

1. Location: An Open Space Community may be created in the AG, AF, and R-1 zoning districts
2. Access: The open space site plan shall have direct access to an improved public roadway suitable for year-round travel. Any interior access roads shall be designed and built in accordance with the Private Road Design and Guidelines, Article III, Section 3.21.

**C. Submission Requirements**

1. Open Space Communities may be submitted as a Site Condominium or Planned Unit Development and are subject to Class “A” site plan review by the Mecosta County Planning Commission.
2. A maximum of fifty (50) percent of the parent parcel may be divided into new parcels averaging not less than 20,000 square feet in area, and not less than 100 feet wide. Minimum building setback distances are as follows: Front – 30 feet; Rear – 10 feet; Side – 8 feet.
3. At least fifty (50) percent of the parent parcel that remains undivided shall remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, restrictive covenant, or other legal means that run with the land.

**SECTION 3.47 MANUFACTURED HOUSING (*AMENDMENT 06-002*)**

Manufactured (Single and double wide) homes sited on individual lots or parcels shall meet the minimum standards for: lot size, lot width, yard setbacks, floor area and dwelling unit width for the district in which they are located and shall also meet the following standards.

- A. Manufactured Homes placed in Mecosta County must comply with the 1994 HUD construction and safety standards (which allows manufactured homes constructed after January 1, 1984 equipped with fire sensors/smoke detectors, GFCIs in kitchens and bathrooms, egress windows in bedrooms and drywalled furnace rooms), as evidenced by the home’s title, certificate of origin, letter from manufacturer or, if necessary, by the County Building Inspector.
- B. All required permits pertaining to the installation of manufactured homes on private property or in parks shall be obtained from the Mecosta County Building Department and all building code requirements must be met before a Certificate of Occupancy (C of O) can be issued. No home may be occupied until a C of O is issued.
- C. Manufactured homes may not be used as Accessory Buildings.

**SECTION 3.48 BLIGHT CONTROL (*AMENDMENT 06-011*)**

- A. Purpose and Intent: The purpose of this section is to:
  1. Provide for the regulation and control of the storage, accumulation and disposition of junk, trash, rubbish, abandoned vehicles, wrecked, dismantled or unusable vehicles and building materials;
  2. Provide for the maintenance of blighted structures and other blighting factors or causes of blight and deterioration thereof;
  3. Secure the public health, safety and welfare of the residents and property owners of Mecosta County, by the regulation of the outdoor parking and storage of junk, trash,

rubbish, building materials, blighted structures and other blighting factors within the County;

4. Provide penalties for the violation of this article; and

5. Repeal any ordinances or parts of ordinances in conflict with this article.

- B. **Definitions:** The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

**Abandoned Vehicle:** Any vehicle which has remained on private property for a period of 48 continuous hours or more without the consent of the owner or occupant of the property.

**Blighted Structure:** Any dwelling, garage or out-building or any factory, shop, store, office building, warehouse or any other structure or part of a structure which, because of fire, wind or other natural disaster, or physical deterioration, is no longer habitable as a dwelling, or useful for the purpose for which it may have been intended.

**Building Materials:** Shall include, without limitation, lumber, brick, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws or any other material used in constructing any structure.

**Fence:** Shall mean a fence constructed of wood, cement blocks or other commonly used fencing material, not less than eight (8) feet or more than ten (10) feet in height, so constructed as to make the prohibited items not visible to public view. Construction of such fences must be in accordance with valid building and zoning permits.

**Junk:** Shall include, without limitation, parts of machinery or motor vehicles, uninhabitable mobile homes, broken and unusable furniture, stoves, refrigerators or other appliances, discarded clothing, bedding, floor covering, wallpaper, newspapers or magazines, excrement, yard debris or rubbish, industrial waste, rubber tires, batteries, remnants of wood, metal, rags, rope, papers, plastic or any other cast-off material of any kind, whether or not such material could be put to any reasonable use.

**Junk Motor Vehicle:** Any motor vehicle which is not licensed for use upon the highways of the state for a period in excess of 30 days, and shall also include, whether licensed or not, any motor vehicle which is inoperable for any reason for a period in excess of 30 days, with the exception of unlicensed, but operable vehicles which are kept as the stock in trade of a licensed and established new or used automobile or other motorized vehicle dealer; or vehicles upon the premises of a motor vehicle repair garage.

**Private Property:** Shall mean any lot or parcel of land owned or occupied by any person, corporation, or other entity, whether improved with a dwelling, house, building or other structure, whether inhabited or temporarily or continuously uninhabited or vacant.

**Trash and Rubbish:** Any and all forms of debris not otherwise classified in this section of the ordinance.

**Walled Enclosure:** A wall or a fence not less than eight (8) feet or more than ten (10) feet in height, which shall completely obstruct and prohibit visual observation of the contents within such enclosure.

- C. **Nuisance:** It is hereby determined that the storage or accumulation of trash, rubbish, junk, junk vehicles, abandoned vehicles, building materials, and the maintenance of blighted



structures upon any private property within the county tends to result in blighted and deteriorated neighborhoods, the spread of vermin and disease, the increase in criminal activity, and therefore, is contrary to the public peace, health, safety and general welfare of the community.

- D. Trash, rubbish, junk or junk vehicles: It shall be unlawful for any person to store, or to permit the storage or accumulation of trash, rubbish, junk, junk vehicles or abandoned vehicles on any private property in the county except within a completely enclosed building, a completely walled or fenced enclosure, or upon the premises of a property zoned or legally operating, licensed or approved junk dealer, junk buyer, dealer in used auto parts, dealer in secondhand goods, operator of an automobile repair garage and/or automobile wrecker business. Also exempt are articles used to farm or conduct farm operations in accordance with generally accepted agricultural and management practices under the Michigan Right to Farm Act, being 1981 PA 93, as amended. In the event junk, a junk vehicle or an abandoned vehicle is owned by a person other than the owner of the property on which it is located, both the property owner and the registered owner of the vehicle are responsible for a civil infraction and the zoning administrator may issue a civil infraction citation to either or both.
- E. Blighted or vacant structures: It shall be unlawful for any person to keep or maintain any blighted or vacant structure, dwelling, garage, accessory building, factory, shop, store or warehouse unless the structure is kept securely locked, the windows kept glazed or neatly boarded up, and otherwise protected to prevent entrance by unauthorized persons or unless such structure is in the course of construction in accordance with valid building and zoning permits issued by the county and unless such construction is completed within a reasonable time.
- F. Building materials: It shall be unlawful for any person to store or permit the storage or accumulation of building materials on any private property, except:
1. In a completely enclosed building.
  2. Where such building materials are part of the stock in trade or business located on such property.
  3. When such materials are being used in the construction of a structure on the property in accordance with valid building and zoning permits issued by the county and unless such construction is completed within a reasonable time.
- G. Hardship: In the event of special or peculiar hardship beyond the control of any individual or entity due to unforeseen circumstances by reason of the application of the provisions of this ordinance, the zoning administrator may grant the individual or entity a stay of enforcement for a period not to exceed six (6) months, provided however, that in no case shall a stay be granted if such action would have unreasonable adverse effects to the owners or occupants of adjoining properties.
- H. Penalties: See Article VIII Permitting Enforcement, and Penalties, Section 8.5 Violations and Penalties.

**SECTION 3.49 MINI CABINS** *(AMENDMENT NO. 07-003, 15-003, 18-003)*

A mini cabin shall be classified as a seasonal recreational camping structure with a minimum size of 120 square feet and a maximum of 500 square feet living area. Mini cabins shall be permitted provided the following requirements are met: