

Section 52: Mobile Homes

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52.01 Purpose. The purpose of this Section is to regulate the use of mobile homes in order to protect the health, safety, and general welfare of the public and to minimize their impact on surrounding neighborhoods.

52.02 Prohibition. No person shall park or occupy a mobile home on the premises of a lot with any occupied dwelling or an any land which is situated outside of an approved mobile home park except as listed below.

52.03 Mobile Home Park and Sales Yard. A mobile home may be placed within a sales yard.

52.04 Temporary Construction Office. An administrative permit may be issued for a mobile home to be used as a temporary construction office in any district if the Zoning Administrator finds the following conditions are satisfied:

1. The mobile home will be utilized as a field headquarters for directing the ongoing construction of a project.
2. The mobile home has adequate sanitary facilities or the site shall have temporary sanitary facilities installed.
3. The mobile home and parking spaces shall adhere to all setbacks for the zoning district and shall only utilize the permitted access driveway.
4. The mobile home shall not be used as a dwelling unit.
5. The certificate of compliance is issued only after the building permit for the permanent structure has been issued. The mobile home shall not be placed on the construction site until both a certificate of compliance and a building permit have been issued.

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6. The administrative permit shall expire when construction is completed or within 180 days from the date of issuance, whichever is less. Renewal of such a permit may be approved by the Zoning Administrator.

52.05 Temporary Dwelling Unit During Construction. An administrative permit may be issued for a mobile home to be used as a temporary dwelling unit during construction in any residential or farm residential district if the Zoning Administrator finds the following conditions are satisfied:

1. The mobile home will be utilized as a temporary dwelling unit by the present or potential occupant of a single-family residence during the construction, reconstruction, or alteration of said residency by the present or potential occupant.
2. The mobile home shall have adequate sanitary facilities as prescribed by the building official.
3. The mobile home parking spaces shall adhere to all setbacks for the zoning district and shall only utilize the permitted access driveways.
4. Such a permit shall expire when construction is completed or within 180 days from the date of issuance, whichever is less. Renewal of such permit may be approved by the Zoning Administrator.

52.06 Safety Standards. All mobile homes permitted under this Section shall meet or exceed the current Federal Mobile Home Construction and Safety Standards, as may be amended.

52.07 Zoning Requirements. When the mobile home is utilized as an accessory dwelling unit to the principal dwelling unit, the placement of the mobile home is subject to the same zoning district dimensional setbacks as a principal dwelling unit.

52.08 Accessory Dwelling Units.

- Subd. 1.** Mobile homes utilized as accessory dwelling units shall use the existing road access driveway of the principal dwelling unit.
- Subd. 2.** Mobile homes utilized as accessory dwelling units shall be separated by a minimum horizontal distance of 40 feet from any other structure.

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- Subd. 3.** Mobile homes utilized as accessory dwelling units shall have ground anchors or tie downs as approved by the State of Minnesota Mobile Home Code as may be amended.