

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

ORDINANCE 1160 MOBILE HOME PARKS

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Section 1160.01: INTENT. The intent and purpose of this Section is to assure quality development equal to that found in other types of residential areas throughout the City. Excellence of design, development, and maintenance is the desired objective.

Section 1160.02: APPLICATION. The applicant for a conditional use permit for a mobile home park, in addition to other requirements, shall include the name and address of the developer and a general description of the construction schedule and construction cost. The application for a conditional use permit shall be accompanied by plans which indicate the following:

- (1) Location and size of the mobile home park.
- (2) Location, size and character of all mobile home lots, mobile home stands, storage areas, recreation areas, laundry drying areas, central refuse disposal, roadways, parking spaces and sites, and all setback dimensions.
- (3) Detailed landscaping plans and specifications.
- (4) Location and width of sidewalks.
- (5) Plans for sanitary sewage disposal, surface drainage, water systems, electrical service, telephone service, and gas service.
- (6) Plans for an overhead street lighting system shall be submitted for approval by the City Engineer.
- (7) The method of disposing of garbage and refuse.
- (8) Location and size of all streets abutting the mobile home park and all driveways from such streets to the park.
- (9) Plans and specifications for all road construction either within the park or directly related to park operation.
- (10) Floor plans of all service buildings to be constructed within the mobile home park.
- (11) Such other information as may be required or requested by the City.

Section 1160.03: PERFORMANCE STANDARDS FOR MOBILE HOME PARKS. The following standards shall apply to all mobile home parks.

Subd. 1. Water and Sewer. All mobile homes shall be properly connected to a central water supply and a central sanitary sewer system in conformance to standards adopted by the Minnesota Pollution Control Agency and or the Minnesota Department of Health. All

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water and sewer systems shall be constructed in accordance with plans and specifications approved by the City Engineer. Where a public water supply is available to the mobile home park or at the boundary of the park, a connection to said public water supply shall be provided for each mobile home.

- Subd. 2. Parking. Each mobile home park shall maintain an off-street overload parking lot for guests of occupants in the amount of one (1) space for each three (3) coach sites and located within three hundred (300) feet of the unit to be served.
- Subd. 3. Underground Utilities. All utilities, such as sewer, water, fuel, electric, telephone and television antenna lead-ins, shall be buried to a depth specified by the City Engineer, and there shall be no overhead wires or support poles except those essential for street or other lighting purposes.
- Subd. 4. Landscaping. Plans for the disposal of surface storm water shall be approved by the City Engineer. A properly landscaped area shall be adequately maintained around each mobile home park. All mobile home parks adjacent to industrial, commercial or residential land uses shall be provided with screening, such as fences or natural growth, along the property boundary lines separating the park from such adjacent uses.
- Subd. 5. Other Structures. Every structure in the mobile home park shall be developed and maintained in a safe, approved, and substantial manner. The exterior of every structure shall be kept in good repair. All of said structures must be constructed to meet existing county codes. Portable fire extinguisher rated for electrical and liquid fires shall be kept in all service buildings and other locations conveniently and readily accessible for use by all occupants.
- Subd. 6. Skirting. The area beneath all mobile homes shall be enclosed with a material that shall be generally uniform through the entire mobile home park, except that such an enclosure must be so constructed that it is subject to reasonable inspection. No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related mobile home equipment.
- Subd. 7. Storage. All mobile home parks shall have an area or areas set aside for dead storage. Boats, boat trailers, hauling trailers, and all other equipment not generally stored within the mobile home or within the utility enclosure, if provided, shall be stored in a separate place provided by the park owner. This storage place shall be screened from view. Such equipment shall not be stored upon a mobile home lot which is occupied by a mobile home nor upon the streets within the mobile home park.
- Subd. 8. Signs. Signs shall be limited to one nameplate or identification sign not to exceed 25 square feet, with lighting, height and location as approved by the Zoning Administrator and have a 15-foot setback from the front line.
- Subd. 9. Community Buildings. Each mobile home park shall have one or more central community buildings with central heating which shall be maintained in a safe, clean and sanitary condition. Said buildings shall be adequately lighted during all hours of darkness and shall contain laundry washers, dryers and drying areas, public telephones, and public mailboxes, in addition to public toilets and lavatory. For each one hundred mobile home lots or fractional part thereof, there shall be one flush toilet and one lavatory for both sexes.

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Subd. 10. Permits. All structures being placed in the park shall require a permit.

Section 1160.04: MOBILE HOME PARK LOTS. Every lot in every mobile home park shall meet the following standards.

Subd. 1. Area. Each mobile home site shall contain at least 5,000 square feet of land area for the exclusive use of the occupant and shall be at least 50 feet wide.

Subd. 2. Set Backs. Mobile homes shall be placed upon mobile home lots so that there shall be at least 10 feet from the side lot line, 20 feet between the front of the mobile home and the front lot line, and 25 feet between the rear of the mobile home and the rear lot lines.

Subd. 3. Coverage. The area occupied by a mobile home shall not exceed 50% of the total area of a mobile home site. In determining this percentage, the "area occupied by the mobile home" shall include the area occupied by a vehicle, building, cabana, ramada, carport, awning, storage closet or cupboard, or any structure.

Subd. 4. Yards. All yards shall be landscaped except for necessary driveway and sidewalk needs which shall not exceed 1/2 the width of the site.

Subd. 5. Parking. Each mobile home lot shall have off-street parking space for at least two (2) automobiles. Each space shall be ten (10) feet by twenty (20) feet minimum.

Subd. 6. Lot Numbers. The corners of each mobile home lot shall be clearly marked and each site shall be numbered.

Section 1160.05: MOBILE HOME STANDS. The area of the mobile home stand shall be improved to provide adequate support for the placement and tie-down of the mobile home, thereby securing the superstructure against uplift, sliding, rotation, and overturning. The mobile home stands shall not heave, shift or settle unevenly under the weight of the mobile home, due to frost action, inadequate drainage, vibration, or other forces acting upon the structure. The mobile home stand shall be provided with anchors and tie-downs, such as cast-in-place concrete foundations or runways, screw augers, arrowhead anchors or other devices providing for stability of the mobile home. Anchors and tie-downs shall be placed at least at each corner of the mobile home stand and each anchor shall be able to sustain a minimum tensile strength of two thousand eight hundred (2,800) pounds or as approved by the current Minnesota State Uniform Mobile Home Standards Code, whichever is more restrictive.

Section 1160.06: PARK MANAGEMENT. The following provisions shall apply to all mobile home parks.

Subd. 1. Permittee. The person to whom a permit for a mobile home park is issued shall operate the park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

Subd. 2. Notice. The park management shall notify park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.

Subd. 3. Caretaker. An adult caretaker must be present at all times and is responsible for the maintenance of the park at all times.

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- Subd. 4. Office. Each park shall have an office for the use of the operator distinctly marked "OFFICE" and such marking shall be illuminated during all hours of darkness.
- Subd. 5. Registry. The operator of every mobile home park shall maintain a registry in the office of the mobile home park indicating the name and address of each permanent resident. Each mobile home site shall be identified by number and letter also.
- Subd. 6. Markers. The limits of each mobile home lot shall be clearly marked on the ground by permanent flush stakes, markers, or other suitable means, said lot limits shall be approximately the same as shown on the accepted basis.
- Subd. 7. Map. A map of the mobile home park shall be displayed at the mobile home park office and be illuminated during all hours of darkness.
- Subd. 8. P.A. System. No public address or loudspeaker system shall be permitted.
- Subd. 9. Dogs At Large. Dogs and animals shall not be permitted to run at large within the mobile home park.
- Subd. 10. Alterations. No person shall erect, place, construct, reconstruct, relocate, alter, maintain, use or occupy a cabana or structure in a mobile home park without the written consent of the owner or operator of the mobile home park.