

SEC. 151.05 MANUFACTURED HOME PARK

(A) Total Land Area Required: The minimum total park area, for manufactured home parks developed after January 1, 2014, shall be five (5) acres and not less than 250 feet in width.

(B) All utilities shall be underground; street light poles may be erected, but shall be serviced by underground wiring.

(C) All manufactured home parks shall have at least 10% of its land area developed for open and recreational use, and shall be maintained as a common facility by the manufactured home park owner. The open space shall be definable play area(s) with playground facilities/features and open space within the manufactured home park. Such areas of open space and/or play area shall not be areas included within any setback nor shall they include any areas of less than 20 feet in length or width. Open space areas are subject to approval by the City. The City may reduce the play area square footage requirement by a maximum of thirty (30) percent of the total square feet required, if the Park Owner/Developer installs trail facilities within the manufactured home park.

(D) All manufactured homes shall be connected to the city water and sanitary sewer system. Plans for disposal of surface water must be approved by the city.

(E) Garbage, waste and trash disposal shall be done by a hauler licensed by the city.

(F) Each manufactured home park shall have an area set aside for storage of vehicles.

(G) Each manufactured home park shall have a central community building which shall include laundry washing and drying machines, and a basement storm shelter. A manufactured home park with ten or more manufactured homes, receiving a primary license after March 1, 1988 must provide the type of shelter specified by Minnesota Administration Rules 1370.0100 through 1370.0230 Relating to Manufactured Home Park Storm Shelter Design.

(H) An adult caretaker must be on duty or available for call in the manufactured home park at all times.

(I) Each manufactured home park shall have an office in the central community building, with the office area designated as such.

(J) There shall be maintained in the manufactured home park office, a registry containing the following information:

(1) Names and addresses of each permanent resident; and

(2) A brand name and year of each manufactured home in the manufactured home park.

(K) Each manufactured home shall be maintained in a safe, clean and sanitary condition, in good repair, structurally sound.

(L) The area around the manufactured home shall be skirted within 30 days of installation at a manufactured home park site. The enclosure must be accessible for inspection and no obstruction shall be permitted that impedes the inspection of the manufactured home, plumbing, electrical facilities and related equipment. No storage shall be permitted beneath the manufactured home.

(M) All manufactured homes shall be anchored; all hitches shall be removed or concealed. All anchors shall be state approved devices providing for the stability of the manufactured home. The placement of the anchors shall be in compliance with the State Building Code.

(N) The lot corners of each manufactured home site shall be able to be located.

(O) A map of the manufactured home park shall be displayed on the outside of the central community building, and shall be illuminated during all hours of darkness.

(P) Laundry and clothes may be hung outdoors only on retractable, umbrella type hangers, not to exceed 1 per manufactured home site. The drying device shall be no larger than 8 feet by 8 feet when fully extended, and shall be retracted when not in use.

(Q) Each manufactured home site shall have a minimum of 2 and not more than 3 off-street parking sites, not to exceed 10 feet by 10 feet for each parking site.

(R) The manufactured home park shall have street lighting as approved by the city. The street lighting shall adequately illuminate the streets and sidewalks and all service building parking areas and entrances. The lighting will be shielded to prevent any light to be directed at traffic or residential property in such brilliance as to constitute a danger or a nuisance.

(S) No public address or speaker system shall be permitted.

(T) Dogs, cats and other domestic animals shall not be permitted to run at large within the manufactured home park. No farm animals shall be allowed in the manufactured home park. Persons keeping animals in the manufactured home park shall comply with all applicable City Code provisions.

(U) Fire hydrants shall be placed throughout the manufactured home park in such a way as to meet the requirements of the District Fire Marshal.

(V) No tents shall be erected or occupied except on a temporary basis.

(W) There shall be no camping anywhere within the manufactured home park.

(X) No additions or freestanding structures shall be permitted on any manufactured home site without a building permit from the city.

(Y) Each manufactured home site shall have the following features:

(1) Frontage on an approved roadway or side road;

- (2) Concrete sidewalks or asphalt walkways;
- (3) Shall be landscaped and maintained with grass on the entire site except for areas used for streets, sidewalks, patios, manufactured home parking areas or vehicle parking areas;
- (4) Manufactured homes shall be located no closer than 3 feet to the side lot lines; no closer than 3 feet to the rear lot line, and no closer than 20 feet to the front lot line. Corner lots shall have a setback of 20 feet on one street side and a setback of 10 feet on the other street side. Lots that have a curved front shall have at least ½ of the side of the home adjacent to the curved portion set back 20 feet if it is the front of the manufactured home and 10 feet if it is the side of the manufactured home. Manufactured Homes within Parks platted or developed after January 1, 2014, manufactured homes shall be placed upon manufactured home lots so that there shall be at least a twenty (20) foot clearance between manufactured homes and twenty-five (25) feet between the front of the manufactured home and the front lot line and ten (10) feet between the rear of the manufactured home and the rear lot line; and
- (5) Each manufactured home site shall have a front yard; the driveway and sidewalk shall not exceed ½ of the width of the site.

(Z) Each manufactured home site with frontage to a public street shall conform to all setbacks and requirements of the zoning district in which the site is located.

(AA) All manufactured homes shall be no less than 50 feet in length and no less than 10 feet in width, except double wides which shall be no less than 40 feet in length and no less than 20 feet in width.

(BB) Roadways:

- (1) Shall be a minimum 24 feet in width from face of curb to face of curb and paved as approved by the city;
- (2) Shall have a concrete or bituminous curb and gutter as approved by the city; and
- (3) Shall be passable by emergency vehicles at all times.
- (4) No parking signs shall be allowed on internal streets, with streets posted with no parking signs.

(CC) Each manufactured home park shall maintain a paved, off-street parking area for guests in an amount of 1 space for every 3 manufactured home sites.

(DD) All land areas shall be:

- (1) Adequately drained; and

(2) Free from refuse, garbage, rubbish or debris.

(EE) All common areas shall be landscaped in accordance with plans approved by the city.

(FF) All utility installations shall be approved by the city.

(GG) Each manufactured home park shall be allowed 1 sign not to exceed 25 square feet, with lighting, height and location approved by the city.

(HH) Each manufactured home park shall have at least 10 fully developed manufactured home sites.

(II) House numbers shall appear on each manufactured home so that they are readily visible from the street.

(JJ) Each resident of a manufactured home park shall be allowed to use 1 off-street parking space for the purpose of storing a boat, recreation vehicle, motorized recreation vehicle, campers or trailers. No boats, motorized recreation vehicles, campers or camping trailers may be stored on any manufactured home site from November 1 until April 30 in any given year.

(KK) Emergency or temporary stopping or parking is permitted on any street, alley or highway for not longer than 24 hours subject to any other and further prohibitions, regulations or limitations imposed by the traffic and parking regulations of the City Code for that street, alley or highway.

(LL) Garages.

- (1) Each manufactured home site shall be required to provide one garage on site. The garage shall not be wider than 24 feet and not longer than 28 feet. Two combined garages shall be permitted on adjacent lots sharing a common wall and shall be not wider than 28 feet in width and not longer than 28 feet in length.
- (2) No outside storage building shall be allowed. If there is an existing outside storage building, it must be removed no later than upon construction of a garage or 2 months from the date of the garage building permit, whichever is sooner.
- (3) The garages as constructed shall have a pitched roof. If a gable roof is used, the roof pitch shall be a minimum of 4/12. If a mansard roof is used, the pitch from front to rear shall be a minimum of 2 feet in 24 feet with the mansard to be across the front of the garage.
- (4) The siding shall consist of wood, masonite, aluminum or steel siding, all of which shall be stained or painted.
- (5) All garages shall be located on a concrete slab to conform with the Uniform Building Code.

- (6) No garage shall be constructed without a building permit. Any garage constructed shall be built in conformity with the State Building Code and Fire Codes.
- (7) No garage shall be constructed without site approval by the Planning Commission. Each application for a building permit shall be accompanied by a site plan indicating the location of the manufactured home, the proposed garage, the existing driveway, the proposed driveway, the location of the gas service and meter, the location of the electric lines and meter, and the location of the telephone line and telephone pedestal, if any. Each garage shall be located with such setback and side yard requirements as per Code.
- (8) No garage shall be constructed without written approval of the garage plan and site location by the manager of the manufactured home park. The approval shall accompany and become a part of the building permit application.

(MM) Pedestrian Access Required. All parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual manufactured homes, the park streets and all community facilities provided for park residents. 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 4½ feet and shall be located on at least one side of the street. 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 two (2) feet. Common walkways shall connect to municipal trails where feasible.

(NN) Screening Required. All manufactured home parks shall be completely screened along all manufactured home park property, boundary lines separating the park from adjacent properties and/or right-of-ways by a complete perimeter fence consisting of wood, brick, or stone and /or natural growth screening. Such fencing and/or screening shall be maintained in excellent condition at all times and in all other respects comply with the standards applicable to fencing and/or screening set forth within this ordinance.