

SECTION 20 MANUFACTURED HOME PARKS

Subdivision 1: CONDITIONAL USE PERMIT APPLICATION

An applicant for a Manufactured Home Park must apply for a conditional use permit under Section 22 and submit a plan for the proposed park or for the expansion of an existing park for review by the Planning Commission and the City Council, showing the following either existing or proposed:

1. The extent and area proposed for the Manufactured Home Park or travel trailer court.
2. Road and driveways. The location of sites or units for manufactured homes.
3. The location and number of sanitary conveniences.
4. The proposed disposition of surface drainage.
5. The proposed street surfacing and lighting.
6. The utility easements.
7. The off-street parking.
8. The patios.
9. The building plans and specifications, and location of the shelter required by Minnesota Statutes Section 327.20, as amended.
10. The location of recreation facilities.
11. The location of sidewalks.
12. The location of setback lines.
13. The location of screening, planting and green areas.

14. Certificate of Survey.
15. Any other information requested by the City.
16. New or expanded manufactured homes must be inspected by the Minnesota Department of Health.

Subdivision 2: SHELTER & SAFETY PLAN.

Each applicant must, as a condition of any permit, have approved by the City Council a safe shelter and safety plan for all current and future residents.

Subdivision 3: RELOCATION

Each Manufactured Home brought into the park must comply with the requirements of Section 5, Subdivision 8 of this Ordinance regarding relocation.

Subdivision 4: COMPLIANCE WITH CODES

All City and State codes governing the construction and installation of the home, sanitary and storm sewer, water and electrical lines must be complied with.

Subdivision 5: MANUFACTURED HOME PARK REQUIRED

No occupied Manufactured Home, house trailer, camper, travel trailer or motor coach may be located on any lot, tract or parcel of land not designated as a Manufactured Home Park or travel trailer court. No Manufactured Home shall be located in a Manufactured Home Park that does not conform to the requirements of the Manufactured Home Building Code as defined by Minnesota Statutes, Chapter 327.31, Subdivision 3, or successor statutes.

Subdivision 6: MAXIMUM LOT COVERAGE

The aggregate maximum lot coverage for Manufactured Home Parks and travel trailer courts is .40, which means not more than 40% of the lot area of the entire park may be used for floor areas of all buildings, Manufactured Homes or other structures on the lot.

Subdivision 7: MINIMUM DISTANCE BETWEEN UNITS

The minimum distance between units is twenty (20) feet, or the sum of the heights of the two (2) units, whichever is greater; the point of measurement being a straight line at the closest point between the units being measured.

Subdivision 8: SETBACKS

There shall be a minimum setback for all Manufactured Homes of at least twenty-five (25) feet from any property boundary line, except the front yard setback adjacent to a street or right-of-way. This twenty-five (25) foot setback area shall act as a buffer zone and must be landscaped according to a landscape plan, to be submitted at the time of application. Such plans must show the type of planting material, size and planting schedule. The front yard setback from a street right-of-way may not be less than twenty (20) feet.

Subdivision 9: PARKING SPACES

Each lot must have a minimum of two (2) parking spaces.

Subdivision 10: PERMIT

A permit must be applied for and approved before moving into a Manufactured Home.