DIVISION 75: MANUFACTURED HOME PARK STANDARDS

Section 75-010 Manufactured Home Park Standards

For purposes of this Ordinance, manufactured home parks shall require a Conditional Use Permit and shall not be a separate zoning district. In order that a manufactured home park may be harmonious within itself and with the surrounding area, the following performance standards are required:

Open Space and Area Requirements:

1) Area: The minimum total mobile home park shall be ten acres.

2) Open Space: A minimum of 500 square feet per mobile home shall be provided in a definable play area and/or open space. Lot setbacks shall not be included in this space nor shall any areas of less than twenty feet in length or width. All areas not used for access, parking circulation, buildings and service shall be completely landscaped and the entire area maintained in good condition, consistent with the provisions of this Ordinance.

3) Setbacks:

a.	Setback from property boundary line:	30'
b.	Setback from public road/highway right of way:	35'
c.	Setback from front/park street right-of-way:	20'
d.	Side setback:	10'

4) Rear setback: 15'

5) Lot Size:

a.	Minimum lot area:	7,200 sq. ft.
b.	Minimum lot width:	60'
c.	Maximum ground coverage:	30%

Streets:

Streets must follow subdivision requirements concerning grading and must be a minimum of 24' in width and be paved or have Class V gravel. When a manufactured home park reaches 75% occupancy, streets will be required to be paved with a bituminous or cement surface. The right-of-way width will be a minimum of 40'. On-street parking will not be allowed.

Parking:

A minimum and maximum of two off-street parking spaces will be provided on each lot. These spaces will be clearly defined with a border and gravel or cement surface. A parking compound must be provided by the developer to accommodate one additional parking space for every two manufactured homes. All boats, campers and trailers must be parked in this designated parking compound.

Screening:

All manufactured home parks located adjacent to residential, recreational, commercial or industrial land uses shall provide screening such as fences, shrubs or trees along the property boundary line separating the park and other uses and shall be maintained in a neat and orderly manner. Screening shall be a minimum of 5' in height. Landscaping shall be provided between the screen and property boundary. A landscape plan is required as part of the platting process for a manufactured home park.

Accessory Buildings:

One storage building of not more than 10' x 12' is allowed per lot. A carport may also be allowed on manufactured

home lots. All accessory buildings must meet setbacks. Storage and accessory buildings must be maintained and designed to enhance the general appearance of the lot.

Manufactured Home Requirements:
All manufactured homes shall be skirted and shall be in accordance with the decor of the manufactured home and in good repair. Each home shall be parked upon a jack or block approved by the City. Each manufactured home shall be anchored to resist damaging movement by wind or storm. Each manufactured home base shall have a suitable hardstand of durable material capable of supporting the vehicle wheels, stands or jacks. A minimum of five hundred (500) square feet shall be required for all single family residential dwellings including manufactured homes.

Miscellaneous Requirements:

1) Responsibilities of the Park Management:

   a. Park management shall notify park occupants of all applicable provisions of this Section and inform them of their duties and responsibilities under this Section.
   b. The Park Operator shall maintain a record of all mobile home owners and occupants located with the park. The register shall contain the following information: The name and address of each manufactured home occupant, the name and address of the owner of each manufactured home and motor vehicle by which it is towed; the make, model, year and license number of each manufactured home and motor vehicle, the state, territory or country issuing such license; and the date of arrival and departure of each manufactured home. The operator shall make this available to law enforcement officers, public health officers, and other officials whose duty necessitates acquisition of the information in the register. The register record for each occupant registered shall not be destroyed for a period of three (3) years of the registrant moving from the park.

2) Use Requirements*:* No part of any park shall be used for non-residential purposes, except such uses that are required for the direct serving and well-being of park residents and for the management and maintenance of the park.

3) All manufactured home parks shall comply with the State of Minnesota Board of Health requirements for manufactured home park licensing. The platting requirements of manufactured home parks shall meet the subdivision standards as listed in Division 85 unless otherwise stated in this Section.