
CHAPTER 8**LAND AND BUILDING REGULATIONS****810. MOBILE HOMES**

Section 810.01. Definitions. The following words and terms shall have the meanings ascribed to them.

Subd. 1. Mobile Home, Trailer, or Unit. Means a factory built structure or structures, used for occupancy and equipped with the necessary service connections and made so as to be readily moveable as a unit or units on its own running gear or designed to be a relocatable structure or structures without a permanent foundation. It may be mounted on wheels and used as a conveyance on highways, propelled by its own power or drawn by other motive power.

Subd. 2. Singlewide Unit. Means one self contained mobile home designed to be a complete dwelling unit with dimensions no greater than 14 ft. wide and 70 ft. long.

Subd. 3. Doublewide Unit or Multiple Unit. Means two or more segments of one mobile home designed to be transported separately and attached to each other at the Mobile Home Park to form one multiple home, with dimensions no greater than 28 ft. wide and 70 ft. long.

Subd. 4. Mobile Home Park. Means any park, court, lot, parcel or tract of land, designed, improved, maintained or intended for the purpose of supplying a location for mobile home units or upon which any mobile homes are parked. It 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 Mobile Home Park or not. "Mobile Home Park" shall not include mobile home sales lots on which unoccupied mobile homes are parked for purposes of inspection and sale.

Subd. 5. Lot. Means a section of ground in a Mobile Home Park of not less than 7,500 sq. ft. of otherwise unoccupied space designated as the location of one singleside mobile home unit, and all other necessary improvements required by this ordinance.

Subd. 6. Special Width Lot. Means a section of ground in a Mobile Home Park of not less than 11,250 sq. ft. of unoccupied space designated as the location for one doublewide unit.

Section 810.03. Location of Mobile Homes and Mobile Home Parks.

Subd. 1. It shall be unlawful within the limits of the City of Medina 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, except as provided in this Ordinance.

Subd. 2. Emergency Parking Permitted. 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.

Subd. 3. Placement Outside a Mobile Home Park Prohibited; Exceptions. No person shall park or occupy any Mobile Home on either the premises of any occupied dwelling or on any lot which is not a part of the premises of any occupied dwelling or on any lot which is not a part of the premises of any occupied dwelling which is situated outside of an approved Mobile Home Park; except the parking of no more than one unoccupied trailer in an accessory private garage building, side yard, or rear yard is permitted provided no living or sleeping quarters shall be maintained nor any business practiced in said mobile home while such mobile home is so parked or stored.

Subd. 4. Temporary Placement. Temporary special permits may be issued by the City Council for use of a trailer as an office or residence 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 temporary special permits shall be limited to periods of not more than 10 days following completion of the project or for 6 months, whichever is less.

Subd. 5. Special Use Permit Required. No person shall construct, locate, operate or maintain a Mobile Home Park within the City of Medina without first obtaining a Special Use Permit, and all such other permits and licenses as shall be required and described herein.

Subd. 6. Zoning and Sewerage Requirements. No person shall construct, locate, operate, or maintain a Mobile Home Park in the City of Medina unless the proposed area is served by a public, municipal sanitary sewer, and the property is zoned for multiple residential occupancy.

Section 810.05. Application for a Mobile Home Park Special Use Permit. Application for a Special Use Permit for a Mobile Home Park shall be made to the Zoning Administrator, and shall contain the following information:

Subd. 1. Name and address of applicant.

Subd. 2. Location, legal description, and boundary survey of the property proposed for the Mobile Home Park.

Subd. 3. Proof of ownership of all land within the boundaries of the proposed park.

Subd. 4. Existing zoning classification of the subject property, and for all property within 500 ft. of the proposed park, and present uses of such land.

Subd. 5. Name and address of all property owners within 1,000 ft. of the proposed park.

Subd. 6. A Soils Map for the area proposed for the Mobile Home Park, prepared by the Hennepin County Soil Conservation District.

Section 810.07. Plans Required. Six (6) copies of complete engineering plans and specifications of the proposed park, showing at least the following, and drawn to the design standards set forth herein, are required:

Subd. 1. The area and dimensions of the tract of land.

Subd. 2. Location of abutting existing streets and highways, and any future proposed right-of-way.

Subd. 3. The existing topography and the proposed or finished topography, both at intervals of two feet, together with the corresponding hydrological data.

Subd. 4. Proposed disposition of surface drainage, including any necessary storm sewers.

Subd. 5. The number, location, and dimensions of all proposed Mobile Home lots, together with the location of all setback lines, sidewalks, patios, and on-site parking areas.

Subd. 6. Location of all service and emergency shelter buildings, laundry drying areas, overload parking and storage areas, and guest parking areas.

Subd. 7. Plans and specifications for all buildings to be constructed within the Mobile Home Park.

Subd. 8. The location and size of all recreational areas and the type and quantity of recreational equipment proposed.

Subd. 9. Plans and specifications for all proposed roadways, parking areas, and walkways.

Subd. 10. Plans and specifications for the water supply, refuse and sewage disposal facilities, electrical service, gas lines and/or fuel supply and storage, TV cables, and any other utilities, and the location of all utility easements and the location of all fire hydrants.

Subd. 11. Plans and specifications for landscaping and fencing.

Subd. 12. Plans, specifications, and location of the lighting system.

Subd. 13. Location and design of any signs.

Subd. 14. Location of mobile home display lots, if any, accompanied by an application for a special use permit for such lots as required by this ordinance.

Subd. 15. Any other information requested by the Zoning Administrator, Planning Commission or City Council.

Section 810.09. Filing Fees. The applicant shall pay a fee at the time the application is billed, an amount set by resolution of the city council. If and when a permit is granted hereunder, the applicant shall pay an additional fee for each mobile home lot in an amount set by resolution of the city council. These fees are imposed for the purpose of defraying expenses incurred by the City in the administration of this ordinance and such fee shall not be construed to be a license.

Section 810.11. Incurred Costs. The applicant shall pay, in addition to the filing fees, all reasonable costs incurred in excess of said filing fees, by the City for review and inspection, including preparation and review of plans, specifications, plats and other data by the City Planner, City Engineer, City Attorney, and the costs of any other legal, professional, or staff services of a similar nature, upon receipt of a statement therefor from the City Clerk-Treasurer. Nonpayment of the amount specified in said statement for a period of 14 days from the mailing date thereof shall result in the automatic tabling of the application. This cost plus the filing fees shall not exceed \$2,500.00 without notice to the applicant. No permit shall be issued until all fees are paid.

Section 810.13. Investigation. The Planning Commission shall require such investigation of the applicant, the plans, the site, and any other related matters as it may deem necessary and proper. For the purpose of this investigation, the Planning Commission may use the services of regular City staff and officers, or may employ the services of such outside consultants and experts as it deems necessary. The Planning Commission shall receive written reports and recommendations from the staff and/or experts, evaluating the proposal with respect all applicable provisions of this ordinance.

Section 810.15. Medina Fire Marshal. Plans shall also be submitted to the Medina Fire Marshal or the Fire Chief of the district in which the park is to be located. The Fire Marshal shall evaluate the design of the park and the road layout from the standpoint of emergency access, approve the type and location of all fire hydrants for adequate fire protection, and advise the Planning Commission on fire protection problems.

Section 810.17. Plan Review or Approval By Other Governmental Units. The applicant shall submit to the City such additional sets of plans as shall be required to supply plans to such other Governmental Units as may be affected by the proposal. Such units may include but are not limited to the following: Minnesota Department of Health, Metropolitan Council, the Metro Waste Commission, Hennepin County Highway Department, and neighboring municipalities. The City shall request the comments or approvals, as needed, from these agencies in writing and it shall be the duty of the applicant to provide to such Governmental Units the information necessary to process Plan Review.

Section 810.19. Partial Development. In the event that the applicant proposes developing the park in several stages, the following additional requirements are imposed:

Subd. 1. Information Required. The plans for the later stages must show the information required by Section 1182, and 1183.01,02; together with existing topography at 2 ft. intervals; together with preliminary street, lot, and sewer layouts. Such information shall be shown for all proposed stages. If the plans at time of initial development, do not show the above information, then each request for an addition to the initial stage shall be treated as a new proposal and subject to the entire Special Use review procedure.

Subd. 2. Minimum Development. The initial stage of development shall be for no less than 50 lots. Subsequent stages must be for no less than 25 lots.

Subd. 3. Service Facilities Required. The plans must show that all necessary and required service buildings and facilities are included, and that the other requirements of this ordinance are met in the initial stage of installation, and all subsequent stages.

Subd. 4. Independent Approvals Required. Approval for prior stages of development of the park do not mandate approval of subsequent stages.

Subd. 5. Subsequent Development. Plans submitted for all development after initial stage must meet all standards and requirements of the Ordinance.

Section 810.21. Fees, Partial Development. Filing fees for partial development and for addition to existing developments shall be set by resolution of the city council.

Section 810.23. Notification, Public Hearing and Action.

Subd. 1. Upon receipt of an application, the Zoning Administrator shall determine whether the plans submitted meet the requirements of this ordinance. If the application does not meet said requirements, the applicant shall be so notified. If the application meets the said requirements, the Zoning Administrator shall present said application to the Planning Commission at the Initial Hearing, together with such staff reports as are necessary for a preliminary evaluation of the application.

Subd. 2. Public Hearing. No permit for a Mobile Home Park shall be issued until a public hearing has been held by the Planning Commission. Notice of this hearing shall be published in the official newspaper of the City at least once, which publication shall be at least 10 days prior to the public hearing. In addition, the City shall notify by U.S. mail all property owners within 1,000 feet of the proposed park. However, failure on the part of any property owner to receive such notification shall not invalidate the proceedings.

Subd. 3. Responsibility of Applicant. The applicant shall be present at the Public Hearing and he or his agent(s) shall be prepared to answer questions.

Section 810.25. Land Use Standards for Special Use Permit. No Special Use Permit shall be recommended by the Planning Commission or granted by the City Council unless the applicant demonstrates location is consistent with sound land use planning and zoning principles as follows:

Subd. 1. Injury to Surrounding Lands. The Mobile Home Park will not be injurious to the use and enjoyment of other property in the vicinity for the purposes already permitted, nor substantially diminish and impair the property values within the vicinity;

Subd. 2. Orderly Development Impeded. The Mobile Home Park will not impede the normal and orderly development and improvement of surrounding property for uses predominant in the area or permitted under applicable ordinances;

Subd. 3. Health, Safety and Welfare. That adequate measures have been or will be taken to protect the health, safety and welfare of all occupants of the proposed Mobile Home Park and all persons occupying the vicinity of the Mobile Home Park.

Subd. 4. Nuisance. That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, to the end that no nuisance will be created thereby.

Subd. 5. Other Applicable Regulations. That the Mobile Home Park meets all other requirements of the Zoning District in which it is located.

Section 810.27. Design and Construction Standards for Special Use Permits. No Special Use Permit shall be recommended by the Planning Commission nor granted by the City Council unless the applicant demonstrates that the establishment of the Mobile Home Park at the proposed location is consistent with sound design and construction principles as follows:

Subd. 1. Utilities Provided. That adequate sewer, water, roadways, service facilities, lighting, drainage, parking areas, and all other necessary utility requirements have been or are being provided.

Subd. 2. Other Design Standards. That all the design standards of this ordinance have been met.

Subd. 3. Construction Standards. That the construction standards of all applicable ordinances and statutes have been met.

Section 810.29. Other Considerations. The Planning Commission, in conducting the Public Hearing, shall also consider the following:

Subd. 1. Staff Reports. The staff and/or professional reports and recommendations following the investigation of the application.

Subd. 2. Reports of Other Governmental Units. The reports of other Governmental Units having regulatory or advisory review powers over any factors involved in the establishment of a Mobile Home Park at the proposed location shall be considered. In the case where connection is sought to any sewage facility operated or owned by any governmental agency other than the City of Medina, no Special Use Permit may be issued until and unless written approval to connect to the sewage facility has been obtained and submitted as part of the application.

Subd. 3. Fire Safety Report. Report of the Medina Fire Marshal or Fire Chief for the district shall be considered.

Section 810.31. Planning Commission and City Council Action. Following the Public Hearing, the Planning Commission shall, within 60 days, submit its report and recommendations to the City Council. Upon receiving the report and recommendation of the Planning Commission, the City Council shall act to grant or deny the application for a Special Use Permit. Such Special Use Permits shall be granted by a majority vote of all City Council members and may be denied by a simple majority of members present and voting.

Section 810.33. Action and Approval of Partial Development or Additions. In cases of partial development, the action and approval procedure for the initial stage shall be as stated in Sections 810.23 through 810.31 hereof. Later requests for the development of subsequent stages of an established Mobile Home Park, which stages previously met the requirements of Sections 810.23 through 810.31 hereof, shall receive Planning Commission and City Council action as set forth in Section 810.31. No Public Hearing shall be required for such subsequent stages but may be held at the discretion of the Planning Commission or the City Council.

Section 810.35. Building Permits and Fees.

Subd. 1. Upon receipt of the Special Use Permit, the applicant shall apply for a building permit, provided that the applicant has applied for and received approval for all other such procedures, permits, or action as may be required in each case: rezoning of property, platting, variances, land alteration permits, Special Use Permit for display lots, and such other approvals which are required by statute or ordinance.

Subd. 2. Detailed Plans Required. Each application for a building permit must be accompanied by detailed building plans for all structures and construction, stamped and dated by a registered architect or engineer. The plans must be approved by the Minnesota Department of Health, and shall meet the requirements of the Minnesota State Building Code, and all applicable provisions of the Zoning Code of the City of Medina, except as provided herein.

Subd. 3. Building Permit, Sewer Permit and Other Fees. The Building Permit fees for the Mobile Home Park shall be determined by the City Building Code. The valuation shall be determined by the City Engineer's appraisal of total construction costs for the project. The permit fees for such other charges as are required by law, such as SAC charges, and sewer and water unit charges in districts subject to these changes, shall be paid before a building permit is issued. All permit fees for any sewer and water units shall be computed on a per lot basis for all lots proposed, in addition to those required for park service facilities. Permit fees for all lots in the Mobile Home Park or all lots to be developed in any one stage of building are due and payable at the time of application for Building Permit.

Subd. 4. Certificate of Occupancy Fees. No Mobile Home shall be occupied for dwelling purposes until a Certificate of Occupancy has been issued pursuant to this ordinance. The fee for the inspections required for a Certificate of Occupancy shall be set by resolution of the city council.

Subd. 5. Approval. Approval of any Building Permit shall be limited to the number of mobile home lots shown on the approved plan, and any departure from the original plan at any later date must be recommended by the Planning Commission and approved by the City Council.

Subd. 6. Bond. At the time of application for Building Permit, the applicant shall also file a bond or cash deposit in an amount equal to 150 percent of the cost of improvements for landscaping, concrete curbs and gutters, streets, street lighting, emergency shelter, and any other facilities specified by the City Council, for the total park development or any section thereof that is planned to be developed under each application. The amount of bond shall be determined by City Council upon recommendation of City Engineer and form of bond shall be determined by City Council upon recommendation of City Attorney.

Section 810.37. Design Standards for Mobile Home Parks. All Mobile Home Parks shall conform to the following minimum standards for development of the park.

Subd. 1. Minimum Size. Every Mobile Home Park shall have a minimum of 10 acres and a minimum width of 500 ft. and shall have a maximum area of no more than 60 acres. No Mobile Home Park shall be contiguous to any other Mobile Home Park.

Subd. 2. Surface Drainage. Every Mobile Home Park shall be located on a well drained area and the premises shall be properly graded and equipped with storm sewers if necessary so as to prevent the accumulation of storm or other waters on the lots. However, runoff to adjacent properties shall not be increased. Where there is water ponding on the site, provisions shall be taken to retain the natural ponding features of the land and provide for the same amount of water storage in some manner at the site.

Subd. 3. Parks and Recreation. A minimum of 15 percent of the total Mobile Home Park area shall be devoted to park and recreation according to the following standards: One tot lot for every 15 lots or less on one side of a street, furnished with playground equipment; one or more general park areas with tennis courts, shuffleboard, badminton or horseshoe courts, or other similar features and games for the entire park. Any cooking shelters, barbecue pits, or outdoor fireplaces planned for the park shall be located in the general park areas and be so located and constructed as to minimize fire hazards and smoke. All areas required for park setback areas shall not be utilized nor computed as park and recreation areas.

Subd. 4. Setbacks and Buffer Zones. There shall be a minimum setback of 80 ft. between the park outside boundary line and any use within the Mobile Home Park; such setback area shall be landscaped and screened by a fence and/or screen plantings of sufficient size and density to permit complete privacy for the residents of both the Mobile Home Park and adjacent properties. In cases where the park abuts industrial or commercial zoned property or a major highway, the City may require a 6 ft. high masonry wall circumscribing the entire boundaries within the above mentioned setback except for main entrance to park, to permit greater privacy, security, and safety for the residents of the park.

Subd. 5. Landscaping. Every Mobile Home Park shall be landscaped and maintained with cultured sod on the entire park except for areas used for streets, sidewalks, patios, Mobile Home Parking areas, or vehicle parking areas.

Section 810.39. Lot Standards. All lots in the Mobile Home Park are subject to the following regulations:

Subd. 1. Size, Single Lot. Each lot in a Mobile Home Park intended as the location for one singlewide unit shall contain, not less than, 7,500 sq. ft. of unoccupied space and shall have a minimum width of 60 ft. except corner lots which shall have a minimum width of 70 ft. and shall have a minimum depth of 125 ft. measured from the curb face to the rear lot line.

Subd. 2. Size, Double Lot. Each Special Width Lot in a Mobile Home Park intended as the location for one doublewidth unit shall contain not less than 11,250 sq. ft. of unoccupied space and shall have a minimum width of 90 ft. and a minimum depth of 125 ft. Applicant may designate lots for doublewidth units in the original plans or may recombine single lots to achieve the necessary width, to the satisfaction of the Building Inspector. No doublewide unit may be installed on any but a special width lot.

Subd. 3. Front Setback. Front setback of the Mobile Home shall be no less than 30 ft. from curb race. On corner lots the setback shall be observed on both frontages.

Subd. 4. Rear Setbacks. Rear setback of the Mobile Home shall be not less than 20 ft. from the rear lot line.

Subd. 5. Side Yard. The side yard setback shall be no less than 15 ft. from the lot line.

Subd. 6. Minimum Distance. There shall be no less than 30 ft. between Mobile Homes in all directions.

Subd. 7. Area Occupied. No more than 25 percent of each lot may be occupied by a dwelling or structure.

Section 810.41. Street Standards and Parking Requirements.

Subd. 1. All Mobile Home Parks must have adequate and direct access to a public thoroughfare. No access roads will be permitted through residential subdivisions.

Subd. 2. Paving Required. All streets, parking spaces, and overload parking areas within the Park and any access road to the Park shall be paved with bituminous or concrete surfacing material to 5 ton specifications or specifications recommended by the City Engineer and approved by the City Council.

Subd. 3. Street Access Required. Each lot shall abut on and have access to a street within the Mobile Home Park.

Subd. 4. Minimum Street Width Required. Each street in the Mobile Home Park shall have a minimum of 40 ft. of width and street layout and design shall conform to the other provisions of the subdivision street standards to the City of Medina.

Subd. 5. Street Construction Required. All streets shall have concrete curb and gutters, where necessary, so as to provide drainage away from any and all Mobile Home lots and park facilities.

Subd. 6. Off-Street Parking Required and Regulated. Two off-street parking spaces providing a minimum of 440 sq. ft. of parking area shall be provided for each Mobile Home lot. No off-street parking shall be closer than 5 ft. to the Mobile Home nor closer to 5 ft. to any lot line.

Subd. 7. Sidewalks Required. Sidewalks of at least thirty-six (36) inches in width and 4 inches in thickness shall be constructed on both sides of all streets, parallel with streets, and on the unit side of the curb.

Subd. 8. Guest Parking Required. Each Mobile Home Park shall maintain a paved, off-street parking lot for guests of occupants in the amount of one space for each two Mobile Home lots, and located within 300 ft. of the lot to be served.

Subd. 9. Overload Parking Required. Each Mobile Home Park shall have not less than 7,500 sq. ft. of area for overload parking and dead storage, for every 50 mobile home lots or major fraction thereof. This area shall be completely enclosed with a security fence and screened from view by dense shrubbery.

Section 810.43. Additional Lot Regulations. The following regulations shall be observed:

Subd. 1. Concrete Patio Required. Each lot shall have a concrete patio adjacent to each home in addition to the off-street parking area. Each patio shall be not less than 300 sq. ft. and a minimum of 4 inches thick.

Subd. 2. Adjoining Sidewalk Required. Each patio shall be connected to the front sidewalk by a concrete sidewalk of a minimum of 24 inches in width and 3 inches in thickness.

Subd. 3. Shade Tree Required. Each lot shall have at least one shade tree with a minimum trunk diameter of 2 - 2 1/2 inches at the time of planting and shall be planted and permanently maintained on each Mobile Home lot.

Subd. 4. Anchors Required. Each Mobile Home lot shall be provided with anchors and tie-downs, such as cast in place concrete foundations or runways, screw augers, arrowhead anchors, or other devices providing for stability of the Mobile Home.

Subd. 5. Anchor Locations. Anchors and tie-downs shall be placed at each corner of the Mobile Home site, and midway on the longest sides of each Mobile Home site, and each anchor or tie-down shall be able to sustain a minimum tensile strength of 2,800 pounds.

Subd. 6. Individual Site Preparation. Every Mobile Home lot shall have a base of at least 4 inches of compacted gravel or aggregate on the site where the home is to be parked, in addition to whatever foundation structures are necessary to secure the mobile home anchors and tie-downs.

Section 810.45. Emergency Shelters.

Subd. 1. Every Mobile Home Park shall provide one or more tornado and wind storm emergency shelters capable of seating comfortably and collectively all of the occupants of the park. Each shelter shall be constructed so as to be dry, well ventilated, to have more than one exit, to be entirely below ground level, and to be capable of withstanding the impact of a mobile home propelled by winds of tornado force.

Subd. 2. Storm Warning Device Required. Every Mobile Home Park shall have a warning device for providing tornado or serious wind storm warning to its residents.

Subd. 3. Emergency Electrical Generator Required. Every Mobile Home Park shall have an emergency electrical power generator in case of power failure to provide power for the storm warning device, the inside and outside lights of the emergency shelter, and sufficient street lights for residents to find their way to the shelter at night.

Section 810.47. Service Building and Service Facilities.

Subd .1. Each Mobile Home Park shall have one or more service buildings to provide space for the park office, laundry facilities, sanitation facilities, and indoor community meetings and recreational space.

Subd. 2. Manager's Office Required. Every Mobile Home Park shall have a central office for the Manager or Caretaker of the Park.

Subd. 3. Laundry Facilities Required. Laundry facilities shall be provided at the following ratio -- one clothes washer for every 8 lots, and one clothes dryer for every 16 lots in the park, or section thereof to be served by the laundry building. The park shall also provide space adjacent to the laundry for the exterior drying of clothes.

Subd. 4. Indoor Recreation Room Required. Indoor recreational or community meeting space shall be provided at the minimum ratio of 25 sq. ft. of space for every lot in the Mobile Home Park, or section thereof served by the building. Space provided for such requirements as emergency shelters, laundry facilities, and other public service facilities shall not be deemed to meet the requirements of this section.

Subd. 5. Central Kitchen. The Mobile Home Park may provide a central kitchen in the service building for use by park residents for group gatherings.

Subd. 6. Lavatory Facilities Required. The Mobile Home Park shall provide complete lavatory facilities for park residents if the park is designed to accommodate trailers without full baths.

Subd. 7. Service Building Parking Required. In addition to the off-street parking spaces required elsewhere in this ordinance, there shall be provided parking spaces for the service building(s) in the following ratio:

- (a) One parking space for every 200 sq. ft. of building space planned for use by park residents, or
- (b) One parking space for every 5 lots in the park, located conveniently to such service buildings, whichever yields the greater number of spaces.

Subd. 8. Setbacks Required. Setbacks from internal streets for all service buildings shall conform to the City's residential setback requirements.

Section 810.49. Mobile Home Display Lots Permitted; Sales Lots Prohibited. The establishment of a commercial sales lot for selling mobile homes is prohibited. A mobile home display may be established within the Mobile Home Park by Special Use Permit at the time the park is approved, or later by recommendation of the Planning Commission and approval of the City Council, based upon the same criteria as set forth in Section 1192 of this Ordinance. Such approval shall regulate the size, number and location of all display lots. No Mobile Home display may exceed one mobile home per mobile home lot. The display lots shall be landscaped by an approved design and maintained. No Mobile Home Park shall have more than 6 display lots. The Special Use Permit for establishing the display lots shall be an annual contractual agreement which shall expire on January 1st of each succeeding year.

Section 810.51. Central Water System Required. All Mobile Home Parks must have a central water system serviced either by a municipal water system, or a central deep well of adequate capacity as approved by the City Engineer and the Minnesota Department of Health.

Section 810.53. Public Municipal Sanitary Sewer Required. All Mobile Home Parks shall have a sanitary sewer system connected to either a public municipal sewer system, or an appropriate public regional sewer system. The design and specifications of the sewer system shall meet the approval of the City Engineer and the Minnesota Department of Health.

Section 810.55. Underground Utilities Required. All sewer and water system lines shall be underground.

Section 810.57. Underground Utilities Required. All utility lines for electricity, telephone, TV cable, gas or fuel oil must be underground. There shall be no overhead wires or supporting poles except poles for street lights or other lighting purposes.

Section 810.59. Fuel Storage Regulated. All fuel supply and storage systems shall be installed and maintained in accordance with applicable state codes and regulations governing such systems.

Section 810.61. General Illumination Required. The Mobile Home Park shall provide overhead lights to adequately illuminate the streets and sidewalks of the park and all service building parking areas and entrances. Such lighting will be shielded to prevent any light to be directed at traffic, nearby mobile homes, or neighboring residential property in such brilliance as to constitute a danger or a nuisance.

Section 810.63. Refuse, Receptacle Required. The Mobile Home Park shall provide at least one individual sunken garbage receptacle for each lot, or suitable receptacles at a central collection point, no further than 200 ft. from any unit, with suitable screening.

Section 810.65. Certificate of Occupancy Required. No Mobile Home shall be occupied for residency in any Mobile Home Park in the City of Medina until Certificates of Occupancy have been issued as follows:

Subd. 1. Certificate of Occupancy Required for Mobile Home Park. Upon completion of all construction and improvements required under all applicable ordinances, for the entire Mobile Home Park or portion to be complete in any one stage of construction, such completion shall be certified by the City Engineer and approved by the Zoning Administration and the Building Inspector. Upon finding that said construction and improvements have been completed in accordance with applicable ordinance requirements and the Special Use Permit issued, the City Council shall approve the issuance of a Certificate of Occupancy for the Mobile Home Park by the Building Inspector.

Subd. 2. Certificate of Occupancy Required for Mobile Homes. A Certificate of Occupancy for each individual mobile home shall be issued by the Building Inspector upon his finding that:

- (a) Placement Is Complete. The Mobile Home Park operator has certified in writing that the mobile home is installed in place and that the anchors and tie-downs provided for the Mobile Home are correctly installed;
- (b) Utilities Connected. All necessary service and utility connections have been properly installed and are in operating condition;
- (c) Fit for Human Habitation. The Mobile Home has been properly installed, is in good repair, is in a sanitary condition, is structurally sound, and is fit for human habitation.

Section 810.67. Annual Inspection Fees. The Mobile Home Park owner shall pay an annual fee to the City to cover the aggregate cost of such inspections as may be required by this section. The annual inspection fee shall be set by resolution of the city council.

Subd. 1. Building Inspector. All Mobile Home Parks shall be inspected quarterly by the City Building Inspector to ascertain that all provisions of this ordinance, all other applicable City ordinances, and the provisions of any Special Use Permit are being observed.

Subd. 2. Fire Marshal. All Mobile Home Parks shall be inspected no less than annually, and more frequently if deemed necessary, by the Medina Fire Marshal, to ascertain that no fire hazards are present, to ascertain that fire hydrants and fire extinguishing equipment are in working order, and to ascertain that all provisions of this ordinance and other applicable codes and ordinances pertaining to fire protection and prevention are being observed.

Subd. 3. Water System Inspection. All Mobile Home Parks shall have the Water System inspected once a month by a designated City Inspector, to insure that all hydrants and other water facilities are in proper working order.

Subd. 4. Payment of Fees. All fees required by this section are due and payable in advance of January 1st of each year following the issuance of a Certificate of Occupancy for the Mobile Home Park.

Section 810.69. Operation Requirements.

Subd. 1. Manager. Every Mobile Home Park shall have an adult manager or caretaker on duty in or about the Mobile Home Park at all times, to keep the park, its facilities, and equipment in a clean, orderly and sanitary condition, and to be available in case of emergencies. The manager or caretaker shall be answerable with said owner for the violations of any provisions of this ordinance.

Subd. 2. Office. Each Mobile Home Park shall maintain a central office for the use of the owner or manager, distinctly marked OFFICE and such marking shall be illuminated during all hours of darkness.

Subd. 3. Map. A map of the Mobile Home Park, with all lots clearly numbered, shall be displayed at the Mobile Home Park office. The lots themselves shall also be numbered in a manner visible from the frontage street. The Mobile Home Park shall be open at reasonable times to the visiting public, and directory shall be readily available to visitors.

Subd. 4. Lighting. The Mobile Home Park grounds shall be lighted as approved by the City during all hours of darkness.

Subd. 5. Public Address Prohibited. No public address or loud speaker system shall be permitted.

Subd. 6. Rules. Each Mobile Home Park shall adopt a set of rules and regulations for orderly operation of the Park in conformance with this ordinance, and these rules shall be clearly posted in the park office and made available to the residents of the park.

Subd. 7. Pets. No domestic animals or house pets of park occupants shall be allowed to run at large, or commit any nuisances within the limits of the Park.

Subd. 8. Clothes Drying. No exterior clothes drying shall be permitted upon any lot or any other area of the Mobile Home Park in an area specifically provided.

Subd. 9. Transient Occupancy. The use of any lot or other area within a Mobile Home Park for tent sites, camper trailers, pickup campers, or any other transient occupancy use is prohibited.

Section 810.71. Lot Regulations.

Subd. 1. No more than one Mobile Home shall be parked upon any lot.

Subd. 2. Occupancy Regulated. No Mobile Home may be inhabited by a greater number of occupants than that for which it was designed.

Subd. 3. Skirts Required. The base of all Mobile Homes shall be enclosed with skirting, such skirting to be installed within 10 days from the date of installation of the unit. Such enclosure must be accessible for inspection and no obstruction shall be permitted that impedes the inspection of the Mobile Home, plumbing, electrical facilities, and related equipment. No storage shall be permitted beneath the mobile home.

Subd. 4. Use Restrictions. All Mobile Home Lots shall be used for residential purposes only, or for the display and sale of mobile homes for residential purposes for said park, pursuant to Special Use Permit as provided in Section 1204 hereof.

Subd. 5. Lot Display Regulations. No Mobile Home owner nor prospective mobile homeowner shall be required to purchase a mobile home from the owner or operator of the Mobile Home Park in which said owner desires to locate, or from someone designated by said owner of the Mobile Home Park. This provision, however, shall not prevent the owner of the Mobile Home Park from establishing certain minimal standards and conditions of quality and design as to mobile homes permitted in a Mobile Home Park owned by him.

Section 810.73. Street Maintenance and Regulations.

Subd. 1. Snow Removal. The Mobile Home Park operator shall remove snow from all streets, guest parking areas and sidewalk areas within the park after each snowfall, and these areas shall be kept sanded and/or free of ice and snow.

Subd. 2. Maintenance and Repair. All streets within the park shall be kept in good repair, and kept clean and free of litter.

Subd. 3. Speed Limit. A speed limit of 15 m.p.h. shall be maintained within the park limits and signs shall be posted accordingly. The operator may use raised bumps or ridges across the road surfaces to assure compliance with the posted limits.

Section 810.75. Storage and Parking. No more than two vehicles may be parked on any mobile home lot.

Subd. 1. On-Site Storage Prohibited. All boats, boat trailers, hauling trailers, and all other equipment not stored within the mobile home nor the utility enclosure that may have been provided shall be stored in the overload parking area, and not upon the lots occupied by the mobile homes, nor upon the streets within the Mobile Home Park, nor upon any other City streets.

Section 810.77. Registration Required. It shall be the duty of the owner or manager of the Mobile Home Park to maintain a register containing a record of all mobile home owners and occupants residing within the park. The register shall contain the following information and shall be available for inspection at reasonable times:

Subd. 1. Name and address of each Mobile Home occupant.

Subd. 2. The make, model, year, and license number or serial number of each mobile home.

Section 810.79. Fire and Police Protection.

Subd. 1. Fire Alarm System Required. Every mobile home occupied in a Mobile Home Park shall have a UL approved automatic fire alarm system installed and in operating condition.

Subd. 2. Fire Extinguisher Required. Every mobile home occupied in a Mobile Home Park shall be equipped with a fire extinguisher in usable condition and approved by the Medina Fire Marshal. The occupant of the mobile home shall be responsible for providing such extinguisher for his mobile home.

Subd. 3. Fire Extinguisher Required in Service Buildings. Portable fire extinguishers rated for classes B and C fires, with a capacity of 10 pounds dry powder, shall be kept visible in service buildings and at other locations as approved or required by the Medina Fire Marshal, for convenient access by all of the occupants of the Mobile Home Park. Such fire extinguishers shall be maintained in good operating condition.

Subd. 4. Open Burning Prohibited. No fire shall be kindled or maintained except in a stove, fireplace, barbecue pit, incinerator, or other equipment intended for such purpose. No such fire shall be left unattended. No fuel shall be used and no material burned which emits dense smoke or objectionable odors. Open burning is prohibited.

Subd. 5. Storage of Flammable Liquids Prohibited. Storage of flammable liquids or materials or gasses within or under a mobile home is expressly forbidden.

Subd. 6. Litter and Rubbish Storage Prohibited. All areas of the Mobile Home Park shall be kept free of litter, rubbish, or other flammable material.

Subd. 7. Open to Police, Fire and Emergency Vehicles. The Mobile Home Park shall be open to fire, police and other emergency vehicles and personnel at all times, and the City Police Department and area Fire Departments shall be provided with a current directory showing the names and lot numbers of the occupants.

Section 810.81. Storage Protection.

Subd. 1. Storm Warning Device Required. The storm warning device required for the Mobile Home Park shall be kept in good operating condition and tested once a week at a designated time in a manner approved by the City.

Subd. 2. Weather Alerts Required. The Mobile Home Park manager shall be responsible for obtaining weather warning information from the appropriate media, and for alerting residents to the hazards of a storm via the warning device when any storm with damaging winds is imminent.

Subd. 3. Emergency Shelter Maintained. The emergency shelter area or building shall be kept open 24 hours a day. Entrances shall be illuminated during all hours of darkness. The manager shall keep the shelter area clean and sanitary and stocked with emergency supplies and first aid equipment.

Subd. 4. Generator Required. The emergency electrical power generator shall be tested once a week at the same time as the storm warning device, to assure good working order.

Section 810.83. Refuse Handling. The Mobile Home Park shall provide for the collection and disposal of all refuse and garbage generated within the Mobile Home Park. The park may contract with private garbage haulers or provide the service itself. All refuse handling must adhere to the following standards:

Subd. 1. Nuisance Prohibited. The storage, collection, and disposal of refuse in the Mobile Home Park shall be so conducted so as to create no health hazards, rodent harborage, insect breeding, accident or fire hazards, or air pollution.

Subd. 2. Garbage Collection Required. Garbage and refuse shall be collected and disposed of as frequently as may be necessary to insure the garbage receptacles shall not overflow.

Section 810.85. Sewer and Water.

Subd. 1. All sewer and water systems within the Mobile Home Park shall be kept in good operating condition in conformance with regulations of the Minnesota Department of Health, and the City of Medina. Any maintenance of water and sewer systems within the Park shall be at the owner's expense, but shall be under the supervision of an official designated by the City, who shall have authority to initiate necessary repairs.

Subd. 2. Water Pressure Maintained. If the City deems it necessary, auxiliary pumps to boost water pressure shall be installed at the expense of the park owner to maintain needed pressure for fire protection.

Subd. 3. Service Charges. For sewer service, the water service when available, the City will charge the service rates established in the appropriate district. All charges will be computed on a per unit basis, and charged to the Mobile Home Park.

Section 810.87. Administration. Except as otherwise provided herein, 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 Medina any appropriate actions or proceedings against a violator as provided by law.

Section 810.89. License Required. Before any person shall operate and maintain a Mobile Home Park in the City of Medina, said person shall first obtain a license to do so as hereinafter provided. An application for a license shall be filed with the City Clerk-Treasurer on forms furnished by the municipality. The fee for each license shall be \$150.00 per year. The Clerk-Treasurer shall submit said license application to the City Council for its approval. Licenses shall expire on January 1st following the date of issuance unless sooner revoked or forfeited.

Section 810.91. License Standards. The City Council shall have the power to deny or revoke the Mobile Home Park license of any person who fails to conform to the requirements of this ordinance or of any other municipal or state law that is applicable.

Section 810.92. Variance. The City 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 the strict application thereof would create unnecessary hardship to the owner of the property, provided that all of the following conditions have been met:

Subd. 1. Uniqueness. The conditions upon which the application for a variance is based are unique to the parcel of land for which the variance is sought, and are not generally applicable to other mobile home parks.

Subd. 2. Injury to Surrounding Land. The granting of the variance will not be detrimental to the public welfare or injurious to other land or improvements in the neighborhood in which the parcel of land is located, nor be injurious to any occupant of the Mobile Home Park.

Subd. 3. Conditions and Restrictions. The City Council may impose such conditions and restrictions on the granting of a variance so as to insure compliance with both the letter and the intent of this ordinance and so as to insure the protection of affected properties.