

COUNTY OF CLARE, STATE OF MICHIGAN
TOWNSHIP OF GARFIELD ORDINANCE NO. 23

MOBILE HOME AND MANUFACTURED HOME INSTALLATION ORDINANCE

Adopted: July 23, 2001
Effective: September 1, 2001

An ordinance to secure the public health, safety and general welfare of the residents and property owners of Garfield Township, Clare County, Michigan, by regulating the installation of Mobile Homes in the Township, to provide for the enforcement thereof, and to provide penalties for the violation thereof.

BOARD OF GARFIELD TOWNSHIP, CLARE COUNTY, MICHIGAN ORDAINS:

SECTION I. NAME

This ordinance shall be known and cited as the Garfield Township Mobile Home and Manufactured Home Installation Ordinance.

SECTION II. PURPOSE

The purpose of this ordinance is to promote the health, safety and general welfare of the residents and property owners of Garfield Township by regulating the installation of Mobile Homes and Manufactured Homes, House Trailers or similar construction so that the foundation/tie-downs are adequate, the size and quality of construction meets appropriate standards, and the appearance of the homes is maintained in appropriate harmony with other properties in Garfield Township.

SECTION III. REQUIREMENTS

On and after the effective date of this ordinance, no person, firm, corporation or entity of any kind shall install or allow to be installed upon any property in the Township of Garfield owned, leased, rented or occupied or possessed by such a person, firm, corporation or entity of any kind, any Mobile Home, Manufactured Home, Modular Home, House Trailer or similar construction except in compliance and conformity with this ordinance. Each of the following conditions must be met for the installation of any such Mobile Home, Manufactured Home, Modular Home, House Trailer, or similar unit and failure to comply with one or more provisions of this section shall be a violation of the ordinance. From and after the date of this ordinance, every new or used Mobile Home, Manufactured Home, Modular Home, House Trailer or similar construction unit must:

1. Be placed or installed on property in Garfield Township only after obtaining a valid building permit

2. Must be constructed to the specifications of the Housing and Urban Development Code (HUD) or BOCA Code
3. Have a pitched roof
4. Have square footage (excluding tongue) of at least 700 square feet
5. Be constructed on a foundation or basement meeting BOCA Code

Or

Be constructed on piers, slab or ribbons with tie-downs meeting BOCA Code

6. Be connected to a well and septic system that meets the requirements established by the County of Clare and/or the State of Michigan within 3 months of installation of home and prior to occupancy
7. Have a foundation or in the alternative skirting, within 3 months of installation of home so as to completely enclose the wheels, axle, and all area from the frame down to the ground. Remove tongue or conceal tongue prior to skirting.

SECTION IV. PENALTIES AND ENFORCEMENTS

Violation of any provisions of this ordinance or failure to comply with any of its requirements shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than Five Hundred (\$500.00) dollars or imprisoned not more than ninety (90) days or both and in addition shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

The imposition of any fine and/or jail sentence shall not exempt the violator from compliance with the provisions of this ordinance. In addition to the criminal sanctions herein provided, Garfield Township may institute injunctive proceedings or other appropriate civil proceedings to prevent, enjoin, abate or remove any violation of this ordinance.

SECTION V. SEVERANCE CLAUSE

Each section or portion of a section of this ordinance shall be deemed to be severable and should any section, paragraph or provision herein be declared by the court unconstitutional or invalid, such holding shall not affect the validity of this ordinance as whole or any part hereof, other than that part so declared to be unconstitutional or invalid.

SECTION VI. ENFORCEMENT

This ordinance shall be enforced by such a person or persons as may be designated by the Garfield Township Board, including but not limited to any person or board member named as Ordinance Enforcement Officer and/or Clare County Sheriff's Department.

SECTION VII. EFFECTIVE DATE

This ordinance shall take effect on September 1, 2001.

Florence Mowery
Garfield Township Clerk