

Section 531 Zoning: Manufactured Homes

531.01. Purpose. Subdivision 1. The purpose of this ordinance is to promote health, safety, order, convenience and general welfare by enforcing minimum standards for manufactured home parks, the location and use of manufactured homes and the design, construction, alternation and arrangement of homes on said lots authorizing the inspection of manufactured home parks, the licensing of operators and fixing penalties for violation.

Subd. 2. Application Procedure. The application for a conditional use permit to develop a manufactured home park shall be made on the application form provided by the City and shall contain the plans and information required for a Conditional Use Permit. The application shall be accompanied by the appropriate administrative fee prescribed by the City Code.

Subd. 3. Review. The application shall be reviewed in accordance with the procedures set forth for a Conditional Use Permit.

Subd. 4. Permitted Districts. Manufactured Home Parks shall be permitted within the R-4 district with a conditional use permit.

Subd. 5. Density. Manufactured Home Parks shall consist of at least 50 mobile home lots, or pads, and the density of the development shall be consistent with the Comprehensive Plan and minimum area requirements of the Mobile Home Ordinance for the applicable classification and district.

Subd. 6. Separation. Manufactured homes shall be separated from each other and from other buildings and structures by at least ten (10) feet and at least three (3) feet between manufactured homes when parked end to end. An accessory structure such as an awning, cabana, storage cabinet, carport, windbreak or porch which has an opaque top or roof, shall, for purposes of all separation requirements, be considered to be part of the mobile home. The minimum lot sizes shall not be less than 3,000 square feet.

Subd. 7. Open Space. A minimum of five hundred (500) square feet per mobile home shall be provided for definable play areas and open space within the mobile home park. Such areas of open space and play area shall not be areas included within setback nor shall they include any areas of less than twenty (20) feet in length or width.

Subd. 8. Setbacks. All manufactured homes shall be located at least ten (10) feet from any property boundary line abutting upon a public street or highway and at least three (3) feet from other property boundary lines; there shall be a minimum distance of fifteen (15) feet between the mobile home stand and abutting park street; all mobile home parks located adjacent to residential, recreational, commercial or industrial land uses shall provide screening such as fences, shrubs or trees, along the property boundary line separating the park and such uses, which shall be maintained in a neat and orderly fashion.

Subd. 9. Streets. All streets shall be provided with a paved concrete or bituminous surface. Pavement edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base. Street surfaces shall be maintained, free of cracks, holes and other hazards.

Subd. 10. Storm Sewers. If conditions warrant, an adequate storm sewer system shall be provided to dispose of all runoff water. the storm sewer system may be connected to existing City storm sewer system upon City approval.

Subd. 11. Access. All manufactured home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Such access shall be provided by streets, driveways or other means.

Subd. 12. Off-street parking. Off-street parking areas for the use of park occupants and guests. Such areas shall be furnished at a rate of at least two (2) car spaces for each mobile home lot. All off-street parking areas shall be paved concrete or bituminous surface.

Subd. 13. Patio. Each manufactured home lot shall have a 4" concrete patio with minimum dimensions of 9' by 20'.

Subd. 14. Landscaping. A minimum of one tree per lot is required. In open area and park area, a minimum of 20 trees per acre is required.

Subd. 15. Skirts. All manufactured homes shall have skirts around the entire trailer made of metal, or compatible non-combustible material approved by the building inspector and shall be painted to match the appropriate trailer so that it will enhance the general appearance thereof.

Subd. 16. Foundations and Tie-downs. Each manufactured home site shall provide a foundation tie down system.

Subd. 17. Natural gas system. Natural gas piping systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems and no outside or buried fuel tanks will be allowed.

Subd. 18. Water Supply. Every manufactured home park shall obtain a safe, adequate supply of water from a public community water supply system which shall be capable of supplying a minimum of 150 gallons per day per manufactured home.

Subd. 19. Electrical Wiring. The wiring system within a manufactured home park shall be in conformance with the State Electrical Code. A minimum 100 amp electrical service shall be provided to each unit. All electrical connections from the parks utility service to the manufactured home shall be provided by underground service.

Subd. 20. Sewage Disposal. All manufactured homes shall be serviced by City sanitary sewer system.

Subd. 21. Utility Installation. All utility installations, including, but not limited to electric power lines, gas lines, telephone lines, television lines, and service connections shall be underground and approved by the City Engineer.

Subd. 22. Manufactured Home Park Community Building. Each manufactured home park shall contain one (1) or more enclosed community buildings which provide space for an office, basement storm shelter, and laundry, toilet, and recreation facilities. The building shall provide at least 12 square feet of space per mobile home lot. In no case shall the building be less than 2,500 square feet. The storm shelter shall provide at least nine (9) square feet of unencumbered space per mobile home lot.

Subd. 23. Accessory Buildings. The requirements of this section shall apply to service buildings, recreation buildings and other community service facilities, laundry facilities, indoor recreation areas, and commercial uses supplying essential goods or services for the exclusive use of park occupants.

Subd. 24. Refuse Collection. The storage, collection and disposal of refuse in the manufactured home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding, accident of fire hazards or air pollution. Manufactured home parks shall be kept free of litter, rubbish and other flammable material.

Subd. 25. Fire Hydrant. Fire hydrants shall be installed if the park water supply system is capable to serve them in accordance with the following requirements:

- a) the water supply system shall permit the operations of standard City fire hydrants; and
- b) fire hydrants, if provided shall be located within 30 feet of any mobile home, service building or other structure in the park.

Subd. 26. Walks. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of four and one-half feet.

All Manufactured homes shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of 2 feet.

Subd. 27. Inspection of Manufactured Home Parks. The building inspector, zoning administrator or their authorized representative is hereby authorized and may make such inspections as are necessary to determine satisfactory compliance with this ordinance, including the power to enter at reasonable times upon any private or public property for said purposes.

a) Registration record - The building inspector, the zoning administrator, or their duly authorized representatives, shall have the power to inspect the register containing a record of all residents of the mobile home park.

b) Access - It shall be the duty of the park management to give the building inspector free access to all lots at reasonable times for the purpose of inspection.

c) Repairs - It shall be the duty of every occupant of a manufactured home park to give the owner or his agent or employee access to any part of such manufactured home park at reasonable times of the purpose of making such repairs or alterations as are necessary to effect compliance with this ordinance.

Subd. 28. Manufactured Home Lots. The limits of each manufactured home lot shall be clearly marked on the ground by permanent, flush staked markers or other suitable means, said lot limits shall be approximately the same as shown on the parks approved plan.

Subd. 29. Recreational Camping Vehicles. Recreational camping vehicles shall not be allowed to be occupied or used as temporary or permanent living quarters.

Subd. 30. Vehicle Storage. An area for storage of large items such as boats, boat trailers, recreation vehicles, etc., shall be provided in a separate secured and screened area of the park. No parking of such vehicles or equipment shall be permitted on the housing site.