

**BLOOMINGDALE TOWNSHIP- Township of Bloomingdale, County of Van Buren, State of Michigan
PLACEMENT/CONSTRUCTION OF SINGLE FAMILY RESIDENCE Ordinance No. 8-99**

Adopted: August 18, 1999 Revised: September 15, 1999

The Township of Bloomingdale, Van Buren County, Michigan ordains:

SECTION 1. MINIMUM FLOOR AREA

That from and after October 1, 1999 all site-built homes constructed and all mobile and modular homes located within Bloomingdale Township for single-family residences shall have a floor area of no less than 720 square feet and width or length dimension of no less than 14 feet, except when located in a Mobile Home Park.. All single-family dwelling units, including site built homes, mobile and modular homes, to be constructed or located in Bloomingdale Township shall conform to these standards. These standards shall apply to all single-family residences built or brought into the Township. Those whose location is changed within the Township or on a lot and those dwellings, mobile or modular homes which replace an existing mobile or modular home or dwelling.

SECTION 2 SQUARE FOOTAGE DETERMINATION

In determining the square footage referred to in Section 1 above, any additions or attempted additional shall not be considered or permitted in an effort to meet the minimum requirements. Two or more mobile homes may not be tied together nor may a mobile home be added to an existing mobile home. No mobile home may be installed as an addition to an existing conventionally constructed home, nor may a stick construction home be added to a mobile home.

SECTION 3. SANITARY PERMIT

Prior to commencing construction or prior to placement of any mobile or modular home there shall be obtained a sanitary permit from the Van Buren County Health Department.

SECTION 4. USED MOBILE HOME

Used mobile and modular homes must pass Township inspection prior to being placed in Bloomingdale Township and must have a HUD sticker. No mobile or modular home needing repairs may be placed upon a building site until the necessary repairs are made and the Township building and electrical inspectors have approved the repairs.

SECTION 5 MOBILE AND MODULAR HOME MINIMUM

FOUNDATION REQUIREMENTS

All such mobile or modular homes shall be set on a permanent foundation which shall consist of a full cement slab, or other sub-surface construction which complies with the building code, same length and width as mobile or modular home. All foundations shall conform to the Michigan State Building Code as adopted by Bloomingdale Township.

SECTION 6 SET UP

In the event the dwelling is a mobile home, as defined herein, such dwelling shall be installed pursuant to the manufacturer's setup instruction, which setup installation specification shall, at a minimum, comply with the Michigan Mobile Home Commission Rules, as promulgated under the Mobile Home Commission Act, being Act 96 of Michigan Public Acts of 1987, as amended. Said mobile home shall be secured to the

premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission. Said mobile home shall also be installed with the wheels and towing mechanism removed, and shall have perimeter wall or skirting for protection against the dangers of fire and rodents. Such skirting shall be constructed of metal, fiberglass, wood, vinyl siding, concrete, brick, cement block or stone, and in the event said skirting is wood or metal, same shall be painted or colored to match or compliment the color of the mobile home and to prevent deterioration.

SECTION 7 MOBILE HOMES AS ACCESSORY BUILDINGS

1. An unoccupied and non-maintained mobile home without proper Township permits shall not be parked or stand in excess of nine (9) months.

1. No mobile home, double-wide home, or HUD home will be allowed for use for other than its intended purpose.

SECTION 8.OCCUPANCY

Occupancy may not occur in a site built, mobile or modular home until all construction has been completed in accordance with Township Building Codes and Ordinances and has been inspected and approved.

SECTION 9. PENALTY

Any person, firm, corporation or organization which violates, disobeys, omits, neglects or refuses to comply with or resists the enforcement of any provision, shall be punishable by a fine of not more than \$100.00 or imprisonment for more than 90 days in the Van Buren County Jail or by both such fine and imprisonment. Each and every day during which an illegal erection, alteration, maintenance or use continues, shall be deemed a separate offense. Nothing herein contained shall prevent the Township from taking such other lawful action as is necessary to prevent or remedy violation of this Ordinance. The

imposition of any sentence shall not exempt the offender from compliance with the provisions of this Ordinance.

ADOPTED: August 18, 1999

EFFECTIVE: October 1, 1999

MOTION BY: Scamehom

SUPPORTED BY: Stange

AYES: Bly, Scamehom, Stange, Hassing

NAYS: None

ABSENT: Mille

BLOOMINGDALE TOWNSHIP BUILDING OR PLACEMENT OF STRUCTURE UPON A LOT OF RECORD

ORDINANCE # 4-02

An ordinance to protect the public health, safety and general welfare by establishing regulations relating to the placement of one dwelling structure upon a single lot of record.

TOWNSHIP OF BLOOMINGDALE, COUNTY OF VAN BUREN, MICHIGAN ORDAINS:

Every single-family dwelling shall be located upon a lot of record, being a premises or parcel of real estate, the description of the boundaries of which is on record at the office of the REGISTER OF DEEDS of VAN BUREN COUNTY, MICHIGAN, and no more than one such structure shall be erected upon a lot of record.

Motion by Bly seconded by Stange to approve the ordinance of building or placement of structure upon a lot of record.

YEAS: Richardson, Burleson, Bly, Miller, Stange

NAYS: None

DATE: APRIL 17, 2002

EFFECTIVE DATE: 30 days after printing in Courier Leader