**Township of Wayland**

**Allegan County, Michigan**

**ORDINANCE O-05-2022**

**Text Amendment – Temporary Dwellings**

**Chapter 3 – General Provisions**

***Section 3.03 - Temporary Dwellings a) 1-4, b) 1-7***

**Adopted: October 3, 2022**

**Publication** Date**: October 13, 2022**

**Effective: October 21, 2022**

**SECTION 3.03 - Temporary Dwellings a) 1-4, b) 1-7**

1. A mobile home which meets all requirements of the U.S. Department of Housing and Urban development (HUD) or a manufactured home meeting the requirements of the Township Building Code may be occupied as a temporary dwelling for not longer than two years while the occupants are building a permanent residence, provided:
2. The Building Inspector shall issue a temporary permit after the property owner applicant has obtained a building permit for the permanent residence and has completed construction of the basement or foundation for the permanent residence.
3. The temporary permit shall expire with the building permit at which time the mobile home or manufactured home must be removed from the site.
4. While located on the site, the mobile home or manufactured home shall be properly anchored per manufacturer’s specifications and connected to water and sanitary facilities which meet the Michigan and Allegan County Health and Township Building Codes.
5. The Township Board may require that a performance bond or a letter of credit be provided by the applicant to ensure that the temporary dwelling is removed upon completion of the permanent dwelling.
6. Within the "A", "R1", "R2", or "RR" Districts, the Planning Commission may authorize as a Special Use one (1)mobile home which meets all requirements of the U.S. Department of Housing and Urban development (HUD) or manufactured home meeting the requirements of the Township Building Code as a temporary dwelling for an elderly, health impaired or physically handicapped immediate member(s) of the family occupying the principal single-family dwelling located on the site, under the following conditions:
7. While located on the site, the mobile home or manufactured home shall be properly anchored per manufacturer’s specifications and connected to water and sanitary facilities which meet the Michigan and Allegan County Health and Township Building Codes.
8. Time limits and conditions, if applied, shall be determined by the Planning Commission.
9. The Special Use permit shall be non-transferable.
10. Special Use permit is subject to annual renewal by the Zoning Administrator or Building Inspector at a fee commensurate with the Township’s current fee for zoning permits.
11. A request for renewal of the Special Use permit shall include evidence that the terms of this Ordinance are being met.
12. Renewal of the Special Use permit shall be accomplished within thirty (30) days of the expiration of the permit. Expiration shall occur when the time limit is met or when the circumstances of the occupants change so as to no longer require the temporary dwelling.
13. Upon expiration of the Special Use permit, the mobile home or manufactured home must be removed from the site.

Following discussion of Ordinance O-05-2022 a motion of approval was made from Kamyszek and support from Miner. All yes, motion carried.

 Ann McInerney, Clerk

 Wayland Township

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