

Chapter 17.03

Manufactured Home Parks

Section 1. Definitions.

Subdivision 1. Trailer. Whenever used in this ordinance, unless a different meaning appears from the context a “Manufactured Home”, “Automobile Trailer”, “Trailer Coach”, or “Trailer” means any vehicle or structure so designed and constructed in such manner as will permit occupancy thereof as sleeping quarters for one or more persons¹ or the conduct of any business or profession, occupation or trade (or use as a selling or advertising device), and so designed that it is or may be mounted on wheels and used as a conveyance on highways or city streets, propelled or drawn by its own or other motive power, excepting a device used exclusively upon stationary rails or tracks.

Subdivision 2. Manufactured Home Park. Whenever used in this ordinance, unless a different meaning appears from the context a “Manufactured Home Park” means any park, trailer park, trailer court, court, camp site, lot, parcel, or tract of land designed, maintained or intended for the purpose of supplying a location or accommodations for any trailer coach or trailer coaches and upon which any trailer coach or trailer coaches are parked and shall include all buildings used or intended for use as part of the equipment thereof whether a charge is made for the use of the Manufactured Home Park and its facilities or not. “Manufactured Home Park” shall not include automobile or trailer sales lots on which unoccupied trailers are parked for purposes of inspection and sale.

Subdivision 3. Unit. Whenever used in this ordinance, unless a different meaning appears from the context a “Unit” means a section of ground in a Manufactured Home Park of not less than 3,000 square feet of unoccupied space in. an area designated as the location for one trailer, off-street parking space for one automobile and other uses considered pertinent to the establishment and use of a trailer residence as permitted by this ordinance.

Subdivision 4. Person. Unless a different meaning appears from the context, whenever used in this ordinance “Person” shall be construed to include persons, partnerships, firm, company, corporation, limited liability company, tenant, owner, lessee, their agents, heirs and assigns.

Section 2.

Subdivision 1. Location Outside Manufactured Home Park. It shall be unlawful within the limits of the City of Howard Lake for any person to park any trailer on any street, alley or highway, or other public place, or on any tract of land owned by any person occupied or unoccupied within the City of Howard Lake, except as provided in this ordinance.

Subdivision 2. Emergency Temporary Parking. Emergency or temporary stopping or parking is permitted on any street, alley or highway for not longer than three (3) hours subject to any other and further prohibitions, regulations, or limitations imposed by the traffic and parking regulations or ordinances for that street, alley or highway.

Subdivision 3. Unoccupied Trailer. No person shall park or occupy any trailer on the premises of any occupied dwelling or any lot which is not a part of the premises of any occupied dwelling either of which is situated outside of an approved Manufactured Home Park; except the parking of only one trailer unoccupied in an accessory private garage building, or in a rear yard in any district, is permitted providing no living quarters shall be maintained or any businesses practiced in said trailer while such trailer is so parked or stored.

Subdivision 4. Special Permits. Special permits may be issued by the City Council for the use of a trailer as a dwelling or an office by persons directly connected with new construction in the City provided that such person has obtained a building permit for said construction and is proceeding with said work. Such special permits shall be limited to periods of not more than ninety (90) days.

Section 3.

Subdivision 1. Manufactured Home Park Permits. Applications for a special permit to establish, construct and maintain a Manufactured Home Park under the provisions of this ordinance may be made to the City Council of Howard Lake.

Subdivision 2. Application. The application for a permit shall be accompanied by four (4) copies of the Manufactured Home Park plan showing the following, either existing or proposed:

1. The extent and area proposed for Manufactured Home Park purposes.
2. Roads and driveways.
3. Location of sites or units for trailers.
4. Location and number of sanitary conveniences.
5. Proposed disposition of surface drainage.
6. Proposed street surfacing and lighting.
7. Any other information requested by the City Council.

Subdivision 3. Certificate of Ownership. Each application for a special permit shall be accompanied by a certificate of ownership on all of the property within 300 feet of any boundary line of the proposed Manufactured Home Park site.

Subdivision 4. Fee. Each applicant shall be required to pay a fee in the amount determined by City Council resolution at the time that such application is filed with the City Clerk. This money shall be used by the City to defray the expense of processing said application.

Subdivision 5. Hearing. No special permit for any Manufactured Home Park shall be issued by the City Council of Howard Lake until after a public hearing has been held on the matter by said Council. This hearing shall be advertised in the official newspaper of the City for at least ten (10) days before the hearing.

Subdivision 6. After the public hearing, the Council may grant or deny the application for permit by a majority vote of its members.

Section 4.

Subdivision 1. Building Permit. The applicant for a building permit for the construction of a Manufactured Home Park or any part thereof shall comply with all of the provisions of the City Building Code as such provisions may apply.

Subdivision 2. Plans. Each application shall be accompanied by four (4) copies of detailed plans of the proposed constructions and improvement of the site.

Subdivision 3. Every application for a building permit to construct a Manufactured Home Park or to expand an existing Manufactured Home Park shall be accompanied by plans approved by the State of Minnesota Department of Health showing that the applicant is complying with all recommendations, suggestions and laws under the jurisdiction of that department.

Subdivision 24. Issuance. The building permit shall be issued by the City Building Inspector after it has been approved by a majority vote of the City Council.

Section 5.

Subdivision 1. Site Requirements. Every Manufactured Home Park shall be located on a well-drained area and the premises shall be properly graded so as to prevent the accumulation of storm or other waters.

Subdivision 2. Area. Each unit shall have a gross area of not less than 3,000 square feet.

Subdivision 3. Width. Each unit shall have a minimum width of forty (40) feet measured at right angles to its side lines.

Subdivision 4. There shall be a minimum distance of ten (10) feet between the trailer and the front or street line of the unit.

Subdivision 5. Alley. Where an alley is provided adjacent to the back line of the unit, there shall be a minimum setback of five (5) feet from said back line. Where there is no alley, the setback from the back line of the unit shall be not less than ten (10) feet.

Subdivision 6. There shall be not less than five (5) feet between a trailer and any side of a unit.

Subdivision 7. There shall be not less than twenty (20) feet of space between trailers in all directions.

Subdivision 8. Patio. A concrete slab or patio may be constructed on the ground beside each trailer parking space; this slab shall be not less than ten (10) feet wide, twenty (20) feet long and four (4) inches thick.

Subdivision 9. Shade Trees. At least one (1) shade tree (minimum diameter two (2)

inches at time of planting) shall be placed and maintained on each unit.

Subdivision 10. Sodding. Except for the areas used for the trailer, patio, sidewalk and off-street parking space, the entire unit shall be sodded and maintained with grass.

Subdivision 11. Streets. Each unit shall abut on and have access to a street which shall be at least 33 feet wide between gutters. This street shall be stabilized to provide a firm base and the surface shall be maintained so as to be smooth and dust free.

Subdivision 12. Curb. A concrete curb shall be constructed on each side of the street and face of this curb shall be at least sixteen and a half (16½) feet from the centerline of said street. The curb shall be standard approved by the City Council.

Subdivision 13. Sidewalk. A cement sidewalk, not less than thirty (30) inches wide, shall be constructed adjacent to the concrete curb and on the unit side thereof. This sidewalk shall be connected to the unit patio by a cement walk not less than 24 inches in width.

Subdivision 14. Unused Area. There shall be an unused area not less than thirty (30) feet in depth along each public street or way and this area shall be sodded and planted.

Subdivision 15. Minimum Setback. Every Manufactured Home Park site shall provide for a minimum setback of at least ten (10) feet on all sides except where abutting upon a public street, way or residential area. This area shall be planted to provide a screen between the Manufactured Home Park and adjacent property.

Subdivision 16. Where a Manufactured Home Park site abuts upon a residential area, there shall be a setback of at least thirty (30) feet and this area shall be landscaped.

Subdivision 17. The parking of more than one (1) trailer on any single unit shall not be permitted.

Subdivision 18. No trailer may be inhabited by a greater number of occupants than that for which it was designed.

Subdivision 19. Water System. Water shall be supplied to the entire area through a central water supply system constructed in accordance with the laws of the State of Minnesota and the recommendations of the State Health Department

Subdivision 20. Fire Hydrants. Fire hydrants shall be placed throughout the area in such a way as to satisfy the district fire marshal that adequate fire protection is achieved.

Section 6.

Subdivision 1. Administration. This ordinance shall be administered and enforced by the building inspector, who is hereby designated as enforcing officer. The building inspector may institute in the name of the City of Howard Lake any appropriate actions or proceedings against a violator as provided by law.

Subdivision 2. Building Permit Fee. An applicant for a building permit shall pay a fee in the amount determined by City Council resolution.

Section 7. Penalties. Any person convicted of violating any of the provisions of this ordinance is guilty of a misdemeanor.