

## CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

### ORDINANCE 1155 MOBILE HOMES

Section 1155.01: General Prohibition.....	1155-1
Section 1155.02: Mobile Home Parks and Sales Yard.....	1155-1
Section 1155.03: Care Facilities.....	1155-1
Section 1155.04: Farm Dwelling.....	1155-1
Section 1155.05: Temporary Construction Office.....	1155-1
Section 1155.06: Temporary Dwelling Unit During Construction.....	1155-2
Section 1155.07: Standards .....	1155-2
Section 1155.08: Accessory .....	1155-2
Section 1155.09: Driveway .....	1155-2
Section 1155.10: Separation.....	1155-2
Section 1155.11: Anchors.....	1155-3
Section 1155.12: Licensing Required.....	1155-3
Section 1155.13: Severability.....	1155-3
Section 1155.14: Penalty .....	1155-3

## CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

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Section 1155.01: GENERAL PROHIBITION. No person shall park or occupy a mobile home on the premises of a lot with any occupied dwelling or on any land which is situated outside of an approved mobile home park except as listed below.

Section 1155.02: MOBILE HOME PARKS AND SALES YARD. A mobile home may be placed within an existing approved mobile home park or sales yard.

Section 1155.03: CARE FACILITIES. A mobile home may be permitted in a Farm-Residence District or an R-1 District if the Zoning Administrator finds the following conditions are satisfied:

- (1) A certificate of compliance is so conditioned that it will expire and terminate at such time as the care facility is no longer the residence of the person or persons suffering from the infirmity which requires such care, or at such time as such care is no longer required.
- (2) At the time of termination of the certificate of compliance, the mobile home care facility shall be removed from the premises within thirty (30) days when practical.
- (3) The certificate of compliance permit is so conditioned so as to be reviewed annually by the Zoning Administrator.

Section 1155.04: FARM DWELLING. A mobile home may be permitted in a Farm Residence District if the Zoning Administrator finds the following conditions satisfied:

- (1) The mobile home will be an accessory dwelling unit located on a farm.
- (2) The mobile home will be occupied by persons who are:
  - (a) Members of the family of the persons occupying the principal dwelling house on the premises; and
  - (b) Engaged in the occupation of farming on the premises as partners or other business associates of the persons living in the principal dwelling house on the premises; and
  - (c) Who earn fifty percent (50%) or more of their annual gross income for federal income tax purposes from such farming on the premises.

Section 1155.05: TEMPORARY CONSTRUCTION OFFICE. A mobile home may be permitted in any district if the Zoning Administrator finds the following conditions are satisfied:

- (1) The mobile home will be utilized as a field headquarters for directing the ongoing construction of a project.

## CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

- (2) The mobile home has adequate sanitary facilities or the site shall have temporary sanitary facilities installed.
- (3) The mobile home and parking spaces shall adhere to all setbacks for the zoning district and shall only utilize the permitted access driveway.
- (4) The mobile home shall not be used as a dwelling unit.
- (5) The certificate of compliance is issued only after the building permit has been issued. The mobile home shall not be placed on the construction site until both a certificate of compliance and a building permit have been issued.
- (6) Such a permit shall expire when construction is completed or within one hundred eighty (180) days from the date of issuance, whichever is less. Renewal of such a permit may be approved by the Zoning Administrator.
- (7) The mobile home shall be removed within thirty (30) days of the permit termination.

Section 1155.06: TEMPORARY DWELLING UNIT DURING CONSTRUCTION. A mobile home may be permitted in any Residential or Farm-Residential District if the Zoning Administrator finds the following conditions are satisfied:

- (1) The mobile home will be utilized as a temporary dwelling unit by the present or potential occupant of a single-family residence during the construction, reconstruction, or alteration of said residency by the present or potential occupant.
- (2) The mobile home shall have adequate sanitary facilities as prescribed by the community building official/sanitarian.
- (3) The mobile home parking spaces shall adhere to all setbacks for the zoning district and shall only utilize the permitted access driveways.
- (4) Such a permit shall expire when construction is completed or within one hundred eighty (180) days from the date of issuance, whichever is less. Renewal of such permit may be approved by the Zoning Administrator.

Section 1155.07: STANDARDS. All mobile homes permitted under this Section shall meet or exceed the current Federal Mobile Home Construction and Safety Standards. The mobile home shall have a sanitary sewage treatment and disposal system in compliance with the Minnesota State Pollution Control Agency and this Zoning Ordinance.

Section 1155.08: ACCESSORY. When the mobile home is utilized as an accessory dwelling unit to the principal dwelling unit, the placement of the mobile home is subject to the same zoning district dimensional setbacks as a principal dwelling unit.

Section 1155.09: DRIVEWAY. Mobile homes utilized as accessory dwelling units shall use the existing road access driveway of the principal dwelling unit.

Section 1155.10: SEPARATION. Mobile homes utilized as accessory dwelling units shall be separated by a minimum horizontal distance of forty (40) feet from any other structure.

## CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

Section 1155.11: ANCHORS. Mobile homes utilized as accessory dwelling units shall have ground anchors or tie-downs as approved by the State of Minnesota Mobile Home Code.

Section 1155.12: LICENSING REQUIRED. The owner of all mobile homes shall be required to pay the current Minnesota State License fee or tax each year.

Section 1155.13: SEVERABILITY. Every section, provision or part of this Ordinance is declared separable from every other section, provision or part, and if any section, provision or part thereof shall be declared invalid, this shall not affect any other section, provision or part.

Section 1155.14: PENALTY. Any person who violates or fails to comply with the provisions of this Ordinance shall be guilty of a misdemeanor.