

AN ORDINANCE PROVIDING FOR THE REGULATION OF TRAILERS, TRAILER COACHES, MOBILE HOMES AND MOBILE HOME PARKS WITHIN THE CITY OF OAK PARK HEIGHTS, WASHINGTON COUNTY, MINNESOTA.

THE CITY COUNCIL OF THE CITY OF OAK PARK HEIGHTS, WASHINGTON COUNTY, MINNESOTA, DOES ORDAIN:

303.01 Permitted Uses.

No mobile homes, trailer homes, trailer coaches, or any similar portable structure or vehicle, as defined in Minnesota Statutes Annotated 327.14, Subd. 2, shall at any time be used as a dwelling unit or residence, or parked within the City of Oak Park Heights, except as hereinafter provided.

- A. The City Council may, in its discretion, grant a temporary permit for the use of a residential trailer, or mobile home, for dwelling or residential purposes within the City of Oak Park Heights, for a period not to exceed six (6) months. The fee for such a permit shall be as established by Council resolution from time to time. Said permit may be extended by the City Council once for an additional six (6) month period.
- B. The parking of one unoccupied mobile home on a residential lot may be permitted for a period not to exceed three (3) months, upon receipt of a special permit by the City Council for such purposes.
- C. In an established mobile home park, by a person, firm, or corporation having obtained a special use permit therefore, pursuant to 303.02 of this Ordinance.
- D. An unoccupied recreational camping vehicle, travel trailer, pickup coach, motor home, or camping trailer used for travel, recreation, and vacation may be parked within the City of Oak Park Heights without a special permit.

303.02 Application for Mobile Home Park.

The application for a special use permit shall include the name and address of the developer, plot plans as defined hereinafter, a general description of the construction schedule and construction cost, and filing fee, as established by Council resolution from time to time. In the event a special use permit is granted, and prior to its issuance, the applicant shall pay to the City of Oak Park Heights a fee as established by Council resolution from time to time, per mobile home lot in a new park or for expansion of an existing park. In considering the application for development of a new or expansion of an existing mobile home park, the City Council shall provide for a public hearing with notification in the official newspaper and shall ascertain that all applicable ordinances within the City of Oak Park Heights are complied with and

detailed plans and specifications of said park are presented, which meet the following minimum requirements:

A. General Requirements:

1. The use of an area for the establishment of a mobile home park shall be a compatible use with the surrounding community.
2. Approved mobile home parks shall contain at least one hundred (100) fully developed home sites.
3. Such park shall be serviced by a central sanitary sewer and water system connected to the public sewer and water system of the City of Oak Park Heights and approved by the Department of Health of the State of Minnesota, and subject to such additional requirements as the City of Oak Park Heights may impose.
4. The proposed method of drainage and disposal of surface storm water, garbage, waste and trash disposal must be as approved by the City Council. Garbage and rubbish shall be collected regularly and be removed at least once a week.
5. All utilities shall be underground, there shall be no overhead wires, nor shall there be any supporting poles except those essential for a street or other lighting purposes.
6. The park grounds shall be lighted from sunset to sunrise. Maintenance procedures and grounds supervision shall be as approved by the City Council.
7. Prior to the issuance of a mobile home special use permit, the developer shall designate ten percent (10%) of the gross project area for recreational uses, said designated area to be specifically designed, developed and maintained at applicant's expense for recreational uses. The developer shall deposit with the Oak Park Heights City Clerk the sum of \$50.00 per mobile home lot, said sum to be credited to the City Park Fund and shall be so deposited prior to the issuance of the special use permit.
8. Dogs and other animals shall not be permitted to run at large or commit any nuisance within the park.
9. No public address or loudspeaker system shall be permitted.
10. City approved fire hydrants shall be located no more than three hundred (300) feet from any mobile home.

11. Uniform utility enclosures shall be provided for each mobile home site.
12. All mobile home parks must have a fenced and screened area, or areas, set aside for dead storage and "overload" parking.
13. Park identification sign area shall be limited to one sign, not to exceed twenty-four (24) square feet, with lighting, height, and location as approved by the City Council.
14. A hedge and landscaped area shall be installed around each park and be properly maintained at all times.
15. All land areas shall be landscaped in accordance with approved plans and be properly maintained, adequately drained, and kept clean and free from refuse, garbage, rubbish and debris.
16. There shall be no outdoor camping anywhere in the mobile home park.

B. Office.

1. Each mobile home park shall have an office for the use of the operator or caretaker distinctly marked "Office" and such marking shall be illuminated during all hours of darkness.
2. A map of the park, a copy of this Ordinance, management regulations, and general park rules shall be displayed in the office and in the central community building.
3. An adult caretaker must be on duty in or about the park at all times.
4. A register shall be maintained in the office showing: the name and address of each occupant and the name and address of owner of mobile home if other than occupant; make, type, license number and its place of issuance of each mobile home and automobile; date of arrival and departure of each mobile home. This information shall be kept for at least three (3) years after occupants departure and be available at all times to law enforcement officers, health authorities, and other officials whose duties necessitate the acquisition thereof.

C. Community Building.

1. Each mobile home park shall have one or several central community buildings with a minimum floor area of forty (40) square feet per mobile home lot served. One half of the floor area shall be provided underground for use as a storm shelter.
2. Such building shall have central heating, and be maintained in safe, clean and sanitary conditions. Artificial lighting shall be provided during all hours of darkness.
3. In addition to general assembly and party rooms, the community building shall provide public telephone, public toilet and lavatories, laundry washing and drying areas containing at least one (1) washer and dryer per ten (10) lots.

D. Site Requirements.

1. Each lot shall be at least two hundred (200) feet deep, sixty (60) feet wide measured at right angle to the side line. For mobile homes in excess of one thousand (1,000) square feet floor area, the lot area shall be increased to maintain a minimum ratio of lot area to floor area of six to one (6 to 1).
2. The limits of each mobile home lot shall be clearly marked on the ground by permanent stakes or markers flush with the ground; said lot limits shall be approximately the same as shown on the accepted plans.
3. Mobile homes shall be placed upon lots so that there shall be at least a twenty (20) foot clearance between mobile homes, twenty (20) feet between the mobile home and the front or side lot line and twelve (12) feet between the rear of the mobile home and the rear lot line.
4. Each lot site shall have frontage on an approved roadway.
5. No mobile home shall be located closer than fifty (50) feet to a public road right-of-way.
6. No mobile home, off-street parking space, or building shall be located within thirty (30) feet of the exterior boundary of any mobile home park.
7. Each lot shall have a paved off-street parking area for two (2) automobiles. Such parking area shall not be closer than three (3) feet to any side lot line or side of any mobile home.

8. There shall be individual concrete walks to each mobile home stand from a paved street or from a paved driveway, or parking space connecting to a paved street. Such walkways shall be at least two (2) feet wide.
9. Each lot shall be properly landscaped.
10. Drying lines for laundry and clothes shall be located in approved areas only, established and maintained exclusively for that purpose.

E. Roadway Requirements.

1. All streets, driveways, and right-of-ways shall be constructed as approved by the City Council.
2. Right-of-ways shall be no less than sixty (60) feet in width. Roadbeds shall be at least thirty-two (32) feet wide.
3. Access drives to all parking spaces, mobile home sites, and buildings shall be paved.
4. All roads shall have a concrete (mountable, roll-type) curb and gutter.
5. Boulevard trees, ash, maple, shall be planted at minimum intervals of one every other mobile home lot.
6. There shall be concrete sidewalk thirty (30) inches wide along both sides of streets carrying major traffic flow.
7. Ownership of all streets, roadways, and right-of-ways shall be retained by the owner of the park and maintenance, upkeep and snow removal shall be done by said owner.
8. Access to mobile home parks shall be approved by the City Council.

F. Structure Requirements.

1. All other structures (fences, utility enclosures, cabana, or others) shall be governed by the City Building Code and be subject to Council approval and shall require a building permit.
2. No person shall erect, construct, alter, reconstruct, place, relocate, maintain, or use any structure in a mobile home park without the written consent of the owner or operator of the park.

3. No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related mobile home equipment. The area beneath a mobile home shall be enclosed, except that such enclosure must be accessible for inspection.
4. The mobile home stand shall be constructed so as not to 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 structure. The mobile home stand shall be provided with anchors and tie-down devices providing for stability of the mobile home. 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.

G. Plan Requirements.

1. Five (5) copies of a plot plan shall be submitted drawn to scale and showing the following:
  - a. Name and address of developer.
  - b. Location and size of mobile home park.
  - c. Location and size of all mobile home sites, dead storage areas, recreation areas, laundry drying areas, roadways, parking sites, and all setback dimensions.
  - d. Detailed landscaping plans and specifications.
  - e. Location and width of sidewalks.
  - f. Plans for sanitary sewage disposal, surface drainage, water systems, electrical, telephone, and gas service.
  - g. Location, size, and character of each cabana and cabana site.
  - h. Location and size of all streets abutting the mobile home park and all driveways from such streets to the park.
  - i. Road construction plans and specifications.
  - j. Site and floor plans for any and all buildings.
  - k. Such other information as required or implied by these mobile home park standards or requested by the City Council.

Inspection and Enforcement.

- A. On or before June 10th of each year, following the first twelve (12) month period that a permit has been in force under this Ordinance, the operator shall pay an annual inspection fee to the City Clerk. Such inspection fee shall be as established by City Council resolution from time to time.
- B. All mobile home parks established prior to the adoption of this Ordinance shall be subject to inspection provisions of this Ordinance and shall pay the inspection fees provided in subdivision (A) of this Section, commencing ninety (90) days after adoption of this Ordinance.
- C. Notification to the City Building Inspector shall be made at least twenty-four (24) hours in advance of the occupancy of any mobile home not now occupied, whether on a lot heretofore occupied or not, for the purposes of inspection for compliance with plumbing and electrical and other requirements. An inspection fee, as established by City Council resolution from time to time shall be paid for inspection of the mobile home and hook-up.
- D. All provisions of this Ordinance shall apply to the development and use of any area in an established mobile home park which, at the date of this Ordinance, has been occupied by mobile homes.
- E. Failure to comply with any provision or requirement of this Ordinance or with any provision or requirement imposed upon the mobile home park, or owner or operator, by terms of the special use permit or the terms of any contract agreement or stipulation entered into or imposed by the City Council, as part of or in connection with said permit, shall be cause for revocation of the mobile home park permit by the City Council. A fifteen (15) day mailed notice of the violation and of the time and place of a hearing shall be accorded to the owner and operator by the City Council. Compliance with the terms of this Ordinance shall be a condition precedent to the issuance of a State license and shall run with the license so as to be an essential part thereof. Upon revocation of a permit by the City Council, no further occupancy of the mobile homes in the park shall be allowed, but the City Council may allow a reasonable time for termination of occupancy. This Section shall apply in all respects to any violation of provisions previously in effect, that continue to control existing occupied mobile home park areas.
- F. If any section, subsection, sentence, clause or phrase of this Ordinance is held for any reason to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

- G. Any person or party who shall violate any of the provisions of this Ordinance shall be guilty of a misdemeanor and be punished by a fine of not more than One Thousand Dollars (\$1,000.00) or shall be imprisoned in the County Jail for not to exceed ninety (90) days, or both. Each day of violation shall constitute a separate offense and may be punished accordingly.