobile home. No mobile home shall have any exposed undercarriage or chassis.
- E.** All legally anchored mobile homes shall be exempt from foundation requirements.
- F.** All mobile homes shall be located within the Agricultural and RC districts, and are subject to all existing regulations.
- G.** All construction, plumbing, electrical apparatus and insulation within and connected to each home shall be of a type and quality conforming to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR Section 3280, as is from time to time amended.
- H.** To the extent that any of these provisions conflict with any provision of the Mobile Home Commission Act or its administrative rules as applied to a mobile home in a residential neighborhood, the Mobile Home Commission Act provision will control.

36.12 BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS

All structures, lots, and structure setbacks from property lines shall comply with the regulations established in Article XII of this Ordinance.

36.30 MOBILE HOME CONDOMINIUM

Multiple mobile homes may be placed on a common property under the provisions of Article 28.15, Mobile Home Condominiums. Mobile home condominium projects shall conform to the requirements for mobile home parks established under the regulations of the Michigan Mobile Home Commission and the Schedule of Regulations in Article 12.11.