

**MOBILE HOME ORDINANCE
TOWNSHIP OF SOUTH HAVEN, MICHIGAN
ord. no. 30 eff. May 17, 1993**

17.100

An Ordinance to regulate trailer coaches, mobile homes, and relocatable homes (outside of established trailer parks) by prohibiting the use of trailer coaches, mobile homes and premanufactured dwelling structures which are not constructed and set up pursuant to federal and state laws and regulations.

PURPOSE: To protect the safety, health, prosperity, comfort, convenience and welfare of the public, the Charter Township of South Haven, Van Buren County, Michigan ordains:

17.101 Sec. 1. DEFINITION.

MOBILE HOME: A vehicular portable structure built on a chassis and designed to be used, with or without a permanent foundation, as a dwelling when connected to required utilities.

DOUBLE WIDE: A mobile home which meets the foregoing description and requirements and which consists of two sections designed to be combined at the site to form one mobile home. (ord. no. 30 eff. May 17, 1993)

17.102

Sec. 2. INSPECTION, INSTALLATION.

Each trailer coach, mobile home and premanufactured dwelling structure set-up in said Township shall:

(a) Contain a seal or other proof of inspection as provided in Act 419 of Michigan Public Acts of 1976 as well as supplemental legislation, that same was manufactured and constructed under standards promulgated by the Federal Department of Housing and Urban Development pursuant to the Federal Manufactured Housing Construction Act of 1974 being 42 U.S.C. 5401 to 5426, as amended, or approved by the Township Building Inspector or Building Construction Board of Appeals after a physical inspection before relocation.

(b) Be installed pursuant to the manufacturer's recommended set-up and installation specifications, or the set-up and installation standards promulgated by the Federal Department of Housing and Urban Development pursuant to the aforesaid Federal Act, which set-up and installation specification shall, at a minimum, comply with the Michigan Mobile Home Commission Rules as promulgated under the aforesaid Michigan Act.

(c) Inspection fee for units constructed prior to June 15, 1976, will be charged at an hourly rate with the addition of a mileage charge for out of township inspections. (ord. no. 30 eff. May 17, 1993)

17.103

Sec. 3. FOUNDATION AND SKIRTING.

All such mobile homes shall be set on a permanent foundation, ribbons, or pillars that meets the frost depth and other requirements of the BOCA Code, with skirting of metal, fiberglass, mortar, brick, cement block, or stone to protect against the dangers of fire and rodents; and meets the requirements of Part 6 Mobile Homes Code, being part of the Michigan Construction Code promulgated pursuant to Act 230, Public Acts of 1972 as amended, and which is certified and identified in accordance with Part II Pre-Manufactured Units, also being a part of said Construction Code.

The skirting shall be painted or colored to match or complement the color of the mobile home and to prevent deterioration. The mobile home owner is to have skirting installed before occupancy. (ord. no. 30 eff. May 17, 1993)

17.104

Sec. 4. EXEMPTIONS.

The foregoing requirements and standards shall not apply to a trailer coach, mobile home, or pre-manufactured dwelling structure located in a licensed mobile home park, except to the extent that same may be required by State law or otherwise specifically required by an Ordinance hereinafter adopted by said Township, pertaining to such parks. (ord. no. 30 eff. May 17, 1993)

17.105

Sec. 5. CONFLICTS.

All other Ordinances or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict, hereby repealed, and each section of this Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void, shall not be deemed or held to affect the validity of any other section or subdivision of this Ordinance. (ord. no. 30 eff. May 17, 1993)

17.106

Sec. 6. PENALTY.

Any person, firm or corporation who violates or fails to comply with the provisions of this Ordinance shall be deemed guilty of

a misdemeanor and shall, upon conviction, be punished by a fine of not to exceed \$100.00 and the costs of prosecution or imprisonment in the County Jail for a term not exceeding ninety (90) days, or by both fine and imprisonment in the discretion of the Court. Each day that a violation of this Ordinance exists shall constitute a separate offense.
(ord. no. 30 eff. May 17, 1993)

17.107

Sec. 7. EFFECTIVE DATE AND REPEAL.

This Ordinance shall take effect on May 17, 1993, and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

(ord. no. 30 eff. May 17, 1993)

Adopted: May 12, 1993

Published: May 17, 1993