

**ARTICLE VIII**  
**R-4 MOBILE HOME RESIDENTIAL DISTRICT**

**Section 8.01 - Intent.** The R-4 Mobile Home Residential District is for areas suitable for single-family residential mobile home use within Mobile Home Parks approved pursuant to the Michigan Mobile Home Commission Act, P.A. 96 of 1987, as amended, and regulations promulgated thereto by the Michigan Mobile Home Code Commission. The regulations of this district are intended to require adequate space and facilities for healthful living conditions for occupants of such mobile home parks.

**Section 8.02 - Uses Permitted by Right.** No building, or other structure approved for use in a Mobile Home Park approved by the Michigan mobile Home Code Commission shall be erected, altered or used, or land used, in whole or in part, except for the following permitted uses:

- A. One single-family dwelling and accessory use buildings and structures on a zoning lot.
- B. Minor home occupations within a single-family permitted principal use (See Article XX.
- C. Publically owned and operated parks and accessory buildings.
- D. An essential service as defined in this Ordinance.

**Section 8.03 - Uses Permitted by Special Use Permit.** The following uses are permitted in this district subject to obtaining a special use permit as provided in Article XIX, unless expressly permitted by the Michigan Mobile Home Code Commission:

- A. Major home occupations permitted within a single-family home or accessory building (See Article XX).
- B. Child Care as part of a home occupation.
- C. Schools, churches, Village or other government agency buildings.
- D. Utility transmission facilities not deemed An essential service.

**Section 8.04 - Accessory Buildings and Structures.** Accessory buildings customarily incidental to uses herein permitted may not be erected, altered or used in this district except in conformity with the requirements for accessory structures established by the Michigan Mobile Home Park Commission..

**Section 8.05 - Signs Permitted.** Signs permitted in the R-4 Mobile Home Residential District shall conform to requirements established by the Michigan Mobile Home Park Commission..

**Section 8.06 - Preference for Expansion of Existing District(s).** The Planning Commission shall give preferential consideration to the expansion of existing R-4 Mobile Home Residential Districts prior to the granting approval for any additional R-4 Mobile Home Residential Districts in the Village. The burden to prove a demonstrable need for additional mobile home housing units and the inability for expansion of an existing R-4 Mobile Home Residential District shall rest with an applicant seeking establishment of a new noncontiguous R-4 Mobile Home Residential District.