

CHAPTER 31

**MOBILE HOME
AND MOBILE HOME PARK REGULATIONS**

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SECTION 31.010 RULES AND DEFINITIONS

Subd. 1. Rules. For the purpose of this Ordinance, words used in the present tense shall include the future; words used in the singular shall include the plural, and the plural the singular;

Subd. 2. Definitions. For the purpose of this Ordinance, certain terms and words are defined as follows:

- A. **Mobile Home:** The terms “mobile home,” “trailer,” “trailer coach,” “house trailer” shall mean any vehicle or structure so designated and constructed to make possible occupancy thereof as sleeping quarters for one or more persons, or the conduct of any business or profession, occupation or trade, 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, except a device used exclusively upon stationary rails or tracks.
- B. **Mobile Home Park:** The term “mobile home park” shall mean 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 mobile home, or house trailer is parked. Mobile home park shall also include all buildings used or intended for the use as part of the equipment thereof whether a charge is made for the use of the mobile home park and its facilities or not. Mobile home park shall not include automobile or trailer sales lots on which unoccupied trailers are parked for purposes of inspection or sale.
- C. **Unit:** The word “unit” shall mean a section of ground in a mobile home park of not less than four thousand (4,000) square feet of unoccupied space in an area designated as the location for one mobile home, off street parking space for one automobile, and other uses considered pertinent to the establishment and use of a mobile home as permitted by the Ordinance.

SECTION 31.020 LOCATION OUTSIDE MOBILE HOME PARKS

Subd. 1. General Restrictions. It shall be unlawful within the City limits of the City for any person to park any mobile home 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, except as provided in this Ordinance.

Subd. 2. Emergency or 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 restrictions, regulations, or limitations imposed by the traffic and parking or ordinances for that street, alley, or highway.

Subd. 3. Storage of Trailers Outside Mobile Home Parks. No person shall park or occupy any trailer on the premises of any occupied dwelling or any lot which is not part of the premises of any occupied dwelling either of which is situated outside of any approved mobile home park; except the parking of only one trailer unoccupied or occupied in any accessory private garage building, or in a rear yard in any district, is permitted providing no permanent living quarters shall be maintained or any business practiced in said trailer while such trailer is so parked or stored. Permanent living quarters shall be defined as occupancy exceeding ten (10) days.

Subd. 4. Overnight Parking. No person shall park a trailer on any public property overnight except in those public areas, specifically designated for overnight stops, en-route stops, campers' stops or transient occupancy. In no case shall parking be permitted in such areas for a period exceeding ten (10) days or nights continuously or intermittently within any thirty (30) day period.

Subd. 5. Special Permits for Construction Sites. Special permits may be issued by the Council for the use of a trailer as a dwelling or an office by persons directly connected with new construction in the City, providing 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 one-hundred and eighty (180) days. Extensions of periods of ninety (90) days may be given upon application to the Council.

Subd. 6. Units Existing at the Date of this Ordinance. Any trailer legally situated prior to the date of this Ordinance shall not be subject to the location section of this ordinance.

SECTION 31.030 MOBILE HOME PARK

Subd. 1. Application for Permit. Application for a special permit to establish, construct, and maintain a mobile home park under the provisions of this Chapter shall be made to the City Council.

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

- A. The extent and area proposed for mobile home park purposes.
- B. Roads and driveways.
- C. Locations of sites or units for trailers.
- D. Locations and number of sanitary conveniences.
- E. Proposed disposition of surface drainage.
- F. Proposed street surfacing and lighting.

G. Location of water and sanitary sewer lines.

H. Any other information requested by the Council.

Subd. 3. Certificate of Ownership. Each application for a special permit shall be accompanied by a certificate of ownership on all of the property within three-hundred fifty (350) feet of any boundary line of the proposed park site.

Subd. 4. Fee for Application and Permit. Each applicant shall be required to pay a fee the sum to be fixed by Resolution of the Council.

Subd. 5. Mandatory Public Hearing. No special permit for any mobile home park shall be issued by the Council 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 at least ten (10) days before the hearing. At least ten (10) days prior to the public hearing, the Council shall mail notice of said hearing to each of the property owners shown on the certificate of ownership at their last known address so that they might appear and be heard.

Subd. 6. Permit Issuance. After the public hearing, the Council may grant or deny the application for permit by a majority vote of its members. Said Council retains the right to deny permit for any infraction of this Ordinance; the Zoning Ordinance, as conveyed in Chapter 6 of the City Code; or any relevant statute of the State of Minnesota.

SECTION 31.040 BUILDING PERMITS

Subd. 1. Application for Permit. The applicant for a building permit for the construction of a mobile home park or any park thereof shall comply with all the provisions of the City Building Code as such provisions may apply.

Subd. 2. Park Plan. Each application shall be accompanied by four (4) copies of the detailed plans of the proposed construction and improvement of the site.

Subd. 3. Proof of Compliance with State Regulations. Each application for a building permit to construct a mobile home park or to expand an existing mobile 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.

Subd. 4. Permit Issuance. The building permit shall be issued by the City Clerk after it has been approved by a majority of the Council.

Subd. 5. Permits for Mobile Home Units. A building permit is required for the following activities: moving any mobile home into any mobile home park within the city limits of the City of Eagle Lake; constructing a garage, deck, entryway, addition or

accessory building upon a unit; and making any addition or improvement to a mobile home, garage, or accessory building located upon a unit. The responsibility for obtaining a building permit shall rest with the owner of the land upon which the mobile home is located.

Subd. 6. Building Standards. No mobile home built prior to July 1, 1972 shall be moved into the City of Eagle Lake. Any mobile home built after July 1, 1972 shall comply with the Minnesota Manufactured Home Building Code. Any alterations to mobile homes shall be in compliance with this code.

SECTION 31.050 SITE REQUIREMENTS

Subd. 1. Drainage. Every mobile home court shall be located on a well drained area and the premises shall be properly graded to prevent the accumulation of storm or other waters.

Subd. 2. Minimum Lot Width. Each unit shall have a minimum width of forty (40) feet measured at right angles to its side lines.

Subd. 3. Minimum Lot Area. Each unit shall have a gross area of not less than four thousand (4,000) square feet.

Subd. 4. Front Yard Setback. There shall be a minimum distance of ten (10) feet between the trailer and the front of the street line of the unit.

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

Subd. 6. Side Yard Setback. There shall be not less than five (5) feet between a trailer and any sideline of the unit.

Subd. 7. Minimum Distance Between Trailers. There shall be a minimum distance of ten (10) feet between trailers in all directions.

Subd. 8. Patios. A concrete slab or patio may be constructed on the ground beside each trailer parking space, this slab shall be not less than one hundred sixty (160) square feet in area and not less than three (3) inches thick.

Subd. 9. Landscaping. Except for the areas used for the trailer, patio, sidewalk and off-street parking space, the entire unit shall be sodded or seeded and maintained with grass. In addition, at least one shade tree shall be placed and maintained on each unit.

Subd. 10. Streets. Each unit shall abut on and have access to a street which shall be at least forty (40) feet wide between gutters except that streets may be thirty (30) feet wide if off-street parking of a minimum of two car spaces per unit is provided or if parking is permitted on one side of the street only. The construction of said street shall conform to the standards established by the City and will be specified as a five (5) ton street. Said streets are to be built and maintained by the owners of the mobile home park. All streets and ways established by such mobile home park are hereby declared public to the extent that they shall be under the supervision and control of the police enforcement power of the City with respect to traffic laws and such other laws as may be applicable to public ways and places.

Subd. 11. Curbs. A curb shall be constructed on each side of the street according to the specifications of the City.

Subd. 12. Buffer From Other Residential Areas. Every mobile home park shall provide for a minimum setback of at least thirty (30) feet where the park abuts upon a residential area and an adequate buffer zone shall be created through landscaping. Such landscaping shall consist of an earthen berm or buffer planting screen. Plans of such landscaping shall be submitted for approval as part of the site plan.

Subd. 13. Maximum Lot Density. The parking of more than one trailer on any single unit shall not be permitted. No more than 60% of any lot shall be covered by all main and accessory buildings.

Subd. 14. Maximum Number of Inhabitants. No mobile home shall be inhabited by a greater number of occupants than for which it was designed. No mobile home shall be inhabited by more than 4 unrelated persons.

Subd. 15. Provision of Infrastructure. Water facilities, sewage disposal, and street lighting shall be installed and maintained by the owner of the mobile home park and shall be constructed in accordance with laws of the State of Minnesota, the recommendations of the State Health Department and provisions of this Code and the policies of the City.

Subd. 16. 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.

Subd. 17. Storage of Boats, Trailers, and Equipment. All boats, boat trailers, hauling trailers, and all other equipment not stored within the mobile homes or the utility enclosure that may have been provided shall be stored in a separate place provided by the park owner and not upon the plots occupied by mobile homes nor upon the streets within the mobile home park.

The storage of such equipment may be permitted upon the unit during the calendar period of its primary use. For the purposes of this clause only, the summer period is defined as the period from March 15 of any calendar year to November 1 of the same calendar year and the winter period shall be defined as the period from October 15 of any calendar year

to April 1 of the following calendar year.

SECTION 31.060 ADMINISTRATION

Subd. 1. Authorized Official. This Chapter shall be administered and enforced by the Building Inspector and/or another person as directed by the Council.

Subd. 2. Noncompliance. Any person who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of this Ordinance shall be guilty of a misdemeanor.

Subd. 3. Existing Non-Conforming Sites. Any mobile home or mobile home park which exists at the time of the adoption of this Ordinance must bring nonconforming items or conditions which exist at the time of the adoption of this Ordinance into conformance with the provisions in this Ordinance prior to a date five (5) years after the date of adoption. This period may be extended by the City Council for any length of time if the owner of the mobile home or mobile home park can show that complying with the ordinance will cause undue hardship, items and conditions which do not exist at the time of the adoption of this Ordinance must comply with all provisions of the ordinance immediately.

Subd. 4. Separability and Conflicting Provision. Each section, paragraph, sentence, clause, and provision of this code is separable any if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this code. In addition, it is the intent and it is hereby declared that if any Section of this Ordinance conflicts with any other provision, which the Section that places the greater restrictions shall prevail and be in force and effect.

Subd. 5. Modification. The Council shall have the right to vary or modify the strict application of any of the regulations or provisions contained in this Ordinance in cases in which there are no practical difficulties or unnecessary hardships in the way of strict applications.

Subd. 6. Amendment. The Council may amend this Ordinance whenever the public necessity and convenience the general welfare require such amendment. Before any amendment, the Council shall hold at least one public hearing on the matter by said Council. This hearing shall be advertised in the official newspaper of the City at least ten (10) days before the hearing. After the conclusion of the hearing, the Council may adopt the amendment or any part thereof in such form as it deems advisable to a majority of the members of the Council.