

CHARTER TOWNSHIP OF ZEELAND

ORDINANCE NO. 141

ORDINANCE CONCERNING MOBILE HOMES, SITE-BUILT
SINGLE FAMILY DWELLINGS AND ADULT FOSTER CARE HOMES

An Ordinance to amend the Zeeland Charter Township Zoning Ordinance, being Ordinance No. 102 of the Charter Township of Zeeland, Ottawa County, Michigan, by regulating the use of land for mobile home parks, for site-built single family dwellings, and for adult foster care homes.

THE CHARTER TOWNSHIP OF ZEELAND, COUNTY OF OTTAWA AND STATE OF MICHIGAN, ORDAINS:

Section 1. Definitions. Sections 15.032.2 and 15.069.1 of Chapter 3 of the Charter Township of Zeeland Zoning Ordinance are hereby added to hereinafter read and provide as follows:

"15.032.2 ADULT FOSTER CARE HOME: A facility licensed under Michigan Public Act 218 of 1979, as amended, or other similar Successor statute having similar licensing jurisdiction, as well as any other facility of substantially similar character and purpose.

15.069.1 NURSING HOME: A facility licensed under Michigan Public Act 368 of 1978, as amended, or any similar successor statute having similar licensing jurisdiction."

Section 2. Special Land Uses. Section 15.440 of Chapter 17 of the Charter Township of Zeeland Zoning Ordinance is hereby amended to hereinafter read and provide as follows:

"15.440 SPECIAL LAND USES. Notwithstanding any other provision of this Ordinance, no land in any District shall be used for any of the following uses without first obtaining a special land use permit from the Township Board:

A. Tavern, including any establishment where beer, wine or liquor are sold for consumption on the premises;

B. Automobile sales lot;

C. Mobile home park;

D. Nursing home or boarding house;

E. Dog Kennel;

F. Dumping ground, transfer station or sanitary landfill;

G. The removal and/or dumping of ground from or onto lands located in the Township, which activities shall be described for purposes of this Ordinance as an 'earth change';

H. Adult foster care home; and

I. Off-site built single family dwelling (including a mobile home}."

Section 3. Requirements for a Special Land Use Permit for Off-Site Built Single-Family Dwellings. Section 15.447 of Chapter 17 of the Charter Township of Zeeland Zoning Ordinance is hereby added to herein-after read and provide as follows:

"15.447

REQUIREMENTS FOR A SPECIAL LAND USE PERMIT FOR OFF-SITE BUILT SINGLE FAMILY DWELLINGS. An off-site built single family dwelling, such as a mobile home, shall be permitted in agricultural and residential districts other than an approved mobile home park only if all of the following requirements are satisfied.

A. In the case of a mobile home, the mobile home must either be (1) new and certified by the manufacturer and/or appropriate inspection agency as meeting the Mobile Home Construction and Safety Standards of the Department of Housing and Urban Development, as amended, or any similar successor or replacement standards which may be promulgated. or (2) used and certified by the manufacturer and/ or appropriate inspection agency as meeting the standards referenced in subsection (1) above, and found, on inspection by the Building Inspector or his designee, to be in excellent condition and safe and fit for residential occupancy.

B. The dwelling shall comply with all Township building, electrical, plumbing, energy and other similar codes.

C. The dwelling shall comply with all restrictions and requirements such as floor area, yard requirements and lot area for the Residential District within which it is located.

D. The dwelling shall be installed with its wheels, axles and hitch removed.

E. The dwelling shall be firmly attached to a permanent continuous foundation constructed on the building site, such foundation to have a wall of the same perimeter dimensions as the dwelling and to be constructed of such materials and type as required by the Township Building Code for single family dwellings. The foundation shall hide the chassis.

F. The dwelling shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the building site by an anchoring system or device complying with the rules and regulations, as amended, of the Michigan Mobile Home Commission.

G. The dwelling shall have a maximum length to width ratio of three (3) to one (1).

H. The minimum width of the dwelling shall be twenty (20) feet through its entirety.

T. Storage areas totalling no less than one hundred twenty (120) square feet shall be provided. These storage areas may consist of a basement, closet area, attic and/or a separate accessory building whose construction is of equal or better quality than that of the dwelling and which is in compliance with all other applicable provisions of this Ordinance pertaining to accessory buildings. No more than one (1) accessory building is permitted on a lot.

J. The dwelling shall be constructed with construction materials of consistent quality. Hybrid construction combining on-site constructed buildings with off-site constructed dwellings or two (2) or more different off-site constructed dwellings is prohibited.

K. Permanently attached steps or porch areas at least three (3) feet in width shall be provided where there is an elevation differential of greater than eight (8) inches between the dwelling's first floor and ground level.

L. The pitch of the main roof of the dwelling shall not be less than one (1) foot of rise for each four (4) feet of horizontal run (3/12 pitch). Any roofing material may be used that is acceptable for housing built on site if

applied in such a manner as to be similar in appearance to on-site house roofing.

H. Any materials that are acceptable for housing built on site may be used for exterior finish of the dwelling ~~H~~ applied in such a manner as to be similar in appearance to on-site house finishing. Provided, however, that the reflection from such exterior shall not be greater than the reflection from siding coated with clean, white, gloss, exterior enamel.

N. The dwelling shall be so located on the lot on which it is placed that the width nearest the principal street frontage is at least thirty-four (34) feet in total dimension parallel to the street.

O. The dwelling shall not utilize peculiar window design, odd ornamentation colors or color combinations incompatible with dwellings that are site built.

P. Pursuant to the powers vested in it by virtue of the laws of the State of Michigan, the Board of Appeals shall determine that the dwelling is in conformity with community aesthetic standards. In making its determination, the Board of Appeals shall consider the following standards:

1. The type and kind of architectural design and appearance of the off-site constructed dwelling as compared with the type and kind of architectural design and appearance of one (1) or more residential dwellings located outside a mobile home park or mobile home subdivision within two thousand (2000) feet of the subject dwelling, where such area is developed with dwellings to the extent of not less than twenty (20%) percent of the lots situated within such area or, where such area is not so developed, by the type and kind of architectural design and appearance of one (1) or more residential dwellings located outside a mobile home park or mobile home subdivision throughout the Township;

2. The exterior appearance (exterior wall covering, roof style, roof overhang, door arrangements and other similar items) of buildings in the neighborhood as compared

to the exterior appearance of the off-site constructed dwelling; and

3. The general appearance of the buildings in the neighborhood as it compares with the general appearance of the off-site constructed dwelling.

Q. All applications for a building permit of a dwelling must include a detailed set of blueprints of the building in one quarter (1/4") inch to one (1) foot scale. This set of blueprints must include a foundation plan, a plan of each floor and a set of elevations."

Section 4. Requirements for Site-Built Single Family Dwellings.
Section 15.120.1 of Chapter 4 of the Charter Township of Zeeland Zoning Ordinance is hereby added to hereinafter read and provide as follows:

"15.120.1 REQUIREMENTS FOR SITE-BUILT SINGLE FAMILY DWELLINGS. All site-built single family dwellings in residential districts shall comply with all of the following requirements.

A. The dwelling shall comply with all Township building, electrical, plumbing, energy and other similar codes.

B. The dwelling shall comply with all restrictions and requirements of this Ordinance, including, without limitation, Yard requirements and Lot Area for the Residential District within which it is located.

C. The dwelling shall be firmly attached to a permanent continuous foundation constructed on the building site.

D. The dwelling shall have a maximum length to width ratio of three (3) to one (1).

E. The minimum width of the dwelling shall be twenty (20) feet.

F. Storage areas totalling no less than one hundred twenty (120) square feet shall be provided. These storage areas may consist of a basement, closet area, attic and/or a separate accessory building whose construction is of equal or better quality than that of the dwelling and which is in compliance with all other applicable provisions of this Ordinance pertaining to accessory buildings. No more than one (1) accessory building is permitted on a lot.

G. The dwelling shall be constructed with construction materials of consistent quality.

H. Permanently attached steps or porch areas at least three (3) feet in width shall be provided where there is an elevation differential of greater than eight (8) inches between the dwelling's first floor and ground level.

I. The pitch of the main roof of the dwelling shall not be less than one (1) foot of rise for each four (4) feet of horizontal run. The minimum distance from eaves to ridge shall be ten (10) feet.

J. The dwelling shall be so located on the lot on which it is placed that the portions nearest the principal street frontage are at least thirty-four (34) feet in total dimension parallel to the street.

K. The dwelling shall not utilize peculiar window design, odd ornamentation or colors or color combinations incompatible with other dwellings that are site-built.

L. All applications for a building permit of a dwelling must include a detailed set of blueprints of the building in one quarter (1/4th) inch to one (1) foot scale. This set of blueprints must include a foundation plan; a plan of each floor and a set of elevations."

Section 5. Adult Foster Care Homes. Section 15.120.2 of Chapter 4 of the Charter Township of Zeeland Zoning Ordinance is hereby added to hereinafter read and provide as follows:

1115.120.2 ADULT FOSTER CARE HOMES. No Adult Foster Care Home shall in any event be located within a one thousand five hundred (1,500) foot radius of any other Adult Foster Care Home."

Section 6. Repeal of Ordinances. All ordinances or parts thereof in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 7. Effective Date. This Ordinance was approved and adopted by the Township Board on August 19, 1985; after a public hearing as required pursuant to Michigan Public Act 184 of 1943, as amended, and after introduction and a first reading on July 15, 1985.

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Township Supervisor _____?

Township Cle, #k

CERTIFICATE
ZONING

I, Marilyn Evink~ the Clerk for the Charter Township of Zeeland, Ottawa County, Michigan, do hereby certify that the foregoing Zeeland Charter Township Zoning Amendment Ordinance was adopted at a regular meeting of the Zeeland Charter Township Board held on August 19, 1985. The following members of the Township Board were present at that meeting: Semple, Evink, Zeerip, Berghorst, Deuren, Nykamp, Walcott The following members of the Township Board were absent: none.

The Ordinance was adopted by the Township Board with members of the Board Semple, Evink, Zeerip, Berghorst, Deur, Nykamp, Walcott voting in favor and with members of the Board none voting in opposition. Notice of Adoption with a copy of the Ordinance attached was published in the Zeeland Record on August 29, 1985. An attested copy of the Ordinance was sent to the Ottawa County Clerk by first class mail, postage prepaid, on September 6, 1985.

Marilyn Evink
Zeeland Charter Township Clerk