

**GARFIELD TOWNSHIP**  
**ZONING ORDINANCE TEXT AMENDMENT**  
**AN ORDINANCE AMENDING THE GARFIELD TOWNSHIP ZONING ORDINANCE**  
**REGARDING MANUFACTURED HOME REGULATIONS**  
**THE TOWNSHIP OF GARFIELD ORDAINS:**

Section 1. Purpose. Garfield Township (the "Township") adopts the following text amendment to regulate the standards for the use of a manufactured home as a dwelling.

Section 2. Amendment to Article III of the Zoning Ordinance. Article III, entitled General Provisions amended to add a new Subsection 3.28, entitled "Manufactured Home Regulations" as follows:

Section 3.28. Manufactured Homes:

Unless used as a temporary structure that is regulated under Section 3.04 or located in a licensed manufactured home park, the use of a manufactured home must comply with the following standards:

- A. A manufactured home may be used as a single family dwelling in any district except Industrial.
  
- B. The manufactured home shall have a minimum interior floor area of 575 square feet.
  
- C. There shall be a minimum floor to ceiling height of seven and one-half feet.
  
- D. Foundations of a permanent, frost free design shall be installed in compliance with the building code in effect within the Township.
  
- E. The manufactured home shall be firmly attached or anchored to the foundation so as to be protected and stable during storms, high winds and other natural hazards. All manufactured homes shall be installed according to manufacturer's set up requirements and the construction of the unit shall comply with the National Mobile Home Construction and Safety Act of 1974 (HUD Code) as may be amended.
  
- F. All wheels, towing devices, tongues and equipment used in transportation of the mobile home onto the site shall be removed. No portion of the undercarriage shall be visible from the outside of the manufactured home. Skirting material shall be installed along the entire perimeter of the manufactured home prior to occupancy. Skirting material shall be manufactured of fire resistant material and certified as such by manufacturer. Skirting shall be louvered to have similar vents at a maximum of 600 square inches per one thousand square feet of living space. A minimum of one vent shall be placed at the front and rear of the manufactured home and two on each exposed side. An access panel of sufficient size to allow full access to utility hook-ups located beneath the manufactured home shall be

installed. The skirting material shall be similar to or compatible with the siding material covering the manufactured home.

G. There shall be connected to the manufactured home a public water supply and sanitary sewer or a well water supply and septic tank/tile field approved by the Bay County Health Department.

H. There shall be permanently attached to the manufactured home foundation steps or porch area where an elevation differential exists between access doors and the finished grade of the manufactured home site.

I. There shall be exterior siding covering all walls of the manufactured home (excluding widow and door openings) compatible with siding appearing in dwellings nearby the manufactured home. All siding shall be affixed to the manufactured home structure as required by the BOCA Single Family Dwelling Code.

J. Any structural addition to a manufactured home shall be constructed to comply with state building codes for single-family dwellings if it is site built or, if it is a pre-manufactured expando, add-a-room or tag along addition, it shall comply with HUD Code. The addition shall not cover any exterior bathroom or bedroom window of the manufactured home and shall not extend parallel along any or all of the manufactured home for a distance greater than one-half the length of the unit.

K. There shall be a minimum of two doors providing ingress and egress to the manufactured home.

L. Site and floor plans, together with a Certification of compliance with all Federal, State and Building Codes, shall be presented to the building inspector prior to the issuance of a building permit and zoning permit.

M. The manufactured home must meet all standards for manufactured homes contained in HUD Regulations for Mobile Home Construction and Safety Standards, Effective June 15, 1976, as amended, or the BOCA Single Family Dwelling Code of 1975, as amended.

N. If the manufactured home is more than ten years old at the time of placement, the owner must provide evidence of building, plumbing and electrical inspection from the Township building inspector.

Section 3. Amendment to Section 3.10.G of the Zoning Ordinance. Subsection 3.10.G of Section 3.10 entitled "Accessory Uses" is amended as follows:

G. Automobiles, buses, mobile homes, manufactured homes, semi tractor trailers, truck bodies, or similar portable units shall not be used as accessory buildings.

Section 4. Amendment to Section 2.05.B of the Zoning Ordinance. Subsection 2.05.B. entitled "Principal Permitted Uses" of Section 2.05 entitled "Agricultural/Rural Residential District" is amended to add the following subsection:

19. Manufactured homes

Section 5. Amendment to Section 2.06.B of the Zoning Ordinance.

Subsection 2.06.B, entitled "Principal Permitted Uses" of Section 2.06 entitled "Medium Density Residential District" is amended to add the following subsection:

10. Manufactured homes

Section 6. Amendment to Section 2.07.B of the Zoning Ordinance. Subsection 2.07.B, entitled "Principal Permitted Uses" of Section 2.07 entitled "High Density Residential District" is amended to add the following subsection:

9. Manufactured homes

Section 7. Amendment to Section 2.08.B of the Zoning Ordinance. Subsection 2.08.B, entitled "Principal Permitted Uses" of Section 2.08 entitled "Commercial District" is amended to add the following subsection:

22. Manufactured homes

Section 10. Amendment to Section 2.10. Section 2.10, entitled Use Matrix, is amended as specified below. All other portions of the chart not specifically mentioned below under Section 2.10 shall remain in full force and effect.

A. The Use Matrix is amended to add "Manufactured Home" to the Rural and Residential Uses as follows:

Rural and Residential Uses	AR	R1	R2	C	I
Outdoor display and sales of garden supplies, lawn furniture, playground equipment, home equipment, garages, sheds, swimming pools and similar products					S

Section 114. Authority. The Township is empowered by the Michigan Zoning Enabling Act, MCL 125.3101 et seq., to adopt this Ordinance establishing manufactured home regulations, and to otherwise regulate for the public health, safety, and welfare of persons and property.

Section 125. Severability. If any part of this Ordinance is invalidated, that invalidation will not affect the remainder of this Ordinance.

Section 613. Repealer. All ordinances or parts of ordinances that conflict with this Ordinance are repealed to the extent necessary to give this Ordinance full effect.

Section 144. Effective Date. This ordinance is effective 7 days after publication.

Section 158. Publication. The clerk must publish this ordinance or a proper summary of it as required by law.

Adopted; Yeas 5 Nays 0

I, Connie Fantozzi, the duly elected clerk for Garfield Township, Bay County, MI certify that the foregoing is a true and complete copy of an ordinance adopted at a regular meeting of the Garfield Township Board on December 11, 2017.

(signed)

Connie Fantozzi,

Garfield Township Clerk