

## **CHAPTER 54 MOBILE HOMES**

### **54.01 DEFINITIONS**

The following words and terms wherever they occur in this Code, shall be defined as follows:

(A) Conditional Use Permit. A permit, issued by the Council in accordance with procedures specified in this Code, as a flexibility device to enable the Council to assign dimensions to proposed uses or conditions surrounding it after consideration of adjacent uses, their functions and the special problems which the proposed use presents.

(B) Mobile Home, Trailer Coach. Trailer or Automobile Trailer. Any vehicle or structure designed and constructed in such manner as will permit occupancy thereof as a dwelling, or sleeping quarters for one or more persons, or the conduct of any business or profession, occupation or trade (or use as a selling or advertising device), and so designed that it is or may be mounted on wheels and used as a conveyance on highways or city streets, propelled or drawn by its own or other motive power, or it may be a structure designed and constructed in such a manner that it can be transported in one or several segments by some other means other than its own power, excepting a device used exclusively upon stationary rails or tracks.

(C) Mobile Home Court or Mobile Home Park. Any park, trailer park, trailer court, trailer camp, court, camp site, lot, parcel, or tract of land designed, maintained or intended for the purpose of supplying locations or accommodations for any mobile home(s) and upon which any mobile home(s) is parked and shall include all buildings used or intended for use as part of the equipment thereof whether a charge is made for the use of the mobile home park and its facilities or not. Automobile or mobile home sales lots on which unoccupied mobile homes are parked for purposes of inspection and sale shall be excluded from this definition.

(D) Mobile Home Lot. A section of land within a mobile home park designated as the location for the placement of one mobile home and other such uses accessory to the use of a mobile home residence as permitted by this Chapter,

(E) Person. An individual, firm, partnership, association, company, corporation, tenant, owner, lessee, their agents, heirs or assigns.

### **54.02 LOCATION**

(A) It shall be unlawful within the limits of the City for any person to park any mobile home on any street, alley, or highway, or other public place or on any tract of land owned by any person, occupied or unoccupied within the City except as provided in this Chapter.

(B) Emergency or temporary stopping or parking is permitted on any street, alley or highway for not longer than three hours subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations or ordinances for that street, alley or highway.

(C) No person shall park or occupy any mobile home which is situated outside of an approved mobile home park except that the parking and storage of no more than one mobile home in an accessory private garage building or in a rear yard in any district is permitted providing that no living quarters shall be maintained, nor any business practiced in said mobile home.

#### **54.02 TEMPORARY MOBILE HOME PERMITS**

Temporary mobile home permits may be issued by the Council for the temporary use of a mobile home as a temporary office when said mobile home is located outside of an authorized mobile home park. The Council may establish such conditions for said mobile home, as it deems appropriate to insure the health, safety and general welfare. Such temporary mobile home permit shall be limited to periods of not more than ninety days. Upon written application, the Council may renew such permit. A fee of \$25.00 must accompany each application for a temporary mobile home permit and \$10.00 for each renewal thereof. Each temporary mobile home permit shall be displayed in a conspicuous location on the outside of the mobile home.

#### **54.04 MOBILE HOME PARK PERMITS**

(A) No person shall establish, construct, improve, enlarge, extend, alter or maintain a new or existing mobile home park in the City unless he has first obtained a conditional use permit therefore from the Council,

(B) Application for a conditional use permit for a mobile home park shall be accompanied by 10 copies of a mobile home park site plan.

(C) At the time such application is filed with the Clerk, the applicant shall pay a base-processing fee of \$150.00. Prior to issuance of the conditional use permit, the applicant shall pay all expenses incurred by the City in the review, evaluation, and processing of said application.

(D) The applicant shall comply with all the applicable provisions of the zoning and subdivision codes prior to issuance of the conditional use permit,

(E) The Planning Commission shall review applications for conditional use permits and make recommendations thereon to the Council.

(f) No conditional use permit for any mobile home park shall be issued until a public hearing has been held on the matter by the Council. This hearing shall be advertised in the official newspaper at least 10 days prior to the public hearing, the Clerk shall mail a notice of said hearing to each property owner within 350 feet of the proposed park, A conditional use permit can only be issued for property that is zoned for such use as set forth in Chapter 50 of this Code,

#### **54.05 SITE PLAN**

The following information shall be shown on or attached to the site plan submitted with the application.

(A) Name and address of owner and developer(s).

(B) The existing plat or a proposed preliminary plat of the mobile home park site.

(C) Location and size of all individual mobile home lots, storage areas,

recreation areas, laundry drying areas, roadways, parking sites, and central office.

- (D) Location and size of all streets abutting the mobile home court and all proposed driveways from such streets to the mobile home court.
- (E) Street construction, and surfacing plans and specifications.
- (F) Plans for sanitary sewage disposal, surface water drainage, water supply systems, electrical service, and gas service.
- (G) Setback dimensions.
- (H) Plans for any and all structures.
- (I) Detailed landscaping plans and specifications.
- (J) Lighting plans and specifications.
- (K) Location and width of sidewalks,
- (L) Description of the method of disposing of garbage and refuse.
- (M) Detailed description of maintenance procedures and grounds supervision.
- (N) Proposed development schedule including proposed deadlines for completion of each stage.
- (o) Such other information as required by the Council or Planning Commission.

#### **54.06 DESIGN STANDARDS**

All mobile home park site plans shall conform to the following standards:

- (A) Park site:
  - (1) Shall be well drained and properly graded to prevent the accumulation of storm of other waters.
  - (2) Shall have at least two points of ingress and egress for vehicles.
- (B) Individual mobile home lots:
  - (1) Each mobile home lot shall contain at least 4,950 square feet of land area for the exclusive use of the occupant.

Width: no less than forty—five (45) feet.

Depth: no less than one hundred ten (110) feet.

- (2) Each mobile home lot shall have frontage on an approved roadway

and the corner of each mobile home lot shall be marked and each site shall be numbered.

(3) A concrete slab or surface patio shall be constructed on the ground beside each mobile home parking space. Such slab or patio shall be not less than 160 square feet and shall be a minimum of 4 inches thick:

(C) Setbacks:

(1) A mobile home park site shall have a minimum setback from adjacent properties of at least 30 feet and this area shall be landscaped. Screening and buffer zones shall be established on the perimeter of the mobile home park in compliance with the provisions of the zoning code.

(2) There shall be an unused area not less than 30 feet in depth along each street or roadway and this area shall be sodded and landscaped.

(3) No mobile home shall be parked closer than 5 feet to the side lot lines nor closer than 20 feet to the front lot line, or within 10 feet of the rear lot line.

(4) There shall be an open space of at least 10 feet between the sides of adjacent mobile homes.

(5) Off-street automobile parking spaces shall not be nearer than 5 feet from any side lot line.

(D) Off-street automobile parking:

(1) Each mobile home lot shall have off-street parking space for one automobile.

(2) Each mobile home park shall maintain a hard surfaced off-street parking lot for guests of occupants in the amount of one space for each five mobile home sites.

(3) Access drives from roadways to all parking spaces and mobile home sites shall be hard surfaced.

(E) Utilities:

(1) All mobile homes shall be connected to public water and sanitary sewer system or a private water and sewer system approved by the State Department of Health and the City Inspection Department.

(2) Disposal of surface storm water shall conform to the City Storm Water Management Plan and shall be approved by the Council.

(3) All utility connections shall be as approved by the city.

(4) The source of fuel for cooking, heating, or other purposes at each mobile home site shall be as approved by the city.

(5) All Utilities shall be underground including those for street and

exterior lighting purposes. There shall be no overhead wires or supporting poles.

(6) No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related mobile home equipment.

(7) The method of garbage, waste, and trash disposal must be approved by the city.

(8) Owner shall pay all required sewer connection fees to the City.

(9) Fire hydrants shall be installed throughout the park in such locations and to such specifications as required by the Fire Marshall.

(F) Internal roadways, streets, and sidewalks:

(1) Roadways shall be hard surfaced to meet the standards for at least a 5-ton street.

(2) All roads shall have hard surfaced, mountable, roll type curbs and gutters.

(3) All streets shall have a roadbed of not less than 30 feet in width. No parking shall be permitted on the street unless the roadbed shall be at least 40 feet in width.

(4) All streets and roadways established by such mobile home park conditional use permit are hereby declared public to the extent that they shall be under the supervision and control of the police enforcement powers of the City with respect to traffic laws and such other laws as shall be applicable to public roadways and places.

(5) A cement sidewalk, not less than 30 inches wide shall be constructed adjacent to the concrete curb of all streets. This sidewalk shall be connected to each mobile home lot patio by a cement walk not less than 24 inches in width.

(G) Landscaping:

(1) Each individual mobile home lot shall be properly landscaped with hedges, grass sodding, fences, windbreaks, and at least one tree of two inches in diameter.

(2) A compact hedge, privacy fence, or landscaped area conforming to the provisions of Chapter 50 shall be installed around each mobile home park and be maintained at all times.

(3) All areas shall be landscaped in accordance with a plan approved by the Council.

(H) Recreation: The owners of all mobile home parks shall improve, for the use of occupants, at least 10 percent of the parks total land area for recreational

use (tennis courts, children's play equipment, swimming pool, golf green, etc.).

(I) Lighting:

(1) Artificial light shall be maintained during all hours of darkness in all public or community buildings.

(2) The mobile home park grounds shall be lighted as approved by the Council from sunset to sunrise.

(J) Shelters: Each mobile home park shall include suitable storm and disaster shelter facilities constructed below ground to accommodate the number of people established by the following formula:

Shelter space (number of people)  $0.75 \times$  number of mobile home lots  $\times 2.5$ .

#### **54.07 GENERAL REGULATIONS**

The owner of a mobile home park shall be responsible for assuring that the following regulations are complied with by the park and its occupants.

(A) All areas of the park shall be adequately kept free from dust, and maintained clean and free from refuse and debris.

(B) All individual mobile homes shall be owner occupied except that each owner may lease his mobile home to a lessee for a period not to exceed five months in any calendar year. The park owner shall maintain a record of all such leases.

(C) The placement of more than one mobile home on any single lot shall not be permitted.

(D) Mobile homes shall not be used for residential purposes if they:

(1) Do not conform to the requirements of the vehicle code of the State of Minnesota.

(2) Are in an unsanitary condition or have an exterior in bad repair.

(3) Are structurally unsound and do not protect the inhabitants against all elements.

(E) The operator of every mobile home park shall maintain a registry of the park showing:

(1) The make, type, and license number of each mobile home,

(2) Forwarding address of all mobile homes leaving park.

(3) Date of arrival and departure of each mobile home.

(F) A map of the mobile home park shall be displayed near the entrance to the park and be illuminated during all hours of darkness.

(G) No person shall be allowed to reside in a mobile home park except those

occupying mobile homes on established individual sites or a central office or caretaker building.

(H) No mobile home may be inhabited by a greater number of occupants than that for which it was developed.

(I) The area beneath each mobile home shall be enclosed except that such enclosure must have access for inspection.

(J) No public address or loudspeaker system shall be permitted in such park.

(K) Dogs and animals shall not run at large within the mobile home park.

(L) Laundry and clothing shall be hung out to dry only on lines located in

(M) No boats, hauling trailers, or other equipment shall be stored upon the streets of the park or upon the patios or open space of any individual mobile home lot.

(N) The installation or construction of any structures or improvements within a mobile home park shall require a building permit as provided under Chapter 90 of the Municipal Code. All plans for such installation or construction shall meet the requirements of the State Department of Health.

#### **54.08 ADMINISTRATION AND VIOLATIONS**

(A) This ordinance shall be administered and enforced by the Building Inspector, who is hereby designated as enforcing officer. The Building Inspector may institute in the name of the City and appropriate actions or proceedings against a violator as provided by the law.

(B) Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of this ordinance shall be guilty of a misdemeanor. Each day that a violation continues to exist shall constitute a separate offense.

(C) It is the intent, and it is hereby declared, that if any section of this Chapter conflicts with any section of any other Chapter that the section of either Chapter that places the greater restrictions shall prevail and be in force and effect.