

CHAPTER 1 REGULATIONS FOR "R-MH" MANUFACTURED HOUSING RESIDENTIAL DISTRICT/ MANUFACTURED HOME PARKS

Subd. 1. Purpose.

The purpose of the "R-MH" Manufactured Housing Residential Section is to provide for multi-family residential districts as a Conditional Use Permit for manufactured housing. No manufactured home shall be admitted to any park unless it can be demonstrated that it meets the requirements of all State, County and City Codes governing the installation of plumbing, heating and electrical systems.

Subd. 2. Manufactured Home Park features:

The following are permitted uses for "R-MH" Residential:

- A. Uses incidental or accessory to the operation of a manufactured home park, provided such uses are only for the benefit and convenience of the occupants of the manufactured home park and approved by the City Council. Such uses shall not occupy more than ten percent (10%) of the area of the park.
- B. Piers and Docks.
- C. Uses determined by Planning Commission to be similar to those listed in this Subdivision.

Subd. 3. Conditional Use.

- A. Manufactured Home Parks are conditional uses in R-2 and R-3 zoning districts. Any Conditional Use Permit must meet requirements of this chapter. (Requires a conditional use permit based upon procedures set forth in and regulated by Chapter 23, Subdivision 10 of this Ordinance):
 1. Manufactured Home Parks, provided that the applicant for a permit, in addition to other requirements, shall include the name and address of the Developer and a general description of the construction schedule and construction cost. The application for a permit shall be accompanied by eight (8) copies of plans that indicate the following:
 - a. Location and site of the manufactured home park. Name and address of land owner.
 - b. Location, size and character of all manufactured home lots, manufactured home stands, storage areas, recreational areas, laundry drying areas, central refuse disposal, roadways, parking spaces and sites and all setback dimensions.
 - c. Detailed landscaping plans and specifications.
 - d. Location and width of sidewalks.
 - e. Plans for sanitary sewage disposal, surface drainage, water systems, electrical service, telephone service and gas service. The park must be suitably located for facilities including water supply, sewage disposal and fire protection.
 - f. Plans for an overhead street lighting system shall be submitted for approval by the City Engineer.
 - g. The proposed method of disposing of garbage and refuse.
 - h. Location and size of all streets abutting the manufactured home park, and all driveways from such streets to the park. Access to the manufactured home park must be provided from a public street.
 - i. Plans and specifications for all road construction either within the park or directly related to park operation.
 - j. Floor plans of all service buildings to be constructed within the manufactured home park.
 - k. Such other information as may be required or requested by the community.
 - l. Detailed description of maintenance procedures and grounds supervision.

- m. Plans and specifications for severe weather shelters.

Subd. 4. Performance Standards.

- A. Minimum lot size: Ten (10) acres per manufactured home park or five thousand (5,000) square feet per manufactured home site, whichever is greater. No more than five (5) manufactured home sites may be provided per acre.
- B. Minimum lot width of district: Five hundred (500) feet for a manufactured home park or fifty (50) feet per manufactured home site, whichever is greater.
- C. District Setbacks (measured from lot lines). When more than one setback applies to a site, structures and facilities must be located to meet all setbacks. Where structures exist on the adjoining lots on both sides of a proposed building site, structure setbacks may be altered without a variance to conform to the adjoining setbacks including but not limited to, front, side and rear setbacks and setbacks from the ordinary high water level, provided the proposed building site is not located in a shore impact zone or in a bluff impact zone. Structures shall be located as follows:
 - 1. Front yard: Twenty-five (25) feet
 - 2. Side yard:
 - a. Interior lots: Ten (10) feet
 - b. Corner lots: Not less than twenty (20) feet on the side yard abutting a public street.
 - 3. Rear yard:
 - a. Principal building: Twenty-five (25) feet
 - b. Accessory Building per Chapter 22, Subd. 3 of this Ordinance.
 - 4. Structures and independent sewage treatment facilities shall be setback from the Ordinary High Water Mark as follows:

Lake	Structures on unsewered lots	Structures on sewerred lots	Sewage treatment system
Minnie Lake	100 feet	75 feet	75 feet
Linneman, Ochotto, & Lake Anna	150 feet	150 Feet	150 Feet
Middle & Lower Spunk Lakes	75 feet	50 feet	50 feet
Spunk Creek	100 feet	75 feet	

- 5. All structures shall be setback a minimum of thirty (30) feet from the top of the bluff and in accordance with standards contained in Chapter 22 (General Provisions), Chapter 15 (Surface Water Management) and Chapter 16 (Land preservation).
Note: in the case of a corner lot, that yard with the shortest dimension on a public street shall be considered the front.
- D. Maximum Building Height: One-half (1 ½) stories in non-shoreland areas, and twenty-five (25) feet in shoreland areas.
- E. Maximum Site Coverage:

1. Non-shoreland overlay areas: No structure or combination of structures/impervious surface shall occupy more than fifty (50) percent of the lot area.
 2. Shoreland overlay areas: No structure or combination of structures/impervious surface shall occupy more than twenty-five (25) percent of the lot area.
- F. Proposed manufactured home parks within the Shoreland Overlay District are subject to Chapter 17, Subd. 4 (Planned Unit Development criteria for shoreland overlay areas).
- G. All land area shall be adequately drained, landscaped to control dust, clean and free from refuse, garbage, rubbish or debris.
- H. All manufactured homes shall be properly connected to a central water supply and a central sanitary sewer system. All water and sewer systems shall be constructed in accordance with plans and specifications approved by the Planning Commission and City Council. Where a public water supply is available to the manufactured home park or at the boundary of the park, a connection to said public water supply shall be provided for each manufactured home.
- I. Access to manufactured home parks shall be as approved by the City.
- J. The area beneath a manufactured housing unit shall be enclosed except that such enclosure must have access for inspection.
- K. Each manufactured home park shall maintain off-street overload parking lot for guests of occupants in the amount of one (1) space for each three (3) sites and located within three-hundred (300) feet of the unit to be served.
- L. All utilities, such as sewer, water, fuel, electric, telephone and television antenna lead-ins, shall be buried to a depth specified by the City Engineer, and there shall be no overhead wires or support poles except those essential for street or other lighting purposes.
- M. A properly landscaped area shall be adequately maintained around each manufactured home park. All manufactured home parks adjacent to industrial, commercial or residential land uses shall be provided with screening, such as fences or natural growth, along the property boundary lines separating the park from such adjacent uses.
- N. Every structure in the manufactured home park shall be developed and maintained in a safe, approved and substantial manner. The exterior of every such structure shall be kept in good repair. All of said structures must be constructed to meet existing City Codes. 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.
- O. All structures shall require a building permit.
- P. 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 park operator shall keep the record available for inspection at all times by authorized City officials and other public officials whose duty necessitates acquisition of the information contained in the record. The record shall not be destroyed until a period of three years following the date of departure of the registrant from the park. The record shall contain:
- 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 date of arrival and departure of each unit.

- e. The number and type of motor vehicles of residents in the park.
- Q. The operator of any manufactured housing 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.
- R. A manufactured home site may be occupied by a manufactured home and an accessory structure as regulated in Chapter 22 of this ordinance.
- S. The yards shall be landscaped except for necessary driveway and sidewalk needs which shall not exceed one-half (1/2) the width of the site.
- T. Each manufactured home lot shall have off-street parking space for at least two (2) automobiles. Each space shall be nine (9) feet by twenty (20) feet minimum.
- U. The corners of each manufactured home lot shall be clearly marked.
- V. Each site shall be numbered.
- W. Additional requirements, including but not limited to, shoreland, surface water, home occupation, parking, sign, and general district provisions as set forth within the appropriate Chapters of this Ordinance, as may be amended.
- X. County permit is required.

Additional regulations regarding parking, accessory structures, fences, and other items are found in other sections of this ordinance.