

6.6 Mobile Homes (R-4)

- a. Purpose: The "R-4" Mobile Home Districts are intended to provide a district which will allow Mobile Homes in those areas where such development fits the Comprehensive Plan, where properly related to other land uses and thoroughfares are immediately available.
- b. Permitted Uses: Within any "R-4" District, no structure or land shall be used except for one or more of the following uses:
 1. Public parks and playgrounds.
 2. Mobile home park.
- c. Conditional Uses: Within any "R-4" Mobile Home District, no structure or land shall be used for the following uses unless a conditional use permit is approved.
 1. Recreation facilities, privately owned and designed to serve more than one family limited to tennis courts provided all structures are one hundred (100) feet or more from all exterior boundary lines; and docking facilities for storage and service of boats used on the abutting waterbody.
 2. Mobile home parks as regulated by this ordinance.
- d. Mobile Home Park Regulations
 1. No person, firm, or corporation shall develop or operate any mobile home court without having a conditional use permit, pursuant to this Ordinance.
 2. No person shall park or occupy a mobile home on any land situated outside an approved mobile home court, subject to the following exceptions:
 - a. Temporary maintenance of a mobile home for business purposes on the business premises or adjacent property where the mobile home is used in connection with work on the premises.
 - b. Permits for such accepted mobile home use may be issued by the zoning Officer for a period not to exceed ninety (90) days if the conditions stated herein appear to his reasonable satisfaction, but any renewal of such a permit shall require approval of the City Council, it being the intent of the Council that extensions should be granted only in unusual and emergency situations requiring a brief extension.
 3. The following are prohibited with respect to a mobile home properly located, either temporarily or permanently: construction of a permanent foundation or

permanent enclosure thereunder.

4. A mobile home shall not be used as a permanent place of abode or as a permanent dwelling unless it is properly connected to a municipal sanitary sewer system. All water and sewer systems shall be constructed in accordance with the plans and specifications approved by the City Engineer. It is the intention of the Council that the Council approve the water supply system and sanitary sewer connections to mobile home courts as a part of their original construction.

e. Mobile Home Court Requirements

1. A mobile home court shall contain area sufficient to accommodate at least one hundred (100) mobile home lots, plus recreational areas and streets as required by this Ordinance. Prior to occupancy of any mobile home in such court at least fifty (50) mobile home stands must be fully developed as required by the provisions of this Ordinance; including all required auxiliary buildings and other areas.
2. All utilities, such as sewer, water, fuel, electric, telephone and television antenna lead-ins, shall be buried to a depth specified by the City Engineer, and there shall be no overhead wires. All utility connections shall be approved by the City prior to connection. Plans for the disposal of surface storm water shall be approved by the City Engineer.
3. All land areas shall be adequately drained and properly maintained free of dust, refuse, garbage, rubbish or debris. The proposed method of garbage, waste and trash disposal must be approved by the City and must conform to the regulations of the State Pollution Control Agency. Refuse collection stands shall be provided for all refuse containers. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. The storage, collection, and disposal of refuse in the mobile home court shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution.
4. All mobile home courts shall have one or more recreational areas (tot-lots) which shall be easily accessible to all court residents. Recreational areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located. The recreational area shall be a minimum of ten (10) percent of the land area of the entire court. All equipment installed in such an area shall be owned and maintained by the owner or operator at his own expense.

5. All water supply and sanitation facilities must conform to the current recommendations of the Minnesota Department of Health. Fire hydrants shall be provided as required by the City Engineer.
6. All mobile home courts shall have an area or areas set aside for dead storage. The storage area shall be screened.
7. A landscaped area with minimum depth of 75 feet shall be maintained around the perimeter of each mobile home court.
8. (deleted by Ordinance 137)
9. Street rights-of-way shall not be less than sixty (60) feet in width.
10. A concrete or rolled bituminous curb and gutter shall be constructed on each side of the road. The curb and gutter shall comply with all applicable City ordinances.
11. The corners of each lot shall be marked with surveyor's irons, and each lot shall be numbered. The mobile home court management shall supply copies of the mobile home ordinance (Section 6.6 of this ordinance) and specific covenants for the mobile home park to each mobile home park resident.
12. In addition to the required off-street parking for each mobile home lot, the mobile home court shall provide and maintain a paved off-street parking lot for guests of occupants.
13. There shall be no outdoor camping anywhere in the mobile home court and no tents shall be erected or occupied.
14. Advertising of the mobile home court on the premises shall be limited to one nameplate sign containing the court name, which plate shall not exceed twenty five (25) square feet, with lighting, heights and location as approved by the City with a twenty five (25) foot setback from any lot line.

f. Minimum Requirements

Lot Area per Dwelling Unit	7,200 square feet
Lot Width	60 feet
Lot Depth	120 feet
Front Yard Setback	53 feet from center line of right-of-way
Side Yard Setback	10 feet
Rear Yard Setback	25 feet

1. An accessory structure, including but not limited to, awnings, storage cabinets, carports or porches, shall be considered to be part of the mobile home for the purposes of all setback requirements.
2. Outside detached storage sheds or cabanas shall not exceed 144 square feet in area and shall be placed in rear yard and shall be constructed of material approved by the City. Attached entry ramp will not exceed 64 square feet and shall be constructed of material and a facade approved by City.
3. Each mobile home site shall have two paved (concrete or bituminous) off-street parking spaces for automobiles. Each parking space shall be at least 300 square feet in size and shall not be located within five (5) feet of the side of any mobile home or within five (5) feet of any lot line.
4. Except for the areas used for the mobile home, patio, sidewalk, and off-street parking space, the entire remaining area of the mobile home lot shall be sodded and maintained with grass.
5. The mobile home stand shall be constructed in such a way that it will not heave, shift, or settle unevenly under the weight of the mobile home, due to frost action, inadequate drainage, vibration or other forces acting upon the stand. (Piers shall also be considered suitable.)
6. Anchors and tie-downs shall be placed at least at each corner of the mobile home stand and each anchor shall be able to sustain a minimum tensile strength of two thousand eight hundred (2,800) pounds.
7. Where a fuel source of constant and adequate supply is accessible and within reasonable proximity to a mobile home park a centralized fuel system will be installed, maintained and made accessible to all residences within a mobile home park.
 - (a) Alternate fuel systems. Private fuel containers and solar energy resources appliances maybe installed providing:
 - (1) Such installations and appliances meet all

applicable codes and safety requirements.

(2) Such installation does not emit any irritating noise, odor or solar reflection which may affect other residents.

(3) Such installation of appliances shall be screened from public view in complimentary design to home, lot and park. Screening shall be maintained on all alternate fuel containers or appliances.

8. The property owner will grant to the City of Hoyt Lakes an Open Space Easement and permit the City to have an easement to enter upon as the grantee any of the open space, street or recreational areas provided within the said mobile home court for the purpose of permitting the City to service structures, repair or maintain as is necessary and appropriate to adequately maintain said areas, in the event that the owner of said property, his successors or assigns, fails to comply with the standards and requirements as set forth within this Ordinance.

g. Structural Requirements

1. Every structure shall be developed and maintained in a safe, approved, and substantial manner. The exterior of each structure in a mobile home court shall be kept in good repair, and shall be repainted or refinished at such reasonable times and in such reasonable manner as may be required by the City, it being the intent of this provision that the court shall not be permitted to present a rundown or shabby appearance.

2. All structures, other than the mobile home, shall require a zoning permit.

3. Mobile homes shall not be located, or permitted, to remain in Hoyt Lakes unless they: (a) conform to all requirements of the Statutes of Minnesota, including particularly M.S.A. Chapter 327; (b) are in sanitary condition; (c) are structurally sound, particularly with respect to the safety and welfare of their occupants.

4. Unoccupied mobile homes must be removed from the court within ninety (90) days after they become unoccupied.

5. The area beneath all mobile homes shall be enclosed with a normal exterior material that shall be generally uniform through the entire mobile home court except that such enclosure must be so constructed that it is subject to reasonable inspection.