

EATON COUNTY BOARD OF COMMISSIONERS

March 18, 2020

RESOLUTION TO APPROVE DCA-3-20-2

Introduced by the Public Works and Planning Committee

Commissioner Freeman moved the approval of the following resolution. Seconded by Commissioner Rogers.

PREAMBLE: The Eaton County Land Development Code, an Ordinance adopted by the Commissioners of the County of Eaton pursuant to Public Act 183 of 1943, and administered pursuant to Public Act 110 of 2006, may be amended from time to time by following procedures outlined in Article 13 of the Development Code.

WHEREAS, The Eaton County Planning Commission initiated a petition for a Comprehensive Amendment to the Eaton County Land Development Code (zoning ordinance) to clarify the intent, update language and improve comprehension. Amendments are proposed to the following: Article 7, Land Development Districts (amend Section 7.7 Site Development Standards for Principle Buildings and Structures, Table A), Article 8, Zoning Referral and Site Plan Review (amend Section 8.6.9 C. General Approval Standards), Article 9 Conditional Use Permits (amend Section 9.6 Appeal of Decisions), Article 14 Specific Provisions and Requirements (amend Section 14.36 Agricultural Migrant Labor Housing) and Article 16 Mobile Homes (amendments to entire section; and

WHEREAS, the Eaton County Planning Commission held a duly advertised and noticed public hearing on **March 3, 2020**; and

WHEREAS, the Eaton County Planning Commission found the requested amendment to be consistent with the required findings of fact (Items A through G) contained in Section 13.6 of the Eaton County Land Development Code; and

WHEREAS, the Eaton County Planning Commission has taken action on **March 3, 2020** to recommend the adoption of the ordinance amendments for reasons stated at the meeting.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the County of Eaton, Michigan having considered the findings of facts and recommendations hereby:

APPROVES the request by Eaton County Planning Commission for a Comprehensive Amendment to the Eaton County Land Development Code (zoning ordinance) to clarify the intent, update language and improve comprehension to Article 7, Land Development Districts (amend Section 7.7 Site Development Standards for Principle Buildings and Structures, Table A), Article 8, Zoning Referral and Site Plan Review (amend Section 8.6.9 C. General Approval Standards), Article 9 Conditional Use Permits (amend Section 9.6 Appeal of Decisions), Article 14 Specific Provisions and Requirements (amend Section 14.36 Agricultural Migrant Labor Housing) and Article 16 Mobile Homes (amendments to entire section).

At the regular meeting of the Eaton County Board of Commissioners on March 18, 2020 the Resolution regarding the approval of said request was adopted.

Those voting Aye: Piercefield, Mulder, Augustine, Pearl-Wright, Haskell, Brehler, Freeman, Droscha, Bowen, Ridge, Lautzenheiser, Mott, Deavers, Rogers.

Those voting Nay: None

Abstention: None

Absent: Whitacre

Motion carried.

Terrance Augustine, Chairman
Eaton County Board of Commissioners

I hereby certify that the above Ordinance amending the Eaton County Land Development Code, which was approved, is a true and correct copy of that recorded in the official minutes of March 18, 2020 of the Eaton County Board of Commissioners.

Diana Bosworth, Clerk
Eaton County Board of Commissioners

EATON COUNTY LAND DEVELOPMENT CODE

ZONING ORDINANCE AMENDMENT DCA-3-20-2

District Change Amendment DCA-3-20-2 to amend the Land Development Code (Zoning Ordinance) of Eaton County, as enacted in 1981 pursuant to the provisions of Public Act 110 of 2006, as amended.

An application for a District Change Amendment for a Comprehensive Amendment to the Eaton County Land Development Code (zoning ordinance) to clarify the intent, update language and improve comprehension. Amendments are proposed to the following: Article 7, Land Development Districts (amend Section 7.7 Site Development Standards for Principle Buildings and Structures, Table A), Article 8, Zoning Referral and Site Plan Review (amend Section 8.6.9 C. General Approval Standards), Article 9 Conditional Use Permits (amend Section 9.6 Appeal of Decisions), Article 14 Specific Provisions and Requirements (amend Section 14.36 Agricultural Migrant Labor Housing) and Article 16 Mobile Homes (amendments to entire section).

WHEREAS, the Eaton County Planning Commission held a duly advertised and noticed public hearing on **March 3, 2020**; and

WHEREAS, the Eaton County Planning Commission has taken action on **March 3, 2020** to recommend approval of the text amendment:

WHEREAS, after careful consideration of the amendment, the Eaton County Board of Commissioners approved the aforementioned text amendment as follows:

Yeas 14
Nays 0
Abstaining 0
Absent 1

I, Diana Bosworth, Clerk for the County of Eaton, do hereby certify that the above and foregoing is a true copy of the amendment to the Eaton County Land Development Code (Zoning Ordinance), as amended and passed by the Eaton County Board of Commissioners on **March 18, 2020** and now on record in the office of the Clerk of said County.

IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of said County at the City of Charlotte, Michigan, the 18th day of March, 2020.

Terrance Augustine, Chairman
Eaton County Board of Commissioners

Diana Bosworth, Clerk
Eaton County Board of Commissioners

**PROPOSED TEXT AMENDMENT
TO THE EATON COUNTY LAND DEVELOPMENT CODE**

Additions are shown in ***bold italic print*** and deletions are shown by ~~strikeout print~~.

All suggested changes are highlighted.

SECTION 8.6 STANDARDS FOR SITE PLAN REVIEW APPROVAL:

Changes are proposed to correct a grammar/spelling error.

8.6.9 General Approval Standards: In addition to the preceding standards, the Planning Commission will find that the proposed Site Plan meets the following approval standards:

- A. The location and design of driveways providing vehicular ingress to and egress from the site shall promote safety and convenience of both vehicular and pedestrian traffic, both within the site and on access and adjoining streets.
- B. Automobile parking areas are designed to avoid common traffic problems and promote safety.
- C. There shall be a satisfactory and harmonious relationship between the development on the site and existing and ~~perspective~~ **prospective** development of contiguous land in adjacent neighborhoods or areas.

SECTION 9.6 APPEAL OF DECISIONS:

This Section refers to appeals of Planning Commission decisions only. All other appeals are per the requirements of Article 4 of the Ordinance. Changes are proposed to update the language to be consistent with the Board of Appeals Rules of Procedure and to add a defined time frame in which an appeal of a Planning Commission decision specifically can be filed.

Any ~~interested~~ person aggrieved by the decision of the Planning Commission may have that ~~decision~~ **action** reviewed by the Board of Appeals. ~~at their next regular meeting or a special meeting called for that purpose.~~ **An appeal of a Planning Commission decision to the Board of Appeals shall be filed within 30 days after the date of the final vote taken for such action. A public hearing shall be conducted as required by Public Act 110 of 2006 and Section 3.9 Public Notices of this ordinance.** The Board of Appeals shall review the matter based on the standards contained in this Ordinance and shall give written justification for any decision rendered pursuant to *Subsection 4.6.9* of this Ordinance.

SECTION 7.7 SITE DEVELOPMENT STANDARDS FOR PRINCIPAL BUILDING AND STRUCTURES:

Changes are proposed to the Limited Agricultural and Resource Conservation Zoning Districts to lessen the setback requirement from the road right-of-way from 67 feet to 50 feet and to create a sliding scale similar to what is used for the Residential Districts. The sliding scale will allow further reduced setback requirement if the property is platted or if it is attached to public sanitary sewer facilities. Other changes in the Residential R-2 and R-3 Districts are for clarification and to create a better understanding of the information. An addition is also proposed clarifying that structures do not have to meet the road right-of-way setback distance from a clear vision right-of-way.

TABLE A

SECTION 7.7 SITE DEVELOPMENT STANDARDS FOR PRINCIPAL BUILDINGS AND STRUCTURES

PROPOSED SITE DEVELOPMENT	LIMITED AGRICULTURAL AND RESOURCE CONSERVATION	RESIDENTIAL			COMMERCIAL	INDUSTRIAL
		R-1	R-2	R-3		
7.7.1 Minimum Lot Width in feet	110	110 100 (a) 70 (b)	50 ¹ Single Family Dwellings 70 ¹ Duplex Dwellings	50 ¹ Single Family Dwellings 70 ¹ Duplex Dwellings 150 ¹ 3-4 D/U 200 ¹ more than 4 D/U	100 125 (g)	200
7.7.2 Minimum Lot Area in Sq. Ft.	36,300	36,300 30,000 (a) 20,000 (a,h) 15,000 (a,b,h)	12,000 Single Family and Duplex Dwellings (a,b,h)	8,000 Single Family Dwellings (a,b,h) 12,000 Duplex Dwellings (a,b,h) 6,000/D/U more than 2 Units (a,b,h)	30,000 15,000 (b)	43,560
7.7.3 Minimum Setback from Road R/W	67 50 40 (a) 35 (b)	50 40 (a) 35 (b)	40 50 40 (a) 35 (b)	40 50 40 (a) 35 (b)	50 75 (g)	75
7.7.4 Minimum Front* and Rear Yard Depth in Feet	30	30	35	Pursuant to Section 14.12.C 25	30	50
7.7.5 Minimum Side Yard Depth in Feet	20	20 15 (a) 10 (b)	20 15 (a) 10 (b)	Pursuant to Section 14.12.C 25	25 (c)	30
7.7.6 Maximum Lot Coverage	20%	20% 25% (a) 25% (b)	25%	30%	50%	50%
7.7.7 Min. Floor Area in Sq. Ft.	720 (d) (ground floor)	720 (d) (ground floor)	720 (e) 600 (f)	600 (f)	None	none

Structures shall not be constructed in an area designated as a Clear Vision Right-of-Way

* For development within a flag Lot, see Subsection 6.2.2

7.7.8 Notes.

- a. Platted
- b. When attached to public sanitary sewer facilities
- c. Total both sides
- d. Including mobile homes
- e. Per dwelling unit
- f. Multiple family dwelling units
- g. When fronting on a major street as defined in this Ordinance
- h. When subdivided and served by a public water supply

Accessory uses – See *Subsection 6.2.10* of this Ordinance.

SECTION 14.36 AGRICULTURAL **MIGRANT** LABOR HOUSING:

Changes are proposed to be more consistent with Federal Government and State of Michigan rules and requirements for this type of housing.

14.36.1 Definitions:

- A. **Agricultural Migrant Labor Housing/Camp:** Seasonal Dwellings established and used *constructed or converted for use* as living quarters, which are licensed by the Michigan Department of Agriculture **and Rural Development** (MDARD), for five (5) or more migratory **agricultural** laborers and their immediate family (spouse and/or children) who are engaged in agricultural activities, including related food processing.
- B. **Migratory Agricultural Laborer:** - *Laborer who is employed engaged in agricultural activities, including related food processing.*
- C. **Agricultural Labor Housing Camp Operator:** A person who owns, establishes, operates, conducts, manages, **leases** or maintains an agricultural **migrant** labor housing/camp.
- D. **Farm Operator:** *The farm operator is the person who runs the farm, making day-to-day management decisions. The operator could be an owner, hired manager, cash tenant, share tenant, and/or a partner. If land is rented or worked on shares, the tenant or renter is the operator.*

14.36.2 Regulations and Conditions:

- A. ~~The camp operator must own and operate farming activities on a minimum of 40 acres of land combined.~~
- B. ~~Agricultural migrant labor housing shall be located upon the same land as the farming activity taking place or at a minimum on property contiguous to it which is also owned by the camp operator.~~
- C. A. Agricultural **migrant** labor housing may only be used for the housing of persons directly employed by the **camp operator, or farm operator** and the employee's immediate family (spouse and/or children). It ~~may~~ **shall** not be used for persons not directly employed by the **camp operator, or farm operator** or for any other residential purposes. ~~In no event shall said housing be occupied for more than ten (10) months in any calendar year.~~ Occupancy **of housing licensed by MDARD** must at all times be compliant with the time frames **and other applicable provisions** established and posted on the **camp housing** operators MDARD license/~~permit~~.
- D. B. The rules, regulations, and standards of the State of Michigan governing the licensing and operation of agricultural **migrant labor** housing shall apply where any dwelling is used to house **migratory agricultural** laborers, **as applicable under Part 124 of Public Act 368 of 1978 as amended**. Evidence of compliance from **the MDARD** in the form of a license ~~or and permit~~ **certification of inspection**, must be provided to the Community Development Department on an annual basis.
- E. C. No agricultural **migrant** labor housing shall have more than two levels above ground nor contain more than three (3) dwelling units per building. Said housing shall not exceed more than one (1) dwelling unit for each five (5) acres of land area of the farming activity taking place. Each dwelling unit shall provide a minimum floor area of not less than seven hundred twenty (720) square feet. One (1) vehicle parking space per dwelling unit must be provided. Multiple stories used as separate living units are considered for approval only when they comply with local and state agency requirements for fire and safety rules regarding egress and use.

- F. **D.** Agricultural **migrant** labor housing shall be set back at least sixty-seven (67) feet from any road right-of-way, forty (40) feet from any side and rear property lines, and one hundred (100) feet from any dwelling of an adjacent property owner to the side or rear of the property. Landscape buffering and visual screening may be required.
- G. **E.** To ensure adequate access for emergency vehicles and personnel, no agricultural **migrant** labor housing shall be located closer than thirty (30) feet to any other building or structure.
- H. **F.** In the event mobile home(s) are used for agricultural **migrant** labor housing, they must also be compliant with Article 16 with the exception of Article 16.5.4 Compatibility Criteria, which does not apply.
- I. **G.** Any agricultural **migrant** labor housing that is not occupied by **migratory agricultural** laborers during two (2) consecutive years shall be removed by the camp operator, or must comply with the zoning ordinance and zoning district of the property, either of which must occur within ninety (90) days.

ARTICLE 16 **MOBILE MANUFACTURED HOMES:**

Changes are proposed to be compliant with Federal Government and State of Michigan rules and requirements for manufactured housing. It is important to note, the requirement that a home must be ten years old or newer is being removed from this section as it does not pertain to aesthetics as permitted by Public Act and therefore lacks basis for its inclusion. Section 16.2.4 is being added to ensure homes that are placed meet public health and safety standards per federal regulations and the requirements listed in 16.3.3 of the Ordinance. Several installation items are being recommended for removal from this section as they are already regulated by other laws and requirements.

SECTION 16.1 INTENT AND PURPOSE

~~It is the intent of this article to provide for the need for lower cost single family housing while protecting the public health and safety.~~ *It is the intent of this article to establish regulations under which manufactured homes may be used as a single family dwelling on parcel located outside of a manufactured home community.* It is recognized that the modern **mobile manufactured** home dwelling compares favorably with existing site constructed dwellings provided that such **mobile manufactured** homes are similar in appearance, design and construction with existing residential development in the vicinity. It is the purpose of this article to provide standards for construction, installation, and appearance of **mobile manufactured** homes to be placed on its own individual lot in order to ensure compatibility with existing dwellings located in the surrounding area.

SECTION 16.2 DEFINITIONS

- 16.2.1 **Mobile Manufactured Home:** A **mobile manufactured** home is a structure transportable in one (1) or more sections, which is eight (8) body feet or more in width and is thirty-two (32) body feet or more in length, and which is built on a permanent chassis and designed to be used as a dwelling, with a permanent foundation, when connected to required utilities and including plumbing, heating and electrical systems contained herein.
- 16.2.2 **Approved New Single-Wide Mobile- Manufactured Home:** An approved **new** single-wide **mobile manufactured** home is a **mobile manufactured** home as defined above which ~~is not more than ten (10) years old from date of placement and~~ contains at least seven-hundred twenty (720) square feet in floor area, measures between twelve (12) and sixteen (16) body feet in width at the narrowest point and is certified to be in compliance with the United States Department of Housing and Urban Development, **Mobile Manufactured** Home Construction and Safety Standards (*Code of Federal Regulations, Part 3280*). Certification to be determined by examining the mobile home title which shows that the date of manufacture and examination of

certification of compliance with the above standards attached to the **mobile manufactured** home by the manufacturer, or the Mobile Home Manufacturers Association.

16.2.3 Approved New Wide Body Mobile Manufactured Home: An approved wide body **mobile manufactured** home is a **mobile manufactured** home as defined above which ~~is not more than ten (10) years old and~~ is transported in two (2) or more sections and assembled on the site. An approved wide body **mobile manufactured** home contains at least seven-hundred twenty (720) square feet in floor area and is more than sixteen (16) feet in body width at the narrowest point and is certified to be in compliance with the United States Department of Housing and Urban Development, **Mobile Manufactured Home Construction and Safety Standards (Code of Federal Regulations, Part 3280)**. Certification to be verified as specified in *Section 16.2.2*.

16.2.4 Approved Used Manufactured Home: *An approved used manufactured home is one that is proposed to be moved from a manufactured home community to private property or from a private property to another private property. An approved used manufactured home shall meet all standards listed above (Sections 16.2.2 or 16.2.3). In addition, to ensure public health and safety, an inspection report from a licensed Housing and Urban Development (HUD) Inspector or an Architect or Engineer licensed to do business in the State of Michigan shall be submitted. The report shall ensure the manufactured home meets the standards listed above and is capable of meeting the standards in Code of Federal Regulations, Part 3285, Model Manufactured Home Installation Standards and the standards listed in Section 16.3.3 of this Ordinance.*

16.2.4 Anchoring Equipment: - Straps, cables, turnbuckles, chains, including tension devices, or other securing devices which are used with ties to secure a mobile home to ground anchors as approved by the Michigan Department of Commerce Mobile Home Commission.

16.2.5 Anchoring System: - A combination of ties, anchoring equipment, and ground anchors, that will, when properly installed, resist movement of an emplaced mobile home caused by wind forces as approved by the Michigan Department of Commerce Mobile Home Commission.

16.2.6 Foundation: - The base upon which a mobile home rests including crawl spaces and basements as defined by the building code and pillars as described in *Section 16.6.1A* of this Ordinance.

16.2.7 Ground Anchor: - Any device designed to transfer the mobile home anchoring loads to the ground.

16.2.8 Installation: - The process of mounting the mobile home on a foundation. - It includes the initial acts of jacking up the mobile home, leveling, and connecting utilities, and the attachments of skirting, expandos, cabanas, carports, any device relating to barrier free design, and other fixtures in the mobile home pursuant to a signed work order.

16.2.9 Skirting: - A continuous vented perimeter wall extending from the finish grade to the underside of the mobile home at its outer most point.

SECTION 16.3 JURISDICTION

After the effective date of this Ordinance a mobile home shall not be moved, occupied for any purpose, or connected to electrical, well or sewage facilities except as permitted by this Article or as permitted pursuant to either *Section 14.18* or *Section 6.2.6* of this Ordinance.

SECTION 16.4 3 PROCEDURE

A request for a Mobile Home Permit shall be submitted and processed in accordance with the following procedure:

16.4.1 Application: - All applications shall be submitted on a form designed for this purpose and adopted pursuant to *Section 3.4.1* of this Ordinance. - The application form shall contain the following information:

- A. A copy of the mobile home title or other official documents showing the manufacturer, model, serial number, date of manufacture, dimensions and ownership of the proposed mobile home.
- B. Information required for a development permit pursuant to *Section 3.5.2* of this Ordinance.

16.4.2 Application Fee: An application shall be accompanied by a fee in an amount established, and amended from time to time by resolution of the Eaton County Board of Commissioners.

16.4.3 Community Development Department: Upon receipt of an application for a Single-Wide or Double-Wide Mobile Home Permit, the Community Development Department shall proceed as follows:

- A. The Development Official shall review all applications to insure that all requirements and necessary information has been received. An incomplete application shall be returned with a letter specifying the deficiencies. Only complete applications shall be accepted.
- B. The Development Official shall approve or deny the request within five (5) working days of the date of filing of the application.
- C. A full record of the application, notice, assignment of points, and reason for the decision shall be maintained by the Community Development Department.

SECTION 16.5 3 STANDARDS FOR APPROVAL

The Development Official shall render a decision based solely on the following requirements and criteria. Applications (*Zoning Referral*) which comply with the requirements listed below shall be approved. Applications which fail to comply shall be denied. No Administrative Variances shall be granted by the Development Official from the standards and requirements contained in this *section of the* Ordinance.

16.5 3.1 Site Development Requirements: The proposed lot and location of the *mobile manufactured* home on said lot shall comply with the Site Development Requirements for the particular Land Development District in which it is located. (see Table A, *Section 7.7*)

16.5 3.2 Development Permit Requirements: The application for a *Mobile Manufactured* Home Permit (*Zoning Referral*) shall be in compliance with requirements for a Development Permit pursuant to *Section 3.5.2* and *Article 7* of this Ordinance.

16.5 3.3 Present Condition Standards: *Mobile Manufactured* Homes shall be of an approved type consistent with *Section 16.2.2*, *or 16.2.3*, *or 16.2.4* and shall be in a present condition consistent with the requirements of the certification program under which the *mobile manufactured* home was manufactured. In addition, the *mobile Manufactured* home shall be watertight, free of exterior damage and oxidation and free of openings which would allow entry by insects and vermin. Electrical and mechanical systems shall be fire-safe, and plumbing pipes and fixtures shall be operable and free of leaks or damage.

16.5 3.4 Compatibility Criteria: The Community Development Director or designee shall examine the proposed *mobile manufactured* home site and surrounding area to determine whether or not the application meets the following criteria:

- A. An approved wide body *mobile manufactured* home as defined in this Article is hereby determined to be compatible with the existing development and is not subject to the limitations listed below.
- B. An approved single-wide *mobile manufactured* home as defined in this Article shall be permitted only when the application receives less than five (5) points as determined by the following criteria:

CRITERIA

POINT ASSIGNMENT

The number of site constructed dwellings, State Construction Code Commission approved pre-manufactured dwellings, or wide body ~~mobile~~ **manufactured** homes currently located within a one-thousand three-hundred twenty (1,320) foot radius of the proposed site property as specified in the application.

+1 point for each dwelling unit

SECTION 16.6 4 INSTALLATION REQUIREMENTS

Minimum Specifications: ~~Mobile~~ **Manufactured** homes shall be installed according to the Manufacturer's written instructions for the specific unit to be installed or at a minimum comply with the following specifications when the manufacturers instructions are not available

16.6.1 Pillars: ~~Mobile Homes~~ **Manufactured homes** shall be installed on pillars in accordance with the following standards:

- A. ~~Pillars shall be installed directly under each mainframe beam.~~
- B. ~~Pillars shall be placed on ten (10) foot centers along the length of each mainframe beam, but may be placed at less than ten (10) foot centers. If the pillars interfere with the axle area, they may be placed to a maximum of thirteen (13) foot centers, but the pillar placement shall not be less in number than if placed on ten (10) foot centers.~~
- C. ~~The pillars nearest each end of the mobile home shall be within three (3) feet of either end.~~
- D. ~~All grass and organic material shall be removed under the Mobile Home **manufactured home** and the pillar platform shall be placed on stable soil forty two (42) inches below grade.~~
- E. ~~Pillars shall be constructed of solid concrete, cored concrete blocks, or a heavy metal screw column which bears on both frame and foundation or other acceptable design and construction meeting Mobile Home Industry Standards.~~
- F. ~~Concrete block pillars shall be constructed of regular eight (8) inch blocks and placed with the open cells vertical and the blocking of the pillar shall be single tiered. A concrete cap shall be placed on top of the pillar. A wood plate one (1) inch by eight (8) inches by sixteen (16) inches or two (2) inches by eight (8) inches by sixteen (16) inches may be placed on top of the cap for leveling. Shims may be fitted and driven tight between the wood plate or cap and the mainframe and shall not take up more than one (1) inch of vertical height. (see Figure 12).~~

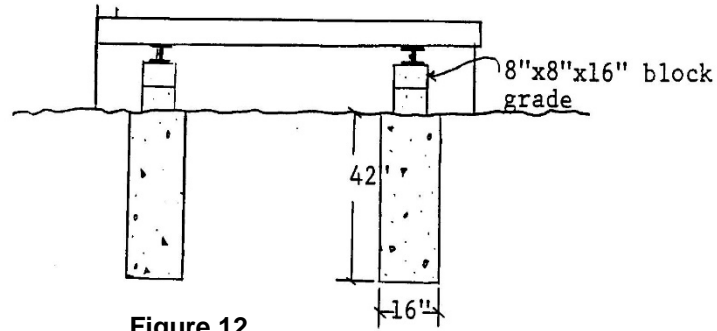


Figure 12

- G. Solid concrete pillars may be of cone or pyramid design with a minimum sixteen (16) inch base tapered to a minimum nine (9) inch top. Shimming shall be the same as for the concrete block pillar. (See Figure 13)

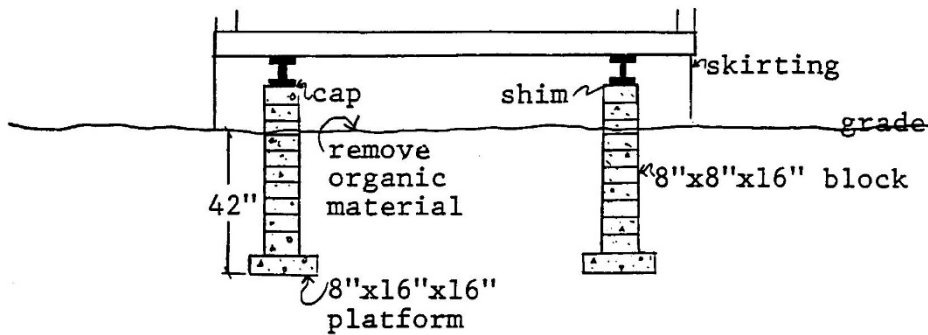


Figure 13

- H. Pillars shall be installed perpendicular to the mainframe of the Mobile Home manufactured home.
- I. Mobile Homes *Manufactured homes* may be installed on a basement or crawl space type foundation, provided the foundation complies with the State Construction Code and meets the Manufacturer's specifications for pillar placement and imposed load capacity.
- J. The tongue, wheels, tires and all running lights shall be removed before the Mobile home is occupied.

16.6.2 Skirting: - All Mobile Homes *manufactured homes* shall be skirted in accordance with the following standards:

- A. Mobile Home *Manufactured home* skirting shall be vented. Louvered or similar vents shall be at a minimum of six hundred (600) square inches per one thousand (1,000) square feet of living space. A minimum of one (1) vent shall be placed at the front and rear of the mobile home and two (2) to each exposed side. An access panel of sufficient size to allow full access to utility hookups located beneath the mobile home shall be installed. All skirting shall be manufactured of fire resistant material and certified as such by the manufacturer.
- B. Skirting shall be installed before the occupancy in a manner so as to resist damage under normal weather conditions to include, but not limited to, damage caused by freezing and frost, wind, snow and rain.
- C. Tar paper, rolled felt, straw or hay will not be allowed to be placed around the mobile home in lieu of skirting.

- D. The tongue, wheels, tires and all running lights shall be removed before the mobile home is occupied.

16.6.3 Anchoring System: - All mobile homes shall be anchored to protect against wind damage in accordance with the following standards:

- A. Be designed and constructed in compliance with the United States Department of Housing and Urban Development (HUD) regulations and entitled, "Mobile Home Construction and Safety Standards", which are adopted herein by reference.
- B. Be installed in compliance with the Manufacturer's specifications.
- C. Be approved for sale and use within this state by the Michigan Construction Code Commission.
- D. An anchoring system that is sold in this state shall be certified in writing by the manufacturer as meeting the standards required by these rules.
- E. The mobile home installer shall provide a signed certificate to the Construction Code Department stating the anchoring system complies with this Section.

16.6.4 Utility Hookups: All water sewer, electrical and home fuel supply hookups to a mobile home shall be in compliance with the current adopted codes of the Michigan Department of Labor, Construction Code Commission specifically the Michigan State Electrical, Plumbing and Mechanical Codes as authorized under Public Act 230 of 1972 as amended. (MCLA 125.1523)

16.4.1 Code of Federal Regulations: All manufactured homes are required to meet the Code of Federal Regulations, Part 3280, Manufactured Home Construction and Safety Standards and Part 3285 Model Manufactured Homes Installation Standards

16.6.5 4.2 Site Built Alterations and Additions to Mobile Manufactured Homes: any landing, deck, stair, handrail, guardrail, crawl space, basement, roof overs, additions, etc., shall comply with the current Michigan Building Code as adopted by the Michigan Department of Labor, Construction Code Commission, specifically the CABO, One & Two Family Dwelling Code *State of Michigan*.

16.6.6 4.3 Pre-Manufactured Additions: Pre-manufactured expando, add-a-room, tag-a-long additions shall comply with the HUD *the* standards for construction *as listed in Section 16.6.1*. Separate wide-body mobile *manufactured* homes and single-wide mobile *manufactured* homes *may shall* not be used as additions to the principle dwelling structure.

SECTION 16.7 5 APPEALS OF DECISIONS

Any interested person aggrieved by the decision of the Development Official may have that decision reviewed by the Board of Appeals at their next regular meeting or special meeting called for that purpose. The Board of Appeals shall review the matter based on standards contained in this Ordinance and shall give written justification for any decision pursuant to *Section 4.6.10* of this Ordinance.