

SECTION 1048 – R-4, SINGLE FAMILY-MANUFACTURED HOME PARK DISTRICT

SECTION:

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1048.01: PURPOSE: The purpose of the R-4, Single Family-Manufactured Home Park District is to provide a separate district for manufactured home parks, distinct from other residential areas.

1048.02: PERMITTED USES: In addition to other uses specifically identified elsewhere in this Ordinance, the following uses are permitted uses in an R-4 District:

- Subd. 1.** Mobile Homes.
- Subd. 2.** Residential facility serving six (6) or fewer persons in a single family detached dwelling.
- Subd. 3.** Essential services, not including structures, except those requiring administrative permits or conditional use permits pursuant to Section 1024 (Essential Services) of this Ordinance.
- Subd. 4.** Recreation, Public.
- Subd. 5.** Personal wireless service antennas located upon a public structure or existing tower, as regulated by Section 1022 (Antennas) of this Ordinance.
- Subd. 6.** State licensed group care facility serving fourteen (14) or fewer persons.
- Subd. 7.** Common areas, subject to the provision of Section 1040 (General Building Regulations) of this Ordinance.

1048.03: PERMITTED ACCESSORY USES: In addition to other uses identified elsewhere in this Ordinance, the following are permitted accessory uses allowed in the R-4 District:

Subd. 1. Accessory structures and uses incidental and customary to the uses allowed as permitted, conditional, interim, and administrative permit in this Section.

Subd. 2. Administrative offices, meeting rooms, classroom, and food preparation and service areas in private and public recreational facilities, and the uses of which are incidental and directly related to the primary use.

Subd. 3. Keeping of animals subject to City Code Section 1021 (Animals).

Subd. 4. Common areas, subject to the provision of Section 1040 (General Building Regulations) of this Ordinance.

Subd. 5. Garage, Private (Residential). Private garages and parking spaces for licensed and operable passenger cars and trucks not to exceed a gross weight of twelve thousand pounds, as regulated by Section 1030 (Off-Street Parking and Loading) of this Ordinance.

Subd. 6. Day Care In Home. Subject to applicable County and State licensing requirements, serving up to twelve (12) persons.

Subd. 7. Fences as regulated by Section 1025 (Fences) of this Ordinance.

Subd. 8. Flood and Erosion Control Facilities.

Subd. 9. Gardening and other horticultural uses where no sale of products is conducted on the premises.

Subd. 10. House pet enclosure provided it is screened from view of adjacent properties and right-of-way and is located in a side or rear yard at least ten (10) feet from all property lines.

Subd. 11. Off Street Loading.

Subd. 12. Parking Lots for five (5) or more vehicles.

Subd. 13. Permitted home occupations and home offices as regulated by Section 1009 (Home Occupations) of this Ordinance.

Subd. 14. Play and Recreational Facilities. 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.

Subd. 15. Recreational Vehicles and Equipment. Storage as regulated by Section 1034 (Recreational Vehicles and Equipment) of this Ordinance.

Subd. 16. Signs as regulated by City Code Chapter 1300 (Signs).

Subd. 17. Storage Sheds. Tool house, sheds and other such structures for the storage of domestic supplies and non-commercial recreational equipment.

Subd. 18. Accessory radio and television receiving antennas including single satellite dish TVRO's two (2) meters or less in diameter, short wave radio dispatching antennas, or those necessary for the operation of household electronic equipment including radio receivers, federal licensed amateur radio stations and television receivers, as regulated by Section 1022 (Antennas) of this Ordinance.

Subd. 19. Accessory Antennas. Accessory antennas in conformance with Section 1022 (Antennas) of this Ordinance.

1048.04: USES BY ADMINISTRATIVE PERMIT: The following uses are permitted with an administrative permit within the R-4 District:

Subd. 1. Antennas located upon a public structure or existing tower as regulated by Section 1022 (Antennas) of this Ordinance.

Subd. 2. Essential services requiring a permit from the City Engineer as provided by Section 1024 (Essential Services) of this Ordinance.

Subd. 3. Land filling and land excavation/grading operations (50 to 250 cubic yards of material), except mining, as regulated by Section 1026 (Grading, Filling and Excavating) of this Ordinance.

Subd. 4. Model Homes.

Subd. 5. Temporary mobile towers for personal wireless service antennas.

Subd. 6. Temporary Structures and uses as regulated by Section 1012 (Temporary Uses) of this Ordinance.

1048.05: CONDITIONAL USES: The following are conditional uses in the R-4 District and require a conditional use permit based upon procedures set forth in and regulated by Section 1007 (Conditional Use Permits) of this Ordinance and as identified below:

Subd. 1. Antennas not located on a public structure or existing tower, as regulated by Section 1022 (Antennas) of this Ordinance.

Subd. 2. Recreation Field, Structure or Building, including golf courses, country clubs, tennis clubs, public swimming pools serving more than one family provided that:

1. Principal structures shall be located one hundred (100) feet or more from any lot line abutting a residential district.
2. Accessory structures and parking areas shall be located a minimum of fifty (50) feet from any lot line.

Subd. 3. Conditional home occupations and home offices as regulated by Section 1009 (Home Occupations) of this Ordinance.

Subd. 4. Daycare facility. A state licensed facility, either as a primary, stand alone or accessory use provided that:

1. Overnight Facilities. No overnight facilities are provided for persons served except in extreme cases of inclement weather.
2. Front Yard Setback. The front yard setback is a minimum of thirty (30) feet. In districts where the minimum required setback is less than 30 feet, all efforts shall be made to allow for the deepest setback possible.
3. Outdoor Play Area.
 - a. Outdoor play areas and parking areas are landscaped and screened from abutting residential properties and arterial and collector roadways in compliance with Section 1027 (Landscape, Screening and Tree Preservation) of this Ordinance.
 - b. Outdoor play areas are fenced and enclosed.
 - c. Outdoor play areas are not allowed within the required front yard setbacks.
4. Street Access. The site and related parking and service are served by a street of sufficient capacity to accommodate the traffic which will be generated.
5. Parking. Adequate off-street parking is provided in a location separated from any outdoor play area(s). Adequate short-term parking or drop off area is provided within close-proximity to the main entrance
6. State Regulations. The conditions of all applicable Minnesota rules and regulations are satisfactorily met. No facility shall begin operation without a State license. Proof of approved applicable State licenses shall be provided to the Zoning Administrator.
7. Building and Fire Codes. That all applicable provisions of the Minnesota State Building Code and Fire Code have been met. The City Building Official and Fire Chief shall inspect the property prior to the issuance of the occupancy permit to determine if this Subsection has been complied with.

Subd. 5. Essential Service Structures. Essential services requiring a conditional use permit pursuant to Section 1024 (Essential Services) of this Ordinance and including, but not limited to: buildings such as telephone exchange stations, publicly regulated communications, electrical power substations and other structures utilized to provide essential services, provided that:

1. No building shall be located within fifty (50) feet from any lot line of an abutting lot in a residential zoning district.
2. The architectural design of the service structure shall be compatible to the neighborhood in which it is to be located.

Subd. 6. Manufactured Home Park as regulated by this Section.

Subd. 7. Municipal Government Buildings and Uses. Municipal government utility stations, facilities, equipment, water towers, lift stations, booster or pressure regulating stations, wells and pumping stations, municipal utility buildings and structures necessary for the health, safety and general welfare of the community including the storage of fire fighting apparatus provided that:

1. Compatibility and Setbacks. Conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met.
2. Equipment Enclosed. Equipment is completely enclosed in a permanent structure or screened. Water towers are exempt from this provision.
3. Open storage of maintenance equipment and trucks over one and one-half (1 ½) tons, stockpiling of aggregate or other materials and open storage of shall not be permitted.

Subd. 8. Public, Educational and Religious Buildings. Public or semi-public recreational buildings and neighborhood or community centers; public and private educational institutions limited to elementary, junior high and senior high schools; and religious institutions such as churches, chapels, temples and synagogues provided that:

1. Setbacks. No building shall be located within fifty (50) feet of any lot line abutting residential districts.

Subd. 9. PUD. Planned Unit Developments as regulated by Section 1011 (Planned Unit Developments) of this Ordinance.

Subd. 10. Signs as regulated by City Code Chapter 1300 (Signs).

Subd. 11. Single satellite dish TVRO's greater than two (2) meters in diameter subject to the requirements of Section 1022 (Antennas) of this Ordinance.

Subd. 12. Social services or other activities which are not directly worship related as an accessory use within a religious institutional building(s).

Subd. 13. State licensed residential facility serving seven (7) to sixteen (16) persons.

1048.06: INTERIM USES: The following are interim uses in the R-4 District:

Subd. 1. Model Homes/Temporary Real Estate Office subject to the requirements of Section 1028 (Model Homes/Temporary Real Estate Offices) of this Ordinance.

Subd. 2. Temporary classroom type structure for use by public or private institutions.

Subd. 3. Land filling and land excavation/grading operations (250 plus cubic yards of material), except mining, as regulated by Section 1026 (Grading, Filling and Excavating) of this Ordinance.

1048.07: DESIGN STANDARDS:

Subd. 1. Minimum Density and Area Requirements. Lot areas and density as hereby established shall be considered the minimum requirements within a mobile home park.

1. Minimum area requirements for a mobile home park shall be eight (8) acres and shall not be less than three hundred (300) feet in width.
2. A minimum of five hundred (500) square feet per mobile home shall be provided for definable play areas and open space within the mobile home park. The areas of open space and/or play area shall not be areas included within any setback nor shall they include any areas of less than twenty (20) feet in length or width.
3. When a mobile home park abuts an Agricultural District (A) or residence area, there shall be a minimum setback on that side of seventy five (75) feet between the street right-of-way line and any mobile home park use; which setback area shall act as a buffer zone and shall be landscaped according to a landscaped plan, to be submitted at the time of application. The plan shall show the type of planting material, size and planting schedule.

Subd. 3. General Internal Park Development Requirements.

1. There shall be a minimum front yard setback from the mobile home unit to the street line of twenty (20) feet.

Subd. 4. General Provisions For All Manufactured Home Parks:

1. Area: All land area shall be:
 - a. Adequately drained.
 - b. Landscaped to control dust.
 - c. Clean and free from refuse, garbage, rubbish or debris.
 - d. The mobile home stand shall be at such elevation, distance and angle relative to the street and driveway that placement and removal of the mobile home with a car, tow truck, or other customary moving equipment is practical. The mobile home stand shall have a longitudinal grade of less than four (4) percent and transverse crown or grade to provide adequate surface drainage. The stand shall be compacted and surfaced with a material which will prevent the growth of vegetation while supporting the maximum anticipated loads during all seasons.
2. Recreational Camping: No portion of a manufactured home park shall be used as a recreational camping area.
3. Public Access: Public access to manufactured housing parks shall be as approved by the City.
4. Building Permit: All structures (fences, storage, decks, etc.) shall require a building permit from the Building Official. Fences shall be prohibited on individual manufactured home lots.
5. Access: The area beneath a manufactured home shall be enclosed except that such enclosure must have access for inspection.
6. Community Building: A manufactured home park shall have a central community building with restroom facilities, heating in all areas, and adequate storm protection design and capacity to serve the manufactured home park. Such buildings shall be maintained in a safe, clean and sanitary condition.
7. Emergency Storm Protections: Manufactured home parks established prior to July 1, 1993, shall comply with emergency storm protections as required by Minnesota Statutes. A new manufactured home park established after July 1, 1993, shall have storm shelters in compliance with Minnesota Statutes. Additionally, all emergency storm protection measures shall be subject to the approval of the City Council.

8. All mobile homes shall be secured by a Ground Anchoring System which conforms to Minnesota Statutes § 327.32, Subd. 6, as may be amended.
9. Antenna Regulations imposed in the R-4 Zoning District shall be the same as those applied in the City's R-1 District and as regulated by Section 1022 (Antennas) of this Ordinance.
10. Lot Setbacks and Coverage: Individual manufactured home lot setbacks:
 - a. Maximum lot coverage for mobile home parks shall be thirty-five (35) percent.
 - b. Minimum distance between units shall not be less than twenty (20) feet to an adjacent manufactured home or the sum of the height of the two (2) units, whichever is greater; the point of measurement being a straight line between the closest point of the units being measured.
 - c. No manufactured home shall be located closer than ten (10) feet to a side or rear lot line, nor closer than twenty (20) feet to the front lot line.
11. Permitted Encroachments:
 - a. Attached steps, uncovered stoops, and landings may encroach up to five (5) feet into a side yard setback, provided that they do not exceed twenty (20) square feet in area or extend closer than ten (10) feet to a structure on an adjacent lot.
 - b. An eave or overhang may encroach up to one (1) foot into a front, side and rear setback.
 - c. Decks, may encroach a maximum of ten (10) feet into a side yard setback provided that they do not exceed one hundred (100) square feet in area and that they are set back at least ten (10) feet from any structure on an adjacent lot.
12. Wetland Setback and Buffer: A minimum thirty (30) foot wetland buffer and structure setback is required from the ordinary-high-watermark of all wetlands.
13. Building Height Requirements: No structure shall exceed one story or twenty-five (25) feet whichever is least.
14. Utilities:
 - a. All manufactured home parks shall be connected to a public water and sanitary sewer system.

- b. All installations for disposal of surface storm water must be approved by the City.
 - c. All utility connections shall be as approved by the City.
 - d. The source of fuel for cooking, heating, or other purposes at each manufactured home site shall be as approved by the City.
 - e. All utilities shall be under ground; there shall be no overhead wires or supporting poles except those essential for street or other lighting purposes. When piped fuel and/or gas is provided by the mobile home park to each mobile home stand, the service shall also be located underground.
 - f. No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related manufactured home equipment.
 - g. The method of garbage, waste, and trash disposal must be approved by the City.
 - h. The manufactured home park owner shall pay any required sewer and water connection fees to the City.
 - i. The manufactured home park owner shall pay inspection and testing fees for utility service to the City.
15. Storage: Enclosed storage lockers, when provided, shall be located either adjacent to the mobile home in a mobile home park or at such other place in the park as to be convenient to the unit for which it is provided. Storage of large items such as boats, boat trailers, etc., shall not be accomplished at the site of the mobile home unit, but rather shall be provided in a separate screened area of the park.
16. Accessory Buildings:
- a. Limit: Accessory buildings including garages shall be limited to one per manufactured home lot. Maximum allowable floor area shall not exceed ten (10) percent of the lot size where lot size is delineated by site plan or lot markers.
 - b. Maximum Building Height: Seventeen (17) feet.
 - 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 buildings 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 six (6) feet from any other building or structure on the same lot and at least ten (10) feet from a structure on an adjacent lot. On corner lots, accessory buildings shall be located at least twenty (20) feet from a side street surface. Accessory buildings in excess of twelve (12) feet in width must be placed on a lot at least sixty- five (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:

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

Subd. 3. Design Requirements For Manufactured Home Parks:

1. Parking:

- a. Each manufactured home site shall have off-street parking space for two (2) passenger vehicles. At least one (1) parking space shall be located upon the lot of the unit established above. Remaining spaces shall be in a group compound located no further than three hundred (300) feet from the units for which they are designed.
- b. All parking spaces shall be hard surfaced according to specifications established by the City.

2. Internal Roads And Streets:

- a. All streets shall be private streets and shall be developed with a roadbed of not less than twenty-two (22) feet in width.
- b. Public access to a mobile home park shall be so designed as to permit a minimum number of ingress and egress points to control traffic movement, and to keep undesirable through traffic out of the park.

- c. Streets within the park shall be paved and developed with curb and gutter to control storm surface drainage to the storm sewer system. The street improvements shall extend continuously from existing improved streets to provide access to each lot and to provide connections to existing or future streets and boundaries of the mobile home park.
 - d. Streets and parking areas shall be surfaced for all weather travel with not less than four (4) inches of crushed stone, gravel, or other suitable base material topped with not less than two (2) inches of bituminous, or four (4) inches of concrete. The surface shall be limited at the edge by a concrete curb not less than four (4) inches high.
 - e. Pedestrian sidewalks shall be developed within the mobile home park.
3. Recreation: All manufactured home parks shall have at least five hundred (500) square feet per mobile home developed for recreational use (tennis courts, children's play equipment, swimming pool, golf green, and open space etc.). The areas of open space and/or play area shall not be areas included within any setback nor shall they include any areas of less than twenty (20) feet in length or width.
4. Landscaping:
- a. Each manufactured home lot shall be provided with one (1) tree. The size and type of trees must meet the requirements of Section 1027 (Landscape, Screening and Tree Preservation) of this Ordinance.
 - b. All areas shall be landscaped in accordance with a landscaping plan approved by the City Council.

1048.08: OPERATIONAL STANDARDS FOR MANUFACTURED HOME PARK:

Subd. 1. Maintenance: The operator of any manufactured home park, or a duly authorized attendant and/or caretaker shall be responsible at all times for keeping the manufactured home 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.

1048.09: REGISTRATION:

Subd. 1. It shall be the duty of the operator of the mobile home park to keep a register containing a record of all mobile home owners and occupants located within the park. The register shall contain the following information:

1. The name and address of each mobile home occupant.
2. The name and address of the owner of each mobile home.
3. The make, model, year and license and number of each mobile home.
4. The state, territory or county issuing the license.
5. The date of arrival and departure of each mobile home.
6. The number and type of motor vehicles or residents in the park.
7. A statement certifying the safety of the home signed by the occupant and renewable each ninety (90) days.

Subd. 2. A map of the mobile home park showing the location, address and number of each mobile home unit site shall be prominently displayed within the park near the park entrance.

Subd. 3. The park shall keep the register available for inspection at all times by City and County law enforcement officers, public health officials and other public offices whose duty necessitates acquisition of the information contained in the register. The register record for each occupant and/or mobile home registered shall not be destroyed until after a period of three (3) years following the date of departure of the registrant from the park.