

Sec. 7.20 SINGLE-FAMILY MANUFACTURED HOUSING

Single-family manufactured homes placed on individual lots in R residential districts shall conform to the following design standards.

- (1) Placement of such homes shall be in conformance with all zoning regulations of the district in which they are located.
- (2) The homes shall conform to the Manufactured Home Building Code, as defined in Minnesota Statutes sections 327.31 to 327.35.
- (3) Such manufactured housing shall have a minimum habitable floor area of eight hundred (800) square feet. No such home shall have a width of less than twenty (20) feet.
- (4) Roof lines must have at least a three-twelfths pitch; flat or shed roofs are no permitted.
- (5) Such homes shall be placed on a permanent perimeter foundation. The foundation must meet requirements listed in the Uniform Building Code, as adopted by the State.
- (6) Manufactured homes shall have exterior siding which is of a conventional exterior dwelling-type material.

Sect. 7.21 MANUFACTURED HOUSING PARKS

Scope. This division applies to manufactured housing parks.

1. **Permit.**

(a) *Required.* It shall be unlawful to develop or extend any manufactured home park unless a valid permit is issued by the office of the city engineer. Approval of such permits shall be made by the city council.

(b) *Applications.* All applications for permits shall contain the following information:

- (1) Name and address of applicant.
- (2) Location and legal description of the development.
- (3) Complete site plans for the specific development. The plans should include the topography and grading plan for the site; layout of mobile home lots, roadways and walkways; location of all utilities; drainage plans; location of permanent buildings; landscaping and screening plan; park areas and recreational equipment.

(c) *Review of Application.* The planning commission shall review all applications for permits issued hereunder and shall hold such hearings as deemed necessary. The findings and recommendations of the planning commission shall be forwarded to the city council for appropriate action.

2. Inspections.

The building official shall make such inspections of manufactured home parks as are necessary to determine satisfactory compliance with this chapter, including the power to enter at reasonable times upon any private or public property for such purpose. It shall be the duty of the park management to give the building official free access to all lots at reasonable times for the purpose of inspection.

3. Repairs.

It shall be the duty of every occupant of a manufactured home park to give the owner thereof or his agent or employee access to any part of the park at reasonable times for the purpose of making such repairs or alterations as necessary to effect compliance with this chapter.

4. Miscellaneous responsibilities of park management.

(a) The person to whom a license for a mobile home park is issued shall operate the park in compliance with this chapter and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in clean and sanitary condition.

(b) The park management shall notify park occupants of all applicable provisions of this chapter and inform them of their duties and responsibilities under this section.

(c) It shall be the duty of the operator of the manufactured home park to keep a register containing a record of all manufactured home owners and occupants located within the park. The register shall contain 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, and the state, territory or country issuing such license; and the date of arrival and departure of each manufactured home. The register shall be available for inspection at all times by law enforcement officers, the building official, public health officials and other officials whose duty necessitates acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.

5. General requirements.

Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property, health and safety of the occupants. The site should not be exposed to objectionable smoke, noise, odors or other adverse influences, and no portion shall be subject to unpredictable or sudden flooding.

6. **Area.**

Each manufactured home park shall be of sufficient size to contain at least ten (10) fully-developed lots and required accessory structures and areas.

7. **Lot area.**

The minimum lot area per manufactured home within the park shall be four thousand five hundred (4,500) square feet.