

1. The manufactured home will be used only as a temporary dwelling for the property owner while they are constructing a permanent residence.
2. A building permit has been issued for the construction of a permanent residence to the individual applying for the temporary dwelling permit, and construction of the permanent residence shall be significantly underway, so that the Zoning Administrator is reasonably satisfied that it will be completed within the time limited by the building permit.
3. The manufactured home dwelling meets the requirements of the Muskegon County Health Department and all applicable Township ordinances.
4. The temporary dwelling is sufficiently secured to the ground to prevent overturning through the actions of high winds or other natural conditions.
5. A performance guarantee may be required as outlined in Section 17.08.
6. In considering authorization for any temporary uses or structures, the Zoning Administrator shall consider the following standards:
 - a. That there will be no unsanitary conditions or other detrimental effects upon the property, occupants, or adjacent properties;
 - b. That, in the case of occupancy during construction, the use or structure is reasonably necessary for the convenience and safety of the construction proposed;
 - c. That the use or structure does not impact the nature of the surrounding neighborhood;
 - d. That access to the use, area, or structure is located at the least offensive point on the property; and
 - e. That a hardship exists which necessitates the use of a temporary structure during construction of a permanent structure.
7. The Zoning Administrator may attach reasonable conditions to temporary uses or structures to ensure that the standards of this Section are met.
8. All temporary dwellings, buildings, and uses shall be removed from the premises following the expiration of the permit and any extensions, or upon completion of the permanent building or structure, whichever first occurs.
9. A performance guarantee may be required as outlined in Section 17.08, to ensure the proper removal of the temporary dwelling, following the expiration of the permit and any extensions, or upon completion of the permanent building or structure.
10. Upon applying for a temporary manufactured home permit, the applicant shall pay a fee to the Township Treasurer as determined by the Township Board. The fee shall also be collected for any extensions granted by the Zoning Administrator.

SECTION 3.11 FENCES

- A. Definition: See Section 2.07, Fence
- B. General Requirements for Fences

No fence shall be installed, erected, and/or maintained except in strict compliance with the following requirements:

1. Metal Fences – shall consist of materials manufactured and/or treated in a manner to prevent rust and corrosion.
2. Wood Fences – shall be constructed of materials which are painted, stained or naturally preserved in a manner to maintain the fence in good structural condition and with an appearance that is aesthetically pleasing.

3. Plastic or Synthetic Material Fences – where any of these materials are used as a fence, or part thereof, materials shall be treated and maintained in a manner to maintain the fence in good structural condition and with an appearance that is aesthetically pleasing. Further, such materials shall be of a design and constructed or integrated with the fence to which they are a part in a manner that will not be destroyed or torn apart from the fence by climatic elements. For example, metal or synthetic material slats inserted in a fence shall be done in a manner not to allow them to be blown away, or removed by wind or other weather conditions.
4. Masonry Fences – shall be constructed in a neat and workmanship manner.
5. Barbed Wire or Electrically Charged Fences – no fence shall contain any barbed wire or electrification unless necessary for agricultural purposes or for security in a Nonresidential District or for the protection of public utility buildings or improvements. The barbed portion of a security fence shall be at least six (6) feet from the ground, in which case the height of a fence may extend to a maximum of seven (7) feet.
6. Living Fences (hedges, shrubbery, etc.) – obscuring walls, berms or signs, located in a required front yard setback, that may obstruct the vision of traffic for persons exiting from a driveway, alley, etc., shall not exceed a height of three (3) feet.
7. Swimming Pool Fences – Reference Section 3.30.D.
8. Unless specifically provided for elsewhere in this Ordinance, a fence may not exceed a height of three (3) feet within any front yard setback area, or a height of six (6) feet in any other area, except as noted in Section 3.11.B.5 and B.7.
9. Fences used to enclose vacant land or land used for agricultural purposes may be erected within any yard up to a height of six (6) feet. Such fences shall be of an open type so as to not obstruct vision.
10. Fences shall not be constructed in any public right-of-way.
11. Grade – fences shall be constructed at or near the grade of surrounding land.
12. Finish – surface finishes on any fence shall be non-glare and non-reflective.
13. Maintenance of Fences – all fences shall be maintained in a manner to prevent rust, corrosion and deterioration so as to not become a public or private nuisance, dilapidated or a danger to adjoining property owners and the public.
14. Existing Fences – any fence existing upon the effective date of this Ordinance may not be enlarged, extended or replaced except in compliance with this Ordinance.
15. The Zoning Administrator may permit the construction of customary or necessary fences, which enclose tennis courts or other areas of sport activity where such fences will not impede vision or unnecessarily block the view from any adjacent property.

C. Materials and Appearance for Fences

1. It shall be unlawful to erect a fence of objectionable appearance, consisting or constructed of tires, vehicle or motor vehicle component parts, tree stumps, rotting lumber or any materials capable of providing habitat or harborage for pests or vermin. It shall also be unlawful to erect a fence constructed or consisting of refuse, rubbish, trash or junk as defined by the Sullivan Township's Refuse, Storage and Disposal Ordinance #11, adopted July 1987.

[Amended April 19, 2005]