

**SECTION 11.04:  
MOBILE HOME CODE**

**11.04 Mobile Home Code**

**1.0 Definitions.** The following words and phrases when used in this Ordinance shall have the meaning respectively ascribed to them in this Section:

**Mobile Home.** Mobile home shall mean a dwelling unit suitable for year round occupancy and containing the same water supply, waste disposal and electrical conveniences as immobile housing and subject to tax or registration, as such, under *Minnesota Statutes Chapter 168* or *273* and having no foundation other than wheels, jacks, or skirting.

**Mobile Home Park.** Mobile home park shall mean any site, lot, field, or tract of land upon which two (2) or more occupied mobile homes are harbored, either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle, or enclosure used or intended for use as part of the equipment of such mobile home park.

**2.0 Permit Required.** No person, firm, or corporation shall at any time use any mobile home or any similar portable structure as a dwelling unit or residence within the City, store or maintain any mobile home for more than thirty (30) days within the City, or operate a mobile home park within the City without a conditional use permit pursuant to *Section 11.01, Subdivision 8.21: Conditional Use Permit*, of the Zoning Code.

**3.0 Permitted Uses.**

**A. Temporary Dwelling.** The City Council may in its discretion, issue a temporary permit for the use of a mobile home as a dwelling or residence within the City for a period of not to exceed six (6) months. The Council may extend said permit once for an additional six (6) months period. The fee for issuance of said permit shall be \$6.00 per month payable in advance.

**B. Mobile Home Park.** The City Council may issue a Conditional Use Permit for the operation of a mobile home park to an applicant pursuant to *Subdivision 4* hereof.

**4.0 Application for Mobile Home Park Permit.**

**A.** The application for a conditional use permit hereunder, shall include the following:

1. Name and address of the developer;
2. Plot plans as defined hereinafter;
3. General description of the construction schedule and construction cost;
4. Filing fee

In the event issued, and prior to its issuance, the applicant shall pay to the City a fee of \$5.00 per mobile home lot in a new mobile home park or for the expansion of an existing mobile home park. The application, review and approval procedure for conditional use permits pursuant to *Section 11.01, Subdivision 8.21: Conditional Use Permit* of the Zoning Code, shall be followed for the development or expansion of a new or existing mobile home park. This application shall include detailed plans and specifications of said mobile home which meet the following minimum requirements:

**B. General Requirements.**

1. The use of an area for the establishment of a mobile home park shall be a compatible use with the surrounding community.
2. Approved mobile home parks shall contain at least one hundred (100) fully developed home sites.

3. The mobile home park shall be serviced by central sanitary sewer and water systems provided by the developer and connected to the public sewer and water systems of the City. Said systems and connections shall be approved by the Department of Health of the State of Minnesota and subject to such additional requirements as the City Council may impose.
4. The proposed method of drainage and disposal of surface storm water, garbage and waste and trash disposal must be as approved by the City Council. Garbage and rubbish shall be collected regularly and be removed at least once a week.
5. All utilities shall be underground. There shall be no overhead wires, or any supporting poles except those essential for street or other lighting purposes.
6. The mobile home park grounds shall be lighted from sunset to sunrise. Maintenance procedures and grounds supervision shall be as approved by the City Council.
7. Prior to the issuance of a conditional use permit, the developer shall designate specifically designed, developed and maintained at applicant's expense for recreational uses. The developer shall deposit with the City Administrator the sum of \$50.00 per mobile home lot, said sum to be credited to the City Park Fund and shall be so deposited prior to the issuance of the conditional use permit.
8. Dogs and other animals shall not be permitted to run at large or to commit any nuisance within the mobile home park.
9. No public address or loudspeaker system shall be permitted.
10. City approved fire hydrants shall be located no more than three hundred (300) feet from any mobile home.
11. Uniform utility enclosures shall be provided for each mobile home site.
12. All mobile home parks must have a fenced and screened area or areas set aside for dead storage and 'overload' parking.
13. Park identification sign area shall be limited to one sign not to exceed twenty – four (24) square feet with lighting, height and location as approved by the City Council.
14. A hedge and landscaped area shall be installed around each mobile home and shall be properly maintained at all times.
15. All land areas shall be landscaped in accordance with approved plans and must be properly maintained, adequately drained and kept clean and free from refuse, garbage, rubbish or debris.
16. No outdoor camping shall be permitted anywhere in the mobile home park.

**C. Office.**

1. Each mobile home park shall have an office for the use of the operator or caretaker distinctly marked 'Office' and such marking shall be illuminated during all hours of darkness.
2. A map of the mobile home park, a copy of this Ordinance, the management regulations, and the general park rules shall be displayed in the office and in the central community building.
3. An adult caretaker must be on duty in or about the mobile home park at all times.
4. A register shall be maintained in the office showing: the name and address of each occupant; the name and address of the owners of the mobile home if other than the occupant; make, type, license number and its place of issuance of each mobile home and automobile; and date of arrival and departure of each mobile home. This information shall be kept for at least three (3) years after

occupants departure and be available at all times to law enforcement officers, health authorities and other officials whose duties necessitate the acquisition thereof.

**D. Community Building.**

1. Each mobile home park shall have one (1) or several central community buildings with a minimum floor area of forty (40) square feet per mobile home lot served. One half (½) floor area shall be provided underground for use as a storm shelter.
2. The community building shall have central heating, and be maintained in safe, clean and sanitary conditions. Artificial lighting shall be provided during all hours of darkness.
3. In addition to general assembly and party rooms, the community buildings shall provide public telephone, public toilets, lavatories, and laundry washing and drying areas containing at least one (1) washer and dryer per ten (10) lots.

**E. Site Requirements.**

1. Each lot shall be at least one hundred (100) square feet deep and sixty (60) feet wide measured at a right angle to the side line. For mobile homes in excess of one thousand (1000) square feet floor area, the lot area shall be increased to maintain a minimum ratio of lot area in floor area of six to one (6:1).
2. The limits of each mobile home lot shall be clearly marked on the ground by permanent stakes or markers flush with the ground; said lot limits shall be approximately the same as shown on the accepted plans.
3. Mobile homes shall be placed upon lots so that there shall be at least a twenty (20) foot clearance between each of the mobile homes, twenty (20) feet between the mobile home and front or side lot line, and twelve (12) feet between the rear of the mobile home and the rear lot line.
4. Each lot site shall have frontage on an approved roadway.
5. No mobile home shall be located closer than fifty (50) feet to a public road right – of – way line.
6. No mobile home, off – street parking space, or building shall be located within thirty (30) feet of the exterior boundary of any mobile home park.
7. Each lot shall have a paved off – street parking area of two automobiles. Such parking area shall not be closer than three (3) feet to any side lot line or side of any mobile home.
8. There shall be individual concrete walks to each mobile home stand from a paved driveway or parking space connecting to a paved street. Such walkways shall be at least thirty (30) inches wide.
9. Each lot shall be properly landscaped.
10. Drying lines for laundry and clothes shall be located in approved areas only, established and maintained exclusively for that purpose.

**F. Roadway Requirements.**

1. All streets, driveways and right – of – ways shall be constructed as approved by the City Council.
2. Right – of – ways shall be no less than sixty (60) feet in width. Road beds shall be at least thirty – two (32) feet wide.
3. Access drives to all parking spaces, mobile home sites and buildings shall be paved.
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All roads shall have a concrete (mountable roll type) curb and gutter.

5. Boulevard trees, ash, maple, shall be plated at minimum intervals of one (1) per every other mobile home lot.
6. There shall be a concrete sidewalk forty – eight (48) inches wide along both sides of all streets.
7. Ownership of all streets, roadways and right – of – ways shall be retained by the owner of the mobile home park and maintenance, upkeep, and snow removal shall be done by said owner.
8. Access to mobile home parks shall be approved by the City Council.

**G. Structure Requirements.**

1. Mobile homes which do not conform to the requirements of the Minnesota Mobil Home Code shall be prohibited unless specifically approved by the City Council. All other structures (fences, utility enclosures, cabana or others) shall be governed by the City Building Code and shall require a building permit.
2. No person shall erect, construct, alter, reconstruct, place, relocate, maintain or use any structure in a mobile park without consent of the owner or operator of the mobile home park.
3. No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related mobile home equipment. The area beneath a mobile home shall be enclosed, except that such enclosure must be accessible for inspection.
4. The mobile home stand shall be constructed so as not to 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 – down devices providing for stability of the mobile home. Anchors and tie – down 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.

**H. Plan Requirements.** Six (6) copies of a plot plan shall be submitted drawn to scale and showing the following:

1. Name and address of developer.
2. Location and size of mobile home park.
3. Location and size of all mobile home sites, dead storage areas, recreation areas, laundry drying areas, roadways, parking sites, and all setback dimensions.
4. Detailed landscaping plans and specifications.
5. Location and width of sidewalks.
6. Plans for sanitary sewage disposal, surface drainage, water systems, electrical, telephone and gas service.
7. Location, size and character of each cabana and cabana site.
8. Location and size of all streets abutting the mobile home park and all driveways from such streets to the park.
9. Road construction plans and specifications.
10. Site and floor plans for any and all buildings.
11. Such other information as required or implied by these mobile home park standards or requested by the City Council.

**5.0 Inspection and Enforcement.**

- A.** On or before June 10<sup>th</sup> of each year following the first twelve (12) month period that a permit has been in force under this Ordinance, the operator shall pay an annual inspection fee to the City Administrator. Such inspection fee shall be \$20.00 plus \$1.00 per trailer lot for each occupied lot in excess of twenty – five (25) occupied lots per year.
- B.** All mobile home parks established prior to the adoption of this Ordinance shall be subject to inspection provisions of this Ordinance and shall pay the inspection fees provided in Section A hereof.
- C.** Notification to the Building Inspector shall be made at least twenty – four (24) hours in advance of the occupancy of any mobile home not now occupied whether on a lot heretofore occupied or not for purposes of inspection for compliance with plumbing and electrical and other requirements. A fee of \$20.00 shall be paid by the occupant as the inspection fee for inspection of the mobile home and hookup.
- D.** All provisions of this Ordinance shall apply to the development and use of any area in an established mobile home park which at the date of this Ordinance has been occupied by mobile homes.
- E.** Failure to comply with any provision or requirements of this Ordinance or with any provision or requirement imposed upon the mobile home park, owner, or operator by terms of the conditional use permit or the terms of any contract agreement or stipulation entered into or imposed by the City Council as part of or in connection with the said permit shall be cause for revocation of the mobile home park permit by the City Council. A ten (10) day mailed notice of the violation and of the time and place of hearing shall be accorded to the owner and operator by the City Council. Compliance with the terms of this ordinance shall be a condition precedent to the issuance of a state license and shall with the license so as to be an essential part thereof. Upon revocation of a permit by the City Council, no further occupancy of the mobile homes in the mobile home park shall be allowed. The City Council may allow a reasonable time for termination of occupancy. This section shall apply in all respects to any violation of provisions previously in effect that continue to control existing occupied mobile home park areas.