

**GENEVA TOWNSHIP
ORDINANCE #17
Amendment # 5 - October 14, 2003**

An Ordinance to regulate placement or construction of all single family residences, site built, manufactured mobile and modular homes; Multi-family residences constructed as Duplex units designed for two individual families occupancy, site built, manufactured mobile and modular structures; Condominium and/or Apartment buildings for three or more individual families occupancy, site built, manufactured mobile and modular structures located within Geneva Township, Van Buren County, Michigan.

PURPOSE: To protect the safety, health, prosperity, comfort, convenience and welfare of the public, the Township of GENEVA, Van Buren County, Michigan ordains:

Section 1: DEFINITIONS:

Single Family Unit - One Structure designed and constructed dedicated to occupancy by one family unit. Units may be site built, manufactured mobile and/or modular home construction. Housing Unit - Each housing unit shall consist of a minimum of: one (1) kitchen/dining area; one (1) living room; one (1) bathroom with lavatory; stool; bathtub and/or shower; two (2) bedrooms.

Duplex Housing Units - One Structure designed and constructed dedicated to occupancy by two individual housing units. Units may be site built, manufactured and/or modular home construction. Housing Unit - Each housing unit shall consist of a minimum of: one (1) kitchen/dining area; one (1) living room; one (1) bathroom with lavatory; stool; bathtub and/or shower; two (2) bedrooms.

Condominium and/or Apartment Housing Units - One Structure designed and constructed dedicated to occupancy by three or more individual housing units. Units may be site built, manufactured and/or modular home construction. Housing Unit - Each housing unit shall consist of a minimum of: one (1) kitchen/dining area; one (1) living room; one (1) bathroom with lavatory; stool; bathtub and/or shower; two (2) bedrooms.

Section 2: SINGLE FAMILY UNIT - MINIMUM FLOOR AREA

That from and after May 9, 1995 all site built homes constructed and all mobile and modular homes located within Geneva Township for single family residences shall have a floor area of not less than 840 square feet and a 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 Geneva Township, shall conform to all codes currently in effect and adopted in Geneva Township. These codes 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, site built, mobile or modular homes which replaces an existing mobile or modular home or dwelling.

Section 2.a.: SQUARE FOOTAGE DETERMINATION

In determining the square footage referred to in Section 2 above any additions or attempted addition 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. A stick constructed home may be built over an existing mobile home provided that it meets all Michigan Building codes and there is no load bearing weight put on the mobile home. A site plan and drawing must be submitted to the Building Inspector prior to obtaining a permit.

Section 3: DUPLEX HOUSING UNITS - MINIMUM FLOOR AREA

That from and after October 14, 2003 all Duplex Housing Structures designed and constructed dedicated to occupancy by two individual housing units located within Geneva Township for occupancy in each of the two individual housing units as single family residences shall have a floor area of not less than 760 square feet and a width or length dimension of no less than 20 feet.

All duplex housing units, including site built units, and/or modular type construction units, to be constructed or located in Geneva Township, shall conform to all codes currently in effect and adopted in

Geneva Township. These codes shall apply to all duplex housing units built or brought into the Township, those whose location is changed within the Township or on a lot and those units, site built, and/or modular units which replace an existing mobile or modular home or dwelling. A site plan and drawing, both of which must be signed and stamped by Architect and/or Engineer, must be submitted to the Building Inspector prior to obtaining a permit.

Section 4: CONDOMINIUM and/or APARTMENT HOUSING UNITS - MINIMUM FLOOR AREA

That from and after October 14, 2003 all Condominium and/or Apartment Housing Structures designed and constructed dedicated to occupancy by three or more individual housing units located within Geneva Township for occupancy in each of the three or more individual housing units as single family residences shall have a floor area of not less than 640 square feet and a width or length dimension of no less than 20 feet.

All condominium and/or apartment housing units, including site built units, and/or modular type construction units, to be constructed or located in Geneva Township, shall conform to all codes currently in effect and adopted in Geneva Township. These codes shall apply to all condominium and/or apartment housing units built or brought into the Township, those whose location is changed within the Township or on a lot and those units, site built, and/or modular units which replace an existing mobile or modular home or dwelling. A site plan and drawing, both of which must be signed and stamped by Architect and/or Engineer, must be submitted to the Building Inspector prior to obtaining a permit.

Section 5:

A. SANITARY PERMIT

Prior to commencing construction or prior to a placement of any site built, modular or mobile home there shall be obtained a sanitary permit from the Van Buren County Health Department. A copy of sanitary permit must be attached to building permit application.

B. INSPECTION PERMIT FOR PREVIOUSLY SITED SITE BUILT, MOBILE OR MODULAR HOMES or STRUCTURES

1. All inspections required under this Section must occur prior to moving all site built, modular or mobile homes or structures from their previous placement. All site built, modular or mobile homes or structures located outside of Geneva Township which require inspection under this Section, must be inspected prior to being brought into Geneva Township.

2. Prior to placement of any site built, modular or mobile homes or structures which were previously placed in another location either within or outside of Geneva Township, an inspection of the site built, modular or mobile homes or structures must be conducted by Geneva Township and the results of that inspection attached to the Building Permit Application. The inspection will be conducted in order to determine whether the previously placed site built, modular or mobile home or structures meets all state, county and township codes regarding site built, modular or mobile homes or structures in order to provide for the safety and welfare of Township residents.

3. All inspections under this Section shall be subject to the fee schedule, currently in effect, adopted by Geneva Township.

Section 6: MOBILE & MODULAR HOUSING MINIMUM FOUNDATION REQUIREMENTS

All such mobile or modular housing shall be set on a permanent foundation which shall consist of a full cement slab same length and width as mobile or modular home. Specifications will be issued by Building Inspector at time of permit application.

Section 7: ANCHORING SYSTEM

All mobile homes must be anchored by means of a combination of ties, anchoring equipment, and ground anchors that will, when properly installed, resist movement of an in-place mobile home caused by wind force.

Section 8: SKIRTING

All mobile homes must be skirted. This material between the ground and the base of the mobile home must conform and be of similar material as to the original structure. The skirting shall be vented, and be manufactured of fire resistant material and certified as such by the manufacturer. Skirting must be installed within thirty (30) days of locating on permanent foundation.

Section 9: EXEMPTIONS

The foregoing requirements and standards shall not apply to a trailer coach, mobile home or manufactured dwelling structure located in a licensed mobile home park or state licensed recreational park or campground except to the extent that same may be required by State law or otherwise specifically required by an Ordinance hereinafter adopted by said Township, pertaining to such parks.

Section 10: MOTOR HOMES, 5TH WHEEL CAMPERS, CAMPING TRAILERS

The foregoing requirements and standards shall apply to motor homes, 5th wheel campers, camping trailers placed within Geneva Township. Motor homes, 5th wheel campers, camping trailers that are self-contained may be occupied no longer than 60 days between April 1 and November 1 of any given year. Occupancy in any non-self contained motor home, 5th wheel camper or camping trailers must be connected to proper sewer and water connections and may be occupied no longer than 60 days between April 1 and November 1 of any give year. Permits are to be obtained from the Building Inspection Office and will be at no charge and renewable one time per year staying within the April 1 and November 1 occupancy.

Un-occupied motor homes, 5th wheel campers, camping trailers may be stored on homeowners property or in proper storage facilities.

Section 11: CONFLICTS

All other ordinances or parts thereof in conflict with the provisions of the Ordinance are, to the extent of such conflict, hereby repealed and each section of this Ordinance and each subdivision of any section thereof is hereby declared to be independent, and the finding or holding of any section or subdivision thereof to be invalid or void, shall not be deemed or held to affect the validity of any other section or subdivision of this Ordinance.

Section 12: PENALTY

Any person, firm, corporation, or organization which violates or fails to comply with the provision of this Ordinance shall be deemed guilty of a misdemeanor and shall, upon conviction, be punished by a fine not to exceed \$500 and costs of prosecution or by imprisonment in the County Jail for a term not exceeding ninety (90) days, or by both fine and imprisonment in the discretion of the Court. Each day that a violation of this Ordinance exists shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the provisions of this Ordinance.

Section 13: EFFECTIVE DATE

Ordinance #17, as amended, shall become effective upon adoption.

Motion to adopt Ordinance #17 Amendment #5 by Nancy Whaley, seconded by Bridgette Gumpert.

Yes: 5

No: 0

Absent: 0

Adopted this 14th day of October, 2003.

Nancy Ann Whaley, Supervisor

Bridgette Gumpert, Clerk

M. Jeffery Primmer, Treasurer

Robert Trowbridge, Trustee

Norman Funk, Trustee

Original Ordinance #17 adopted 7-11-89
Amended: #1 adopted 5-9-95
Amended: #2 adopted 2-9-99
Amended: #3 adopted 5-11-99
Amended: #4 adopted 8-13-02
Amended: #5 adopted 10-14-03

ATTACHED: Resolution Establishing Rates & Charges – Pre-Inspection.

GENEVA TOWNSHIP

February 9, 1999

Resolution #17-1

A RESOLUTION ESTABLISHING RATES AND CHARGES

Ordinance #17 Amended & adopted February 9, 1999

Whereas, the Geneva Township Board adopted Amendment #2 to Ordinance #17 February 9, 1999,

Therefore be it resolved by the Geneva Township Board that the Geneva Township Building Inspector rate for inspection permit for previously sited site built, mobile or modular homes shall be as follows:

Inspection Permit	\$ <u>30.00</u>
Mileage Rate	\$ <u>.30/Mile</u>

Be it further resolved that the mileage rate will only apply to inspections outside of Geneva Township boundaries by the Building Inspector.

Be it further resolved that if Inspection Permit applicant needs Electrical, Mechanical, Plumbing Inspections, the fee will be at the current rate charged by such inspectors.

Be it further resolved that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be rescinded.

Be it further resolved that this resolution shall take effect February 9, 1999.

Motion to adopt resolution by Nancy Ann Whaley, seconded by Bridgette Gumpert.

Whaley	<u>Yes</u>
Gumpert	<u>Yes</u>
Primmer	<u>Yes</u>
Trowbridge	<u>Yes</u>
Funk	<u>Yes</u>