

SECTION 1105.09 R-MH - MANUFACTURED HOUSING RESIDENTIAL DISTRICT.

1105.09 SUBD.1. PURPOSE.

The purpose of an R-MH Manufactured Housing Residential District is to provide a separate district for manufactured housing parks, distinct from other residential areas.

1105.09 SUBD. 2. PERMITTED USES.

The following uses are permitted uses in an R-MH District:

1. Single-family detached manufactured housing units.
2. Public parks and playgrounds.
3. Essential services are permitted except those that exceed sixty (60) feet in height or greater than one hundred fifteen (115) kilovolts.

1105.09 SUBD.3. ACCESSORY USES. The following are permitted accessory uses in an R-MH District:

1. Private garages, parking spaces and car ports for licensed and operable passenger cars and trucks not to exceed a gross weight of nine thousand (9,000) pounds, as regulated by Section 1107.12 of this Ordinance. Private garages are intended for use to store the private passenger vehicles of the family or families resident upon the premises, and in which no business service or industry is carried on.
2. The storage of recreational vehicles and equipment.
3. Home occupations as regulated by Section 1107.16 of this Ordinance.
4. Non-commercial greenhouses, gardens and conservatories.
5. Swimming pool, tennis courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests.
6. Tool houses, sheds and similar buildings for storage of domestic supplies and non-commercial recreational equipment.

1105.09 SUBD.4. CONDITIONAL USES.

The following are conditional uses in an R-MH District requiring a conditional use permit based upon procedures set forth in and regulated by Sections 1103.08 and 1106.01 of this Ordinance.

1. Governmental and public regulated utility buildings and structures necessary for the health, safety and general welfare of the City.
2. Detached garages and accessory buildings exceeding nine hundred (900) square feet.
3. Essential services exceeding sixty (60) feet in height or greater than one hundred fifteen (115) kilovolts.

1105.09 SUBD. 5. HOUSING SITE REQUIREMENTS AND SETBACKS. The following minimum requirements shall be observed in an R-MH District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

1. Housing Sites with homes less than fourteen (14) feet wide.
 - a. Site Area: five thousand (5,000) square feet.
 - b. Site Width: fifty (50) feet.
 - c. Site Depth: one hundred (100) feet.
2. Housing Sites with homes greater than fourteen (14) feet and less than eighteen (18) feet wide.
 - a. Site Area: six thousand fifty (6,050) square feet.
 - b. Site Width: fifty-five (55) feet.
 - c. Site Depth: one hundred ten (110) feet.
3. Housing Sites with homes greater than eighteen (18) feet wide.
 - a. Site Area: six thousand five hundred (6,500) square feet.
 - b. Site Width: sixty-five (65) feet.
 - c. Site Depth: one hundred (100) feet.
4. Setbacks: Principal Building.
 - a. Front Yard: Thirty (30) feet.
 - b. Side Yard: Ten (10) feet.
 - c. Rear Yard: Ten (10) feet.
5. Setbacks: Detached Garages and Accessory Buildings:
 - a. Front Yard: Structures shall be located behind the front building line of the principal building.
 - b. Side Yard:
 1. Interior Lot: Five (5) feet.
 2. Corner Lot: Twenty (20) feet on the side yard abutting onto a public street.
 - c. Rear Yard:
 1. Five (5) feet.
 2. If entrance is fronting a public right-of-way: Twenty (20) feet.
6. Placement of Buildings.
 - a. There shall be a minimum of ten (10) feet between structures.
 - b. There shall be no structures of any kind within any City easement.
 - c. Each manufactured housing site shall have frontage on an approved roadway and the corner of each manufactured home shall be marked and each site shall be numbered.

1105.09 SUBD. 6. BUILDING STANDARDS.

1. Maximum Height:
 - a. Principal Building: One story or twenty-five (25) feet, whichever is less.
 - b. Accessory Building: Fifteen (15) feet.
2. Floor Area:
 - a. Principal Building:
 1. Minimum: five hundred sixty (560) square feet.
3. The unit structure is in compliance with the guidelines for Manufactured Home Building Code.

1105.09 SUBD.7. DESIGN/OPERATIONAL STANDARDS FOR MANUFACTURED HOUSING.

1. General Provisions.
 - a. The minimum park area size required for a manufactured housing park designation shall be five (5) acres.
 - b. All land area shall be (1) adequately drained; (2) landscaped to control dust; and (3) clean and free from refuse, garbage, rubbish or debris.
 - c. No tents shall be used for other than recreational purposes in a manufactured housing park.
 - d. There shall not be outdoor camping anywhere in a manufactured housing park.
 - e. Access to manufactured housing parks shall be as approved by the City.
 - f. All structures (fences, storage, car ports, etc.) shall require a building permit from the Building Official.
 - g. The area beneath a manufactured housing unit shall be enclosed except that such enclosure must have access for inspection.
 - h. 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 housing park site plan.
 - i. A manufactured housing park shall have an adequate central community building with the following features: (1) laundry drying areas and machines; (2) laundry washing machines; (3) public toilets and lavatories; and (4) storm shelter. Such buildings shall have adequate heating in all areas and be maintained in a safe, clean and sanitary condition.
2. Site Plan Requirements.
 - a. Legal description and size in square feet of the proposed manufactured housing park.
 - b. Location and size of all manufactured housing unit sites, dead storage areas, recreation areas, laundry drying areas, roadways, parking sites, and all setback dimensions (parking spaces, exact mobile home sites, etc.).
 - c. Detailed landscaping plans and specifications.
 - d. Location and width of sidewalks.
 - e. Plans for sanitary sewage disposal, surface drainage, water systems, underground electrical service and gas service.

- f. Location and size of all streets abutting the manufactured housing park and all driveways from such streets to the manufactured housing park.
- g. Road construction plans and specifications.
- h. Plans for any and all structures.
- i. Name and address of developer or developers.
- j. Description of the method of disposal of garbage and refuse.
- k. Detailed description of maintenance procedures and grounds supervision.
- l. Phasing details of development.
- m. Such other information as required or implied by these manufactured park standards or requested by public officials.

3. Site Design.

a. Parking.

1. Each manufactured housing site shall have off-street parking space for two (2) automobiles.
2. Each manufactured housing park shall maintain additional hard surfaced off-street parking lot(s) for guests of occupants in the amount of one (1) space for each three (3) sites.
3. Access drives off roads to all parking spaces and unit sites shall be hard surfaced according to specifications established by the City.

b. Utilities.

1. All manufactured housing units shall be connected to a public water and sanitary sewer system or a private water and sewer system approved by the State Department of Health.
2. All installations for disposal of surface storm water must be approved by the City.
3. All utility connections shall be as approved by the City.
4. The source of fuel for cooking, heating or other purposes at each manufactured housing site shall be as approved by the City.
5. All utilities shall be underground; there shall be no overhead wires or supporting poles except those essential for street or other lighting purposes.
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. The owner shall pay any required sewer connection fees to the City.
9. The owner shall pay inspection and testing fees for utility service to the City.
10. Facilities for fire protection shall be installed as required by the City.

c. Internal Roads and Streets.

1. Roads shall be blacktopped or concrete surfaced as approved by the City.
2. All roads shall have a concrete (mountable, roll type) curb and gutter.

3. All roads shall be developed with a roadbed of not less than twenty-four (24) feet in width. If parking is permitted on the street then the roadbed shall be at least thirty-six (36) feet in width. To qualify for the lesser sized street, adequate off-street parking must be provided and demonstrated.
4. The park shall have a street lighting plan approved by the City.
- d. Recreation.
 1. All manufactured housing parks shall have at least twenty (20) 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.
 2. In lieu of land dedication for public park purposes, a cash contribution as established by City Code shall be paid to the City.
- e. Landscaping.
 1. Each site shall be properly landscaped with trees, hedges, grass, fences, windbreaks and the like.
 2. 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.
 3. All areas shall be landscaped in accordance with landscaping plan approved by the Council.
- f. Lighting.
 1. Artificial light shall be maintained during all hours of darkness in all buildings containing public toilets, laundry equipment and the like.
 2. The manufactured housing park grounds shall be lit as approved by the City from sunset to sunrise.
- g. Storage.
 1. Enclosed storage facility shall be located either adjacent to the manufactured home in a manufactured housing park or at such other place in the park as to be convenient to the unit for which it is provided.
- h. General.
 1. For those items not specifically referenced, the design standards as established by City Subdivision Ordinance shall be utilized for general development guidelines.

1105.09 SUBD.6. REGISTRATION.

1. It shall be the duty of the operator of the manufactured housing 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 the occupant of each unit.
 - 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.

2. 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. The register shall not be destroyed until after a period of three (3) years following the date of departure of the registrant from the park.

1105.09 SUBD. 7. MAINTENANCE.

The operator of any manufactured housing park, or a duly authorized attendant 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.

1105.09 SUBD. 8. MANUFACTURED HOME BUILDING CODE.

No manufactured dwelling shall be moved into the City that does not meet the Manufactured Home Building Code as defined in Minnesota Statutes.

1105.09 SUBD. 9. MANUFACTURED HOMES IN OTHER DISTRICTS.

Manufactured homes in other districts shall conform to the provisions of this Section in order to qualify for a conditional use permit to be located in that district.

1105.09 SUBD. 10. REVIEW PROCEDURES.

Proposals for manufactured housing park expansions on properly zoned land shall be reviewed for compliance with the applicable standards and requirements contained in this Section by all designated and official City review bodies.