

Section 719.85 – Manufactured Homes on Individual Lots

A. A manufactured home, newly sited on an individual lot, shall meet the standards for minimum lot size, setbacks, and minimum floor area for the district in which it is located and shall meet the following additional criteria:

1. A manufactured home shall be attached to an approved permanent foundation or basement and shall be anchored using a system that meets the requirements of the Michigan Manufactured Housing Commission.
2. The wheels, axles, and towing assembly shall be removed for a manufactured home before the unit is attached to the foundation.
3. Manufactured homes shall have an exposed undercarriage or chassis.
4. Mobile homes shall be installed according to the United States Department of Housing and Urban Development (HUD) regulations entitled "Manufactured Home Installation Standards." The construction of the unit shall comply with the United States Department of Housing and Urban Development (HUD) rules entitled "Manufactured Home Construction and Safety Standards," being 24 CFR part 3280, as amended.
5. Mobile homes may not be attached. Additions, new roofs, and accessory buildings may be attached to mobile homes.
6. No person shall occupy a mobile home as a dwelling within Lenox Township until the Lenox Township Building Official has issued a certificate of compliance with the HUD Code.
7. No mobile home shall be located or placed in Lenox Township without prior completion of site preparation to include electric, water, sewage disposal, and foundation to meet the current HUD rules and regulations and District Health Department regulations.
8. Mobile homes shall not be used as accessory buildings.
9. No unoccupied mobile home shall be stored on any lot or parcel in Lenox Township.