

Section 31: Manufactured Home Park District (MH-1)

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31.01 Purpose: The purpose of the MH-1 Zoning District is to allow HUD-code manufactured homes in separate, distinct areas with regulations that are designed to protect the character of the district and protect property values. These provisions also provide for the development of manufactured home parks in the community, supplement applicable state laws pertaining to manufactured homes, provide reasonable standards for site development of such parks, avoid overcrowding, and provide setback and other development standards which will make such developments more attractive, safe, and pleasant for living and compatible with other land uses and development in the community.

All statutes of the State of Minnesota pertaining to the regulations of Manufactured Homes and Manufactured Home Parks are hereby adopted by reference and are declared to be an integral part of this Ordinance as if they were reproduced in their entirety herein, provided that where standards of this Ordinance are higher or more restrictive than said statutes, this Ordinance shall govern.

31.02 Permitted Uses:

- Subd. 1.** Single family detached manufactured homes.
- Subd. 2.** Emergency storm shelters.
- Subd. 3.** Community Buildings.
- Subd. 4.** Public recreation including parks and playgrounds.
- Subd. 5.** Essential services: telephone lines, communication lines, and power lines and necessary appurtenant equipment and structures.

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Subd. 6. State mandated daycare/group homes per Minnesota Statutes Section 462.357, as may be amended.

31.03 Accessory Uses:

Subd. 1. Any incidental machinery, structure, or buildings necessary to the conduct of a permitted use including 1 satellite dish not to exceed 2 feet in diameter.

Subd. 2. Permitted Home Occupation.

Subd. 3. Boarding or renting of rooms to not more than 2 people provided that there are (a) no separate cooking facilities, (b) no separate entrance and (c) such use does not create the need for more than 2 off-street parking spaces. The parking spaces must be provided within the driveway of the principal structure.

Subd. 4. Signs subject to the standards in Section #53.

Subd. 5. Private garages subject to the requirements in Section #41. (Accessory Buildings).

Subd. 6. Tool houses, sheds and similar buildings for storage of domestic supplies and non-commercial recreational equipment subject to the provisions of Section #41. (Accessory Buildings).

Subd. 7. The reasonable exterior storage of recreational vehicles and yard maintenance equipment. The City Council has sole discretion to determine what constitutes reasonable storage.

Subd. 8. Fences, decks, screen houses, swimming pools and storage buildings for use of occupants of the principal structures subject to the requirements in this Ordinance.

Subd. 9. Parking spaces and carports for licensed and operable passenger cars and trucks subject to the requirements in Section #46. (Off-Street Parking).

Subd. 10. Administrative offices, meeting rooms, classroom, laundry, and food preparation and service areas in private and public recreational facilities, and the use of which are incidental and directly related to the primary use listed in this subdivision.

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31.04 Conditional Uses:

- Subd. 1.** Non-commercial greenhouses, nurseries, or conservatories.
- Subd. 2.** Recreation field, structure, or building, including golf courses, country clubs, tennis clubs, public swimming pools serving more than one family provided that: (a) Principal structures shall be located 100 feet or more from any lot line abutting a residential district and (b) Accessory structures and parking areas shall be located a minimum of 50 feet from any lot line.

31.05 Interim Uses:

- Subd. 1.** Interim Home Occupation.
- Subd. 2.** Temporary classroom type structures for use by public or private institutions.

31.06 Uses by Administrative Permit: Subject to the applicable provisions of this Section, performance standards established by this Ordinance, and processing requirements of Section #14 (Administrative Permits) of this Ordinance, the following are uses allowed in an MH-1 District by Administrative Permit as may be issued by the Zoning Administrator.

- Subd. 1.** Land Excavation/Grading: Subject to the requirements in Section #48.
- Subd. 2.** Land Filling Operations: Subject to the requirements in Section #49.
- Subd. 3.** Mobile Home as Temporary Construction Office: Subject to the requirements in Section #52.
- Subd. 4.** Mobile Home as a Temporary Dwelling Unit During Construction: Subject to the requirements in Section #52.

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31.07 Design/Operational Standards for Manufactured Housing- General Provisions.

- Subd. 1.** Use of Land. All land area shall be (a) adequately drained; (b) landscaped to control dust; (c) clean and free from refuse, garbage, rubbish, or debris.
- Subd. 2.** Tents. No tents shall be used other than for recreational purposes in a manufactured home park.
- Subd. 3.** Camping Prohibited. There shall be no outdoor camping, except tenting as allowed in subdivision 2, anywhere in a manufactured home park.
- Subd. 4.** Access. Access to manufactured home parks shall be as approved by the City. Public access shall be so designed to permit a minimum number of ingress and egress points to control traffic movement, and to keep undesirable through traffic out of the park.
- Subd. 5.** Structures. All structures (Fences, storage, etc.) must be authorized by the park owner or agent and shall require a building permit from the Building Official.
- Subd. 6.** Enclosure Required. The area beneath a manufactured home shall be enclosed except that such enclosure must have access for inspection.
- Subd. 7.** Clothes Lines. Laundry and clothing shall be hung out to dry only on lines located in City approved areas established and maintained exclusively for that purpose, as identified on the manufactured home park site plan.
- Subd. 8.** Central Community Building. A manufactured home park shall have an adequate central community building with the following features: (a) laundry drying areas and machines; (b) laundry washing machines; (c) public toilets and lavatories; (d) public telephone; and (e) storm shelter in compliance with Minnesota Statutes. Such buildings shall have adequate heating in all areas and be maintained in a safe, clean, well lit, and sanitary condition.
- Subd. 9.** Ground Anchoring System. All manufactured homes shall be secured by a Ground Anchoring System which conforms to Minnesota Statutes § 327.32, Subd. 6, as may be amended.

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- Subd. 10.** Map. A map of the manufactured home park showing the location, address, and number of each manufactured home unit shall be prominently displayed within the park near the park entrance and must be illuminated during all hours of darkness.
- Subd. 11.** Construction. Every structure in the manufactured home park shall be developed 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 city codes.
- Subd. 12.** Fire Extinguishers. Portable fire extinguishers 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.

31.08 Design/Operational Standards for Manufactured Housing- Design Standards.

- Subd. 1.** Park Size. The minimum area required for a manufactured home park designation shall be 8 acres.
- Subd. 2.** Site Requirements for individual manufactured home sites for homes 14 feet wide or less:
- A. Site size: Each manufactured home site shall contain at least 5,000 square feet of land area for the exclusive use of the occupants:
 - B. Site Width: Not less than 50 feet.
 - C. Site Depth: Not less than 100 feet.
- Subd. 3.** Site requirements for individual manufactured home sites for homes in excess of 14 feet, but less than 18 feet in width.
- A. Site size: Each manufactured home site shall contain at least 6,050 square feet of land area for the exclusive use of the occupants:
 - B. Site Width: Not less than 55 feet.
 - C. Site Depth: Not less than 110 feet.

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Subd. 4. Site requirements for individual manufactured home sites for homes 18 feet in width or more.

- A. Site size: Each manufactured home site shall contain at least 6,500 square feet of land area for the exclusive use of the occupants:
- B. Site Width: Not less than 65 feet.
- C. Site Depth: Not less than 100 feet.

Subd. 5. Frontage and Markings. Each manufactured home site shall have frontage on an approved roadway and the corner of each manufactured home shall be marked and each site shall be numbered.

Subd. 6. Individual manufactured home unit site setbacks.

- A. In manufactured home parks existing prior to January 1, 1985, no unit shall be parked closer than 10 feet to its side lot lines nor closer than 20 feet to its front lot line or within 10 feet of the rear lot line.
- B. In manufactured home parks created on or after January 1, 1985, no unit shall be parked closer than 15 feet to its side lot lines nor closer than 30 feet to its front lot line or within 10 feet of the rear lot line.

Subd. 7. Site Coverage. No more than 50% of the total area of an individual manufactured home site may be occupied by a manufactured home, vehicle, building, awning, or other structure.

Subd. 8 Permitted Encroachments:

- A. Attached steps, uncovered stoops, and landings may encroach up to 5 feet into a side yard setback, provided that they do not exceed 20 square feet in area or extend closer than 10 feet to a structure on an adjacent lot.
- B. An eave or overhang may encroach up to 1 foot into a front, side, or rear setback.
- C. Decks may encroach a maximum of 10 feet into a side yard setback provided that they do not exceed 100 square feet in area and that they are set back at least 10 feet from any structure on an adjacent lot.

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Subd. 9. Building Height and Other Requirements.

- A. No principal structure shall conflict with airport zoning regulations or exceed one story or 25 feet, whichever is less.
- B. Unit structures shall comply with the The Guidelines for Manufactured Housing Installation International Conference of Building Officials, 1983, as may be amended.

Subd. 10. Accessory Buildings:

- A. Limit: Accessory Buildings including Garages shall be limited to one per manufactured home lot. Maximum allowable floor area shall not exceed 10 percent of the lot size where lot size is delineated by site plan or lot markers.
- B. Maximum Building Height: No Accessory Structure or Building shall conflict with airport zoning regulations or exceed 15 feet in height.
- C. Location: The manufactured home park site plan shall designate the locations proposed for the development of Garages and/or Accessory Buildings on each manufactured home lot. Said Accessory Building shall comply with the following setback requirements:
 - 1. An Accessory Building shall only be located in side or rear yards.
 - 2. Accessory Buildings shall not be located within any utility easements.
 - 3. Accessory Buildings shall be located at least 6 feet from any other building or structure on the same lot and at least 10 feet from a structure on an adjacent lot. On corner lots, Accessory Buildings shall be located at least 20 feet from a side street surface. Accessory Buildings in excess of 12 feet in width must be placed on a lot at least 65 feet in width.
- D. Building Type and Construction: Any building addition shall either be manufactured or custom built of materials that are consistent or compatible to the design of the principal building. "Compatible" means that the exterior appearance of an Accessory Building is not at variance with the principal building from an aesthetic and architectural standpoint to cause:

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1. A difference to a degree to cause incongruity with the principal building.
2. A deviation from the general character of the neighborhood.

Subd. 11. Parking.

- A. Each manufactured home site shall have off-street parking spaces for at least 2 automobiles.
- B. Each manufactured home park shall maintain additional hard surfaced off-street parking lot(s) for guests of occupants in the amount of one space for each three sites.
- C. Access drives off roads to all parking spaces and unit sites shall be hard surfaced according to the specifications established by the City.

Subd. 12. Utilities.

- A. Public Water and Sewer Connection Required. All manufactured home units shall be connected to a public water and sanitary sewer system.
- B. Approvals.
 1. All installations for disposal of surface storm water must be approved by the City.
 2. All utility connections shall be as approved by the City.
 3. The source of fuel for cooking, heating, or other purposes at each manufactured home site shall be as approved by the City.
 4. The method of garbage, waste, and trash disposal must be approved by the City.
- C. Underground Utilities Required. All utilities shall be underground; there shall be no overhead wires or supporting poles except those essential for street or other lighting purposes.

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- D. Inspection Obstructions Prohibited. No obstruction shall be permitted that impedes the inspection of plumbing or electrical facilities and related manufactured home equipment.
- E. Sewer and Water Connection Fees. The manufactured home park owner shall pay any required sewer and water connection fees to the City.
- F. Inspection and Testing Fees. The manufactured home park owner shall pay inspection and testing fees for utility service to the City.
- G. Fire Protection Facilities. Facilities for fire protection shall be as installed as required by the City.

Subd. 13. Internal Roads and Streets.

- A. Roads shall be surfaced as approved by the City.
- B. All roads shall have a concrete curb and gutter.
- C. All streets shall be developed with a roadbed of not less than 28 feet in width. If parking is permitted on the street then the roadbed shall be at least 36 feet in width. To qualify for the lesser sized street, adequate off-street parking must be provided.
- D. The park shall have a street lighting plan approved by the City.

Subd. 14. Recreation.

- A. All manufactured home parks shall have at least 10 percent of the land area developed for recreational use (tennis courts, children's play equipment, swimming pool, golf green, etc.) developed and maintained at the owner/operator's expense.

Subd. 15. Landscaping.

- A. Each site shall be properly landscaped with trees, hedges, grass, fences, windbreaks, etc.
- B. A compact hedge, redwood fence, or landscaped area shall be installed around each manufactured home park and be maintained in first class condition at all times as approved.

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- C. All areas shall be landscaped in accordance with a landscaping plan approved by the City.

Subd. 16. Lighting.

- A. Artificial light shall be maintained during all hours of darkness in all buildings containing public toilets, laundry equipment, etc.
- B. The manufactured home park grounds shall be lit as approved by the City from sunset to sunrise.

Subd. 17. Storage.

- A. Enclosed storage lockers (when provided) shall be located either adjacent to the manufactured home in a manufactured home park or at such other place in the park as to be convenient to the unit for which it is provided.
- B. Storage of large items such as boats, boat trailers, etc. shall be accommodated in a separate secured and screened area of the park.

Subd. 18. General.

- A. For those items not specifically referenced, the requirements in the performance standards and other regulations of this Ordinance shall be complied with.

Subd. 19. Signs.

- A. Signs shall be limited to 1 nameplate or identification sign per entrance not to exceed 25 square feet, with lighting, height, and location as approved by the Zoning Administrator and must have a 15 foot setback from the front property line.

31.09 Design/Operational Standards for Manufactured Housing -Site Plan Requirements.

Subd. 1. A site plan showing at least the following must be supplied to the City at the time of a preliminary plat application:

- A. Legal description and size in square feet of the proposed manufactured home park.
- B. Location and size of all manufactured home unit sites, storage areas, recreation areas, laundry drying areas, roadways, parking sites, and

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- all setback dimensions (parking spaces, exact manufactured home sites, etc.)
- C. Detailed landscaping plans and specifications.
- D. Location and width of sidewalks.
- E. Plans for sanitary sewage disposal, surfaces drainage, water systems, underground electrical service and gas service.
- F. Location and size of all streets abutting the manufactured home park and all driveways from such streets to the manufactured home park.
- G. Road construction plans and specifications.
- H. Plans for an overhead street lighting system shall be submitted for approval by the City.
- I. Plans for any and all structures.
- J. Such other information as required or implied by these manufactured park standards or requested by public officials.
- K. Name and address of developer or developers.
- L. Description of the method of disposing of garbage and refuse.
- M. Detailed description of maintenance procedures and grounds supervision.
- N. Details as to whether all of the area will be developed a portion at a time.
- O. Floor plans of all service buildings to be constructed within the manufactured home park. Proposals for manufactured home park expansions on properly zoned land shall be reviewed for compliance with the applicable standards and requirements contained herein by all designated and official City review bodies.

31.10 Registration.

- Subd. 1.** Records Required. It shall be the duty of the operator of the manufactured home park to keep a record of all homeowners and occupants located within the park. The register shall contain the following information:
- A. The name and address of each unit occupant.
 - B. The name and address of the owner of each unit.
 - C. The make, model, and year of the unit.
 - D. The state, territory, or county issuing such license.
 - E. The date of arrival and departure of each unit.
 - F. The number and type of motor vehicles of residents in the park.

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- Subd. 2.** Inspection of Register. The park operator shall keep the register available for inspection at all times by authorized City, State, and County officials, public health officials, and other public offices whose duty necessitates acquisition of the information contained in the register.
- Subd. 3.** Retention of Register. The register shall be kept for at least 3 years following the date of departure of the registrant from the park.

31.11 Maintenance.

- Subd. 1.** The operator of any manufactured home park, or a duly authorized attendant and/or caretaker shall be responsible at all times for keeping the park, its facilities and equipment, in a clean, orderly, operable, and sanitary condition. The attendant or caretaker shall be answerable, along with said operator, for the violation of any provisions of these regulations to which said operator is subject.