

## **SECTION 415 MOBILE HOMES AND MOBILE HOME PARKS**

### **415.01 MOBILE HOME LOCATION.**

- Subd. 1. Until such time that a duly permitted Mobile Home Park is established in the City of Wabasha, all mobile homes shall be considered a temporary use and shall require a permit therefor, to be applied for and issued annually by the City Council. Fee to be charged is established in Chapter VIII of this Code.
- Subd. 2. Upon establishment of one or more duly permitted Mobile Home Parks within the City, all new mobile homes shall henceforth be located within such parks or park. Mobile homes existing at the time of passage of this Section shall require a yearly permit as long as the original owner remains as the occupant.

### **415.03 INSPECTION.**

- Subd. 1. The person so authorized by the City Council may make whatever inspections are necessary to determine compliance with this Section.
- Subd. 2. If a determination is made that a violation exists, written notification shall be given to the operator or owner of the Mobile Home Park, who will then be given a reasonable time to take corrective action. Any person affected by the violation or any corrective action, who disagrees with such, may request and receive a hearing before the City Council.

### **415.05 MINIMUM PARK REQUIREMENTS.**

- Subd. 1. General Requirements. Conditions of soil ground, water level, drainage, and topography shall not create hazards to the property or the health and safety of its occupants. The site should not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion shall be subject to predictable or sudden flooding.
- Subd. 2. Soil and Ground Cover Requirements. Exposed ground surfaces in all parts of every Mobile Home Park shall be paved or covered with stone or other solid materials, or protected with a grass or vegetable growth that is capable of preventing soil erosion and of eliminating objectionable dust. Flower and vegetable gardens shall be permitted.
- Subd. 3. Site Drainage Requirements. The ground surface in all parts of every Mobile Home Park shall be graded and equipped to drain all surface water in a safe, efficient manner.

- Subd. 4. Use Requirements. No part of any Mobile Home Park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well being of park residents and for the managements and maintenance of the park.
- Subd. 5. Area. Each Mobile Home Park shall be of sufficient size to contain at least ten (10) fully developed Mobile Home Lots and required accessory structures and areas.
- Subd. 6. Open Space. At least ten per cent (10%) of the gross land area within each Mobile Home Park shall be designed and reserved for development for recreational purposes. Such space shall be developed and maintained by the owner of the park and shall not include or infringe upon space designated for Mobile Home Lots.
- Subd. 7. Water Supply. Each mobile home shall be serviced by the City water system.
- Subd. 8. Sewage Disposal. Each mobile home shall be serviced by the City sanitary sewer system.
- Subd. 9. Utilities. All utilities shall be underground.
- Subd. 10. Mobile Park Office. Each Mobile Home Park shall maintain an office which is clearly marked and which may be a mobile home or a part of a community building. An adult caretaker shall be on duty at the park at all times.
- Subd. 11. Fuel Supply and Storage. All fuel systems shall be maintained from a common source, metered to the individual mobile home site, and maintained in accordance with applicable codes and regulations.

#### 415.07 MINIMUM MOBILE HOME LOT REQUIREMENTS.

- Subd. 1. Cluster Development. Cluster development shall be encouraged.
- Subd. 2. Density. A maximum of fifty percent (50%) of the mobile units shall be on sites with a minimum of 5000 square feet per unit in which the total density does not exceed eight (8) per acre, excluding street right-of-way. Making allowance for smaller mobile units, at least fifty per cent (50%) of the units may be on sites with a minimum of 4000 square feet per unit, in which the total density does not exceed ten (10) per acre, excluding street right-of-way.
- Subd. 3. Mobile Home Locations. No mobile home shall be less than fifteen (15) feet from another mobile home or other building. No mobile home shall be closer than twenty (20) feet from the front lot line abutting a public street.
- Subd. 4. Boundary Area. No Mobile Home Lot, off-street parking space, or building shall be located within twenty (20) feet of the boundary of any Mobile Home Park. This boundary area shall be landscaped.

- Subd. 5. Additions. It shall not be permitted to construct, erect, attach, or cause to be constructed, erected, or attached, an enclosed room, wing, annex, entrance or other similar structure on any Mobile Home Lot unless the same is so designed and constructed of compatible material retaining the basic design of the original mobile home, provided further that the total of such additional structure or structures shall not exceed twenty-five per cent (25%) of the square feet of the basic unit. Such additions shall comply with all side lot, front lot and rear lot restrictions designated by this Section for Mobile Home Lots.
- Subd. 6. Occupied Areas. The occupied area of a Mobile Home Lot shall not exceed fifty per cent (50%) of the total area of the lot. This restriction shall apply to coverage by the mobile home and any connecting or attached structures.
- Subd. 7. Landscaping. The yards of each Mobile Home Lot shall be landscaped.
- Subd. 8. Maintenance. It shall be the responsibility of the mobile park owner to maintain landscaping, including regular mowing of the grass of all common areas. Landscaping and mowing individual lot areas may be made the responsibility of tenants under the terms of property lease or sale agreements.
- Subd. 9. Numbers. Each Mobile Home Lot shall be identified by number and such number shall be prominently posted.
- Subd. 10. Boats, Trailers, Equipment. All boats, boat trailers, snowmobiles, hauling trailers and all other equipment not stored within the mobile home or community building or utility enclosure that may have been provided, shall be stored in a separate area and not upon the lots occupied by the mobile homes nor upon the streets within the Mobile Home Park.
- Subd. 11. Tree Planting. At least one shade tree shall be placed and maintained for each Mobile Home Lot.

#### 415.09 STREETS AND PARKING.

- Subd. 1. Streets. All Mobile Home Parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each Mobile Home Lot. Such streets may be either public or private as agreed upon between the Mobile Home Park owner and the City Council.
- Subd. 2. Internal Streets. surfaced roadways shall be of adequate width to accommodate anticipated traffic and in any case shall meet the following minimum requirements:
- A. All streets except minor streets shall be at least 24 feet in width.
  - B. Dead end streets shall be limited in length to 500 feet and shall be provided at the closed end with a turn-around having an outside roadway diameter of

at least 80 feet. All dead end streets shall be marked with approved signs at the entrance to the dead end street.

- C. Minor streets shall be a minimum of 20 feet in width (acceptable only if less than 500 feet long and serving less than 25 mobile homes or of any length if Mobile Home Lots abut on one side only) and shall have one way traffic or parking on one side only.
- D. All streets shall be hard surfaced.

Subd. 3. Street Construction and Design Standards.

- A. All streets shall be provided with a paved concrete or bituminous surface.
- B. Pavement edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base. Street surfaces shall be maintained, free of cracks, holes and other hazards.
- C. Longitudinal grades of all streets shall range between 0.4% and 8.0%. Transverse grades of all streets shall be sufficient to insure adequate drainage.
- D. If conditions warrant, an adequate storm sewer system shall be provided to dispose of all runoff water. The storm sewer system may be connected to existing City storm sewer system upon City approval.
- E. Public streets within 50 feet of an intersection shall be at right angles.

Subd. 4. Parking. Each Mobile Home Lot shall have at least one (1) parking space. In addition, one off street parking space shall be provided for each Mobile Home Lot. The spaces may be in compounds, but no Mobile Home Lot shall be more than 200 feet from such compound. All parking space shall be hard-surfaced concrete, bituminous or crushed rock treated so it is dust free. No parking shall be permitted on the park entrance for a distance of 100 feet from its point of beginning.

415.11 SIDEWALKS.

All mobile homes shall have walks connecting them to the roadway. Such individual walks shall have a minimum width of two (2) feet.

415.13 ILLUMINATION.

All Mobile Home Parks shall be furnished with lighting units spaced and equipped to meet current City standards for residential areas. Lighting along public streets shall be provided by the City in accord with the same policies and regulations which apply to residential areas.

415.15 FIRE PROTECTION.

Subd. 1. Fires shall be made only in stoves, incinerators or equipment intended for such purposes.

Subd. 2. Portable fire extinguisher rated for Class A, B and C fires shall be kept visible in service buildings and at other locations conveniently and readily accessible for use by all of the occupants and shall be maintained in good operating condition.

415.17 MISCELLANEOUS REQUIREMENTS.

Subd. 1. Transient Occupancy. Approval may be granted for transient occupancy of homes in a Mobile Home Park. Approval may also be granted for rental lots. Ownership of mobile homes in a park may be either by the park owner or by individual owners.

Subd. 2. Mobile Home Stands, Anchors. Each mobile home shall have a stand which shall be constructed in such a manner that it will not heave, shift or settle under the weight of the mobile home due to inadequate drainage, vibration or other forces acting on the superstructure. The Mobile Home Stand shall be provided with anchors, arrowhead anchors, or other devices insuring the stability of the mobile home. Tie-downs or anchors shall be placed at least at each corner of the Mobile Home Stand to provide a readily accessible anchor for the mobile home and each shall be able to sustain a minimum tensile strength of 2,800 pounds.

Subd. 3. Skirts.

- A. Skirting of a permanent type of material and construction shall be installed to enclose the open space between the bottom of a mobile home floor and the grade level of the Mobile Home Stands and shall be so constructed to provide substantial resistance to heavy winds.
- B. Skirting shall be maintained in an attractive manner consistent with the exterior of the mobile home.
- C. Sufficient screened, ventilating area shall be installed in the skirting to supply the combustion requirements of heating units and other ventilating requirements of the mobile home. Provision shall be made for easy removal of a section large enough to permit access for inspection for repairs on sewer and water connections.

Subd. 4. Electrical Connections. Each Mobile Home Stand shall be provided with an approved disconnecting device and over-current protective equipment. The minimum service per Mobile Home Stand outlet shall be according to City specifications.

Subd. 5. Water & Sewer Connections. Water and sewer connections shall satisfy the requirements of State and City Codes and Regulations. Adequate provision must be made to prevent freezing of water and service lines and connections.

- Subd. 6. Restriction on Occupancy. A mobile home shall not be occupied for dwelling purposes until it is properly placed on a Mobile Home Stand and is connected to water, sewage and electrical utilities.
- Subd. 7. It is the responsibility of the park management to notify all occupants of this Section.

415.19 DEFINITIONS.

- Subd. 1. "Mobile Home" means a factory built structure or structures made so as to be moveable as a dwelling unit or units on its or their own running gear, or a structure or structures designed as a dwelling unit or units with a support system consisting of wheels, jacks, or skirtings. The removal of the running gear, wheels, jacks or skirting shall not change the classification of the structure or structures as a mobile home as herein defined.
- Subd. 2. "Mobile Home Lot" means a parcel of land for the placement of a single Mobile Home and for the exclusive use of its occupants.
- Subd. 3. "Mobile Home Park" means contiguous parcels of land which are developed for the placement of Mobile Homes and which are owned by a single entity rather than parcels of individually owned.
- Subd. 4. "Mobile Home Stand" means that part of an individual lot which has been reserved for the placement of one Mobile Home unit.