

VILLAGE OF EDWARDSBURG

Township of Ontwa

Cass County, Michigan

THE VILLAGE OF EDWARDSBURG, CASS COUNTY, MICHIGAN ORDAINS:

AMENDMENT TO VILLAGE ORDINANCE NO. 107, APPLICABLE TO MANUFACTURED HOUSING AND MOBILE HOMES.

A. MANUFACTURED HOUSING.

- (a) A detached residential dwelling unit designed for transportation after fabrication on streets or highways on its own wheels or on a flat-bed or other trailer, and further designed to be occupied as a dwelling without the necessity of further substantial construction or alteration, except for incidental assembly, unpacking, foundation work or construction, utility connections, skirting construction, site preparation, and any other minor work, construction or installation. In the event of any controversy concerning whether or not a particular unit is included within the foregoing definition, the Board of Appeals shall have the right and authority to determine whether the same is so included.

B. RESIDENTIAL DWELLINGS, GENERALLY.

- (a) There shall be a minimum floor area of 720 square feet for all single family dwelling units (conventional construction units, manufactured housing, mobile homes, modular housing and sectional housing).
- (b) There shall be a minimum floor to ceiling height of 7.5 feet.
- (c) There shall be a minimum width throughout the entire length of the dwelling of 20 feet measured between the exterior part of the walls having the greatest length.
- (d) There shall be a foundation around the entire exterior perimeter of the dwelling of concrete block of a minimum depth of 42 inches below grade with a maximum height of 16 inches of exposed foundation and a minimum of 8 inches exposed foundation above grade of the same design as required by the construction code for single family residences.

- (e) As a minimum, there shall be a crawl space below the entire bottom of the dwelling of 4 feet in depth with a vapor barrier consisting of 2 inches of concrete on the floor of the crawl space provided with adequate drains to drain any accumulation of water in the crawl space. If soil conditions do not allow the construction of a crawl space, the building inspector may allow an alternative building plan to be utilized if consistent with the approved construction code.
- (f) The dwelling shall be firmly attached to the foundation so as to be watertight in such a way as water will not enter and shall be anchored to said foundation by an anchor system designed and constructed in compliance with the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction & Safety Standards" or as required by the construction code.
- (g) None of the wheels, pulling mechanisms, tongues and undercarriage shall be visible from outside the dwelling, if applicable.
- (h) The dwelling shall be connected to a public sewer and water supply and/or well or septic system approved by the County Health Department.
- (i) There shall be permanently attached to the foundation, steps and/or porch areas where an elevation differential exists between any door and surrounding grade.
- (j) There shall be a minimum of a double pitched roof of not less than 3 feet of rise for each 12 feet of run.
- (k) There shall be no additions to the living space of the dwelling unless it meets all the requirements hereof and is built according to the same minimum standard as the dwelling and approved by the Building Inspector.
- (l) There shall be a minimum of 2 doors to provide means of ingress and egress from the dwelling.
- (m) Plans, floor plan layouts, certification of meeting HUD mobile home standards (if applicable) and foundation shall be presented along with a site plan showing compliance therewith and with all other requirements including but not limited to the requirement of the district in which it is, to the Building Inspector prior to issuance of a building permit.

- (n) A mobile home must meet standards for mobile home construction as contained in the United States Department of Housing and Urban Development Regulations entitled "Mobile Home Construction and Safety Standards" effective June 15, 1976 as amended. All other dwellings must meet the requirements of the construction code.

C. INVALID PROVISION.

If any provision, section, paragraph, sentence, clause or phrase of this ordinance is for any reason found to be invalid or inoperative by a court of competent jurisdiction, it is hereby provided that such adjudication will not affect, impair, or invalidate the remainder of this ordinance.

D. REPEALER PROVISION.

The provisions of all other ordinances or parts of ordinances, which are in conflict with any of the provisions of this ordinance, are hereby expressly repealed.

E. EFFECTIVE DATE.

This amending ordinance shall take effect upon adoption.

F. ADOPTION DATE.

April 19, 1982

G. PUBLICATION.

This amending ordinance or a notice of adoption of this ordinance is ordered to be published in the manner prescribed by law.

MOTION TO ADOPT ORDINANCE

Moved by George Standiford and supported by JoAnn Mackling
that the foregoing ordinance be adopted.

Vote:

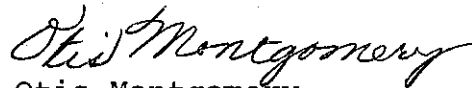
Yeas 5 George Standiford, JoAnn Mackling, Paul Mayhew,
Dorothy Smith, Willard Armstrong.

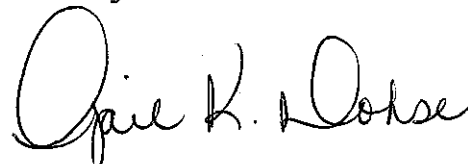
Nays 1 Gordon G. Carr

Ordinance declared adopted April 19, 1982

CERTIFICATION

I hereby certify that the foregoing is a true copy of
an Amending Village Ordinance duly adopted by the Village
of Edwardsburg, Ontwa Township, Cass County, Michigan on
April 19, 1982, and a notice of adoption published in
The Edwardsburg Argus, on April 29, 1982.


Otis Montgomery
Village President


Gail K. Dohse
Village Clerk