

CHAPTER 59

R-5, SINGLE FAMILY MANUFACTURED HOME PARK DISTRICT

SECTION:

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01-59-1: PURPOSE: The purpose of the R-5, Single Family Manufactured Home Park District is to provide a separate district for manufactured home parks, distinct from other residential uses in areas guided for low density residential land uses by the Comprehensive Plan.

01-59-2: PERMITTED USES: In addition to other permitted uses in this District identified elsewhere in this Article, the following are permitted uses in an R-5 District:

- A. Parks, trails, playfields, playgrounds, and directly related buildings and structures; City of Howard Lake only.
- B. Residential facility serving six (6) or fewer persons in a single-family detached dwelling.
- C. Single-family detached dwellings.

01-59-3: PERMITTED ACCESSORY USES: In addition to other permitted accessory uses in this District identified elsewhere in this Article, the following are permitted accessory uses in an R-5 District:

- A. Single Family Uses.
 - 1. Accessory uses, buildings and structures customarily incidental and directly related to the uses allowed as permitted, conditional, interim, and administrative permit in this Section, subject to applicable regulation of this Article.
 - 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.

3. Boarding or renting of rooms to not more than two (2) individuals per dwelling unit.
 4. Daycare facilities serving twelve (12) or fewer persons in a single-family detached dwelling.
 5. Fences as regulated by Chapter 20 of this Article.
 6. Home offices.
 7. Keeping of animals subject to Chapter 22 of this Article.
 8. Play and recreational facilities, only accessory to an existing principal permitted use on the same lot and which are operated for the enjoyment and convenience of the residents of the principal use and their occasional guests, except as otherwise permitted.
 9. Private garages and off-street parking and off-street loading as regulated by Chapter 19 of this Article.
 10. Recreational vehicles and equipment parking and storage as regulated by Chapter 16 of this Article.
 11. Secondary or accessory use antennas as regulated by Chapter 23 of this Article.
 12. Signs as regulated by Chapter 24 of this Article.
 13. Tool houses, sheds and other such structures for the storage of domestic supplies and equipment.
- B. Manufactured home parks (as may be regulated by this section):
1. All permitted accessory uses allowed by Section 01-57-3.1 of this Article, except:
 - a. Boarding or renting of rooms to not more than two (2) individuals per dwelling unit.

01-59-4: CONDITIONAL USES: In addition to other conditional uses within this District identified elsewhere in this Article, the following are conditional uses in an R-5 District and require a conditional use permit based upon procedures set forth in and regulated by Chapter 5 of this Article. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 01-05-3 and 01-05-4 of this Article.

- A. Cemeteries or memorial gardens provided that:
 - 1. The use is public or semipublic.
 - 2. The use meets the minimum setback requirements for principal structures.
- B. Commercial stables and riding academies.
- C. Daycare facilities as a principal or accessory use, except as provided for by this Chapter, provided that the use complies with Chapter 25 of this Article.
- D. Essential services involving transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, as regulated by Chapter 26 of this Article.
- E. Farm and hobby farm buildings for the keeping of farm animals that are located within three hundred feet (300') of an existing residence on an abutting property or residential platted lot not under the same ownership as the parcel on which said buildings are constructed.
- F. Governmental buildings and structures necessary for the health, safety and general welfare of the City, provided that all equipment is completely enclosed in a permanent structure with no outside storage.
- G. Manufactured home parks provided that:
 - 1. In addition to the information required by Chapter 9 of this Article, the following information shall be submitted for approval:
 - a. Plans for any and all structures (i.e., central community building, storm shelter).
 - b. Detailed description of maintenance procedures and grounds supervision for common areas.
 - c. Provide details on development phasing if applicable.

- d. A copy of the guidelines and rules proposed by the manufactured home park operator regulating the building type and construction of building additions, accessory buildings, decks and similar type construction.
 - e. Such other information as required or implied by these manufactured home park standards or requested by public officials.
2. General Provisions For All Manufactured Home Parks:
- a. Area: All land area shall be:
 - (1) Adequately drained.
 - (2) Landscaped to control dust.
 - (3) Clean and free from refuse, garbage, rubbish or debris.
 - b. Recreational Camping: No portion of a manufactured home park shall be used as a recreational camping area.
 - c. Public Access: Public access to manufactured housing parks shall be as approved by the City.
 - d. Fences: Fences are prohibited on individual manufactured home lots.
 - e. Access: The area beneath a manufactured home shall be enclosed except that such enclosure must have access for inspection.
 - f. 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.
 - g. Emergency Storm Protections: Manufactured home parks established prior to February 10, 2003, shall comply with emergency storm protections as required by Minnesota statutes. A new manufactured home park established after February 10, 2003, 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.
 - h. Lot Setbacks: Individual manufactured home lot setbacks:

- (1) Front: Ten feet (10') from the curb of streets interior to the manufactured home park or thirty feet (30') from other public rights-of-way.
- (2) Side: Ten feet (10').
- (3) Rear: Ten feet (10').
- (4) Permitted Encroachments:
 - (a) Attached steps, uncovered stoops, and landings may encroach up to five feet (5') into a side yard setback, provided that they do not exceed twenty (20) square feet in area or extend closer than ten feet (10') to a structure on an adjacent lot.
 - (b) An eave or overhang may encroach up to one foot (1') into a front, side and rear setback.
- i. Building Height Requirements: No structure shall exceed one story or twenty five feet (25') whichever is least.
- j. Utilities:
 - (1) All manufactured home parks shall be connected to a public water and sanitary sewer system.
 - (2) All installations for disposal of surface stormwater must be approved by the City.
 - (3) All utility connections shall be as approved by the City.
 - (4) The source of fuel for cooking, heating, or other purposes at each manufactured home site shall be as approved by the City.
 - (5) All utilities shall be underground; there shall be no overhead wires or supporting poles except those essential for street or other lighting purposes.
 - (6) No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related manufactured home equipment.
 - (7) The method of garbage, waste, and trash disposal must be approved by the City.

- (8) The manufactured home park owner shall pay any required sewer and water connection fees to the City.
 - (9) The manufactured home park owner shall pay inspection and testing fees for utility service to the City.
- k. Storage: Exterior storage on individual manufactured home lots shall comply with the provisions of Chapter 16 of this Article, except not more than one recreational vehicle may be allowed on a lot.
- l. Accessory Buildings:
 - (1) Limit: Accessory buildings including garages shall be limited to one per manufactured home lot. Maximum allowable floor area shall not exceed six percent (6%) of the lot size in manufactured home parks where lot size is delineated by site plan or lot markers. Floor area shall not exceed eighty (80) square feet in manufactured home parks where lot size is not delineated.
 - (2) Maximum Building Height: Fifteen feet (15').
 - (3) 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:
 - (a) An accessory building shall only be located in side or rear yards.
 - (b) Accessory buildings shall not be located within any utility easements.
 - (c) Accessory buildings shall be located at least six feet (6') from any other building or structure on the same lot and at least ten feet (10') from a structure on an adjacent lot. On corner lots, accessory buildings shall be located at least twenty feet (20') from a side street surface. Accessory buildings in excess of twelve feet (12') in width must be placed on a lot at least sixty five feet (65') in width.

(4) 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:

(a) A difference to a degree to cause incongruity with the principal building.

(b) A deviation from the general character of the neighborhood.

3. Design Requirements For Manufactured Home Parks:

a. Park Size: The minimum area required for a manufactured home park designation shall be five (5) acres.

b. Lot Requirements: Individual manufactured home lot:

(1) Lot Area: Five thousand (5,000) square feet.

(2) Lot Width: Not less than fifty feet (50').

(3) Lot Depth: Not less than one hundred twenty feet (120').

(3) Frontage: Each manufactured home lot shall have frontage on an approved roadway and the corner of each manufactured home lot shall be marked and each lot shall be numbered.

(4) Maximum Impervious Surface: Fifty percent (50%).

c. Parking:

(1) Each manufactured home site shall have off-street parking space for two (2) passenger vehicles.

(2) All parking spaces shall be hard surfaced according to specifications established by the City.

d. Internal Roads And Streets:

- (1) All streets shall be private streets and shall be developed with a roadbed of not less than thirty two feet (32') in width and shall meet City design specifications.
 - (2) The park shall have a street lighting plan approved by the City.
- e. Recreation: All manufactured home parks shall have at least six percent (6%) of the land area developed for recreational use (tennis courts, children's play equipment, swimming pool, golf green, etc.). The recreational use shall be developed and maintained at the owner/operator's expense.
- f. Landscaping:
 - (1) Each manufactured home lot shall be provided with one (1) tree. The size and type of trees must meet the requirements of Section 01-20-4.B of this Article.
 - (2) A landscape screen meeting the requirements of Section 01-20-5 of this Article shall be installed and maintained around each manufactured home park.
 - (3) All areas shall be landscaped in accordance with a landscaping plan approved by the City Council.
- g. Lighting:
 - (1) Artificial light shall be maintained during all hours of darkness in all buildings containing public toilets, laundry equipment, and the like.
 - (2) The manufactured home park grounds shall be lighted as approved by the City from sunset to sunrise.
4. Operational Standards for Manufactured Home Park:
 - a. 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.

- b. Inspections Prior To Sale: Prior to the sale of a manufactured home within a manufactured home park, the operator of a manufactured home park or the duly authorized attendant and/or caretaker must inform the Building Official of the prospective sale.
 - c. Permits: Prior to a manufactured home being moved onto a lot, the owner shall apply for and obtain a building permit for the (foundation) blocking to State code and a permit for connection to public sewer and water. The application for permits shall be accompanied by a site plan, drawn to scale, detailing the unit placement, accessory structures, and setbacks.
 - d. Upgrading: Prior to locating a manufactured home housing unit constructed prior to 1 July 1972, on a lot within a manufactured home park within the City, said unit shall be upgraded to current life safety codes and subject to the approval of the Building Inspector.
5. Street Maintenance, Manufactured Home Parks: All private internal streets in manufactured home parks shall be maintained by the park owner in a good state of repair, free from obstructions, encumbrances, depressions, potholes, and break ups. Snow shall be promptly plowed and removed from streets and adjacent mail boxes and fire hydrants, so that snow or snow piles do not constitute a safety hazard to motorists and pedestrians, or constitute an obstruction to emergency service vehicles. Icy streets and areas adjacent to mail boxes shall be promptly sanded. "Promptly" shall mean no later than twenty four (24) hours after the end of a snow fall or in the case of ice within twenty four (24) hours after it has formed.
- H. Parks and recreational areas owned or operated by public bodies other than the City of Howard Lake.
 - I. Personal wireless service antennas not located on a public or quasi-public structure or existing tower, as regulated by Chapter 23 of this Article.
 - J. Recreational fields (outdoors) including golf courses, swimming pools, and similar facilities, and directly related buildings and structures.
 - K. Recreational structures and buildings (private), including those for golf, tennis and swimming, located on the premises of clubs or other allowed uses.

01-59-5: INTERIM USES: In addition to other interim uses within this District identified elsewhere in this Article, and subject to applicable provisions of this Article, the following are interim uses in a R-5 District and are governed by Chapter 6 of this Article:

- A. Satellite TVROs greater than one meter (1 m) in diameter as regulated by Chapter 23 of this Article.
- B. Special home occupations, but not within a manufactured home park, as regulated by Chapter 21 of this Article.
- C. Temporary classroom type structure for use by public or private institutions.
- D. WECS, as regulated by Chapter 29 of this Article.

01-59-6: USES BY ADMINISTRATIVE PERMIT: In addition to other uses allowed by administrative permit in this District identified elsewhere in this Article, and subject to applicable provisions of this Section, performance standards established by this Chapter, and processing requirements of Chapter 8 of this Article, the following are uses allowed in a R-5 District by administrative permit:

- A. Essential services, except transmission pipelines and transmission or substation lines in excess of 35kV and up to 100kV, as regulated by Chapter 26 of this Article.
- B. Home occupations, as regulated by Chapter 21 of this Article.
- C. Model homes as regulated by Chapter 17 of this Article.
- D. Personal wireless service antennas located upon a public or quasi-public structure or existing tower, as regulated by Chapter 23 of this Article.
- E. Temporary structures as regulated by Chapter 17 of this Article.

01-59-7: LOT REQUIREMENTS AND SETBACKS: The following minimum requirements shall be observed in an R-5 District subject to additional requirements, exceptions and modifications set forth in this Article:

- A. Minimum Lot Area: Ten thousand five hundred (10,500) square feet.
- B. Minimum Lot Width: Eighty-five feet (85').
- C. Minimum Lot Depth: One hundred twenty-five feet (125').
- D. Maximum Impervious Surface: Thirty-five percent (35%).
- E. Minimum Setbacks:
 - 1. Front: Thirty feet (30').

2. Side: Ten feet (10') or thirty feet (30') on the side yard abutting a public right-of-way.
3. Rear: Twenty-five feet (25') or thirty feet (30') on double frontage lots abutting a public right-of-way.