

SECTION 2000. MANUFACTURED/MOBILE HOME PARK REGULATIONS (Ord No 12-10-2015-2)

2001. Development Standards

- .01 In order to obtain approval for developing a manufactured/mobile home subdivision the property owner shall first apply in writing to the Zoning Officer stating the action requested and including a subdivision or development plan prepared by and bearing the seal of a Minnesota Registered Surveyor or Engineer, and containing the following information:
- (1) The location and legal description of the site
 - (2) Site boundaries
 - (3) Topography showing two foot contour intervals before development
 - (4) The size, location, and species of existing vegetation to remain, vegetation to be removed and proposed vegetation
 - (5) The size and arrangement of manufactured home lots and the foundations and location of all accessory buildings
 - (6) A typical manufactured home lot plan
 - (7) The location and plan for emergency community shelters
 - (8) Areas to be set aside for community buildings and recreational facilities
 - (9) A drawing of the proposed foundation, support system, tie downs and skirting for individual manufactured/mobile homes
 - (10) Conditional use permit application for all proposed community buildings and recreational facilities
 - (11) All streets, driveways, parking areas and sidewalks
 - (12) Fencing and landscaping plan for the exterior boundaries of the subdivision
 - (13) Utility plan showing location of gas, electric, street lighting, telephone, water, sanitary sewer systems
 - (14) Applicable state permits or applications for permits
 - (15) Provisions for the storage and removal of trash and garbage
 - (16) Grading and storm water management plan
- .02 **Minimum Requirements**
These regulations shall supersede City Subdivision Regulations and shall be compatible with State regulations.
- (1) Minimum subdivision area = 10 acres
 - (2) Minimum lot size = 5,500 square feet
 - (3) Minimum interior lot width = 45 feet
 - (4) Minimum corner lot width = 60 feet
 - (5) Minimum lot depth = 100 feet
 - (6) Setbacks:
 - Front yard = 10 feet
 - Rear yard = 10 feet
 - Side yards = 10 feet

- (7) Foundations and tie downs – each manufactured home shall have a foundation support system and tie-downs meeting the requirements of the State of Minnesota
- (8) Emergency Community Shelter – an emergency storm shelter capable of housing all of the occupants of the manufactured/mobile home subdivision shall be constructed in a central location. Such structure shall be of all masonry construction capable of withstanding severe storm winds. Such structure may house other common facilities such as vending machines, laundry equipment, recreational equipment, etc. if authorized by approval of a conditional use permit.
- (9) Skirting – all manufactured home units shall have skirts around the entire mobile home made of appropriate, non-combustible material consistent with the design and appearance of the area
- (10) Minimum floor area for a manufactured/mobile home = 600 square feet
- (11) Maximum height for a manufactured/mobile home = 20 feet (*Ord No 1-21-2010*)
- (12) Interior circulation – all lots shall obtain access from interior streets. Connection of interior streets to external public roads shall occur at least at two different points. All streets shall be paved with installed curb and gutter.
- (13) Walkways – walkways shall be constructed along main roadways and provide access to community buildings and recreational facilities
- (14) Parking – each unit shall have a minimum of two off-street parking spaces which shall be located in the side yard. Private garages may be constructed no closer than four feet to a side or rear lot line and no closer than 20 feet to a front lot line. The exterior color of the garage shall be similar to the manufactured home to which it is the accessory. The garage shall not exceed 50% of the floor area of the dwelling unit to which the garage is an accessory use.
- (15) Satellite dishes no greater than three feet in diameter.

.03 Security Agreement

The owner shall provide a cash deposit, performance bond or letter of credit in amount equal to 50% of cost of installation of all of the streets, curb and gutter, landscaping, trash facilities, walkways, grading, and utilities to assure construction and implementation of the development plan. Upon completion, the owner shall request an inspection, and if the terms of the subdivision approval have been met, apply for release of the designated securities.