

#### Part 4. Mobile Homes and Mobile Home Parks

804.01. **Purpose.** The purposes of this ordinance are to promote health, safety, order, convenience, and general welfare by enforcing minimum standards for Mobile Home Parks, the location and use of mobile homes and the design, construction, alteration, and arrangement of homes on said lots, authorizing the inspection of Mobile Home Parks, the issuance of permits to Mobile Home Park operators and fixing penalties for violations.

804.02. **Definitions.** Subdivision 1. **General.** Unless the context clearly indicates otherwise, the following words and phrases have the meaning given them in this section.

Subd. 2. **"Mobile Home", "Trailer Coach", or "Trailer or Automobile Trailer"** mean any vehicle or structures so designed and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping quarters for one or more persons or the conduct of any business or profession, occupation or trade (or use as a selling or advertising device), 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, or any such structure designed and constructed in such a manner that it can be transported in one or more segments by some other means than its own power, but excepting a device used exclusively upon stationary rails or tracks.

Subd. 3. **"Person"** shall be construed to include persons, partnerships, firms, trusts, companies, public or private corporations, public or private associations, tenants, owners, lessees, or their agents or heirs or assigns.

Subd. 4. A **"Mobile Home Park"** means any park, trailer park, trailer court, trailer camp, court, camp, site, lot, parcel, or contiguous parcel of land designed, maintained, or intended for the purpose of supplying a location or accommodations for any mobile home and upon which any mobile home is parked and shall include all buildings used or intended for use as part of the equipment thereof whether or not a charge is made for the use of said mobile home park and its facilities. "Mobile Home Park" shall not include automobile or mobile home sales lots on which unoccupied mobile homes are parked for purposes of inspection and sale and where the person using or owning such lot is a duly authorized or franchised dealer in mobile homes.

Subd. 5. **"Unit"** means a section or parcel of land within the boundaries of any mobile home park including off street parking space for one automobile and other uses considered pertinent to the establishment and use of a mobile home residence.

Subd. 6. **"Park Management"** means the person who owns or has charge, care, or control of the mobile home park.

Subd. 7. **"Manufactured Homes"** means a structure, transportable in one or more sections, which in traveling mode is eight(8) body feet or more in width or forty(40) body feet or more in length or when erected on site is three hundred twenty(320) or more square feet and which is

built on a permanent chassis and is designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained within it.

Subd. 8. All terms used in the Ordinance and appearing in the singular shall extend to the plural and all terms appearing in the plural shall include the singular.

**804.03. Parking and Location of Mobile Homes.**

- a. It shall be unlawful for any person to park any mobile home on any street, alley or highway or other public place or on any tract, lot, piece or parcel of land and whether the same is occupied or unoccupied within the limits of the City of Hayfield, except as provided by this Ordinance.
- b. Emergency or temporary stopping or parking is permitted on any street, alley, highway or lot for not longer than 24 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.
- c. No persons shall park or occupy any mobile home on the premises of any occupied dwelling either of which is situated outside of an approved mobile home park except, the parking of only one mobile home, unoccupied, in a private garage building, or upon the rear of a yard of any occupied dwelling constructed of conventional wood frame or masonry material is permitted providing no living quarters shall be maintained or any business practiced in, or advertising displayed upon said mobile home while such mobile home is so parked or stored.
- d. Temporary special permits may be issued by the City Council for the temporary use of a mobile home as a dwelling, office or for temporary advertising or display purposes when said mobile home is located outside of an authorized mobile home park. Such temporary special permits shall be limited to periods of not more than 90 days and must be removed at the end of said period. Not more than two such temporary permits shall be issued consecutively to one person except upon a showing by such person that a residential building permit has been applied for, approved and issued or such other special circumstances as the Council may, in its discretion, deem to be good cause.
- e. The City of Hayfield authorizes the placement of manufactured houses in the residential zone within the City if such manufactured houses comply with the following conditions:
  1. Such house shall comply with all zoning regulations for the zone in which they are located.
  2. A building permit and any other required permits shall be obtained for such manufactured housing.
  3. No such house shall have ground floor space of less than eight hundred(800)

square feet or a width of less than twenty(20) feet at its narrowest point or both.

4. Such houses shall be placed on permanent foundations which comply with the uniform building code as adopted in MN and which are solid for the complete circumference of the house.
5. Any newly constructed homes, mobile homes, manufactured homes, garages, sheds, and additions shall have exterior siding which shall be conventional exterior dwelling type material. Any metal siding would have horizontal edges and overlap in sections no wider than twelve (12) inches. Vertical sheet metal siding is not permitted. No pole sheds are permitted within Hayfield City limits. All homes shall be built in compliance with Minnesota Building Codes.
6. Variances: Manufactured houses which vary from these requirements may be permitted in the zone when authorized by the City Council. Before any such variance is granted, the Council shall find as a fact that the value of the adjacent property will not be diminished by the placement of the manufactured house. The variance shall state any conditions which may be set by the Council in granting this variance.
7. Exemptions: This ordinance shall have no application to manufactured houses built in compliance with the uniform building code as adopted in the State of Minnesota or to manufactured houses places in a mobile home park.
8. Nothing in this ordinance shall prevent the regulation of uses of property by means of restrictive covenants which are valid except for this ordinance.

**804.04. Permits.**

- a. It shall be unlawful for any person to establish, construct, alter, extend, or maintain any mobile home park within the limits of the City of Hayfield unless it holds a valid permit issued by the City Council in the name of such person for the specific establishment, construction, alteration, extension, or maintenance proposed.
- b. Applications to establish, construct, alter, extend, or maintain a mobile home park under the provisions of this ordinance shall be made to the City Council of Hayfield.
- c. All applications for permits shall contain the following: Name and address of applicant; Location and legal description of the mobile home park; Complete engineering plans and specifications of the proposed park including, but not limited to the following: the area and dimensions of the tract of land; topography description of the land; the number, location, and size of all mobile home lots; the location and width of roadways and walkways; the location of water and sewer lines; plans and specifications of the water supply and refuse and sewer disposal facilities; plans and specifications of all buildings constructed or to be constructed within the mobile home park; the location

and details of lighting and electrical systems; a landscaping plan with park ground area and recreation equipment to be shown on said landscape plan; and such other information as may be requested by the City Council.

- d. Each application for such permit shall be accompanied by a Certificate of Ownership prepared by the owner or operator of such trailer coach park of all the property within 300 feet of any boundary line of the proposed mobile home park site.
- e. Each applicant shall be required to pay a fee of \$100 at such time application is filed with the City Clerk of Hayfield. This money shall be used by the city to defray the expense of processing such application and of conducting and providing notice for a public hearing as herein provided.
- f. No permit for any mobile home park shall be issued by the City Council of Hayfield until after a public hearing has been held on the matter by said Council. Such hearing shall be advertised in the official newspaper of the City for at least ten (10) days prior to the hearing. The Council shall mail a notice of said hearing to each of the property owners shown on the Certificate at their last known address so that they may appear and be heard.
- g. In addition to an application for a permit to establish a mobile home park as provided heretofore, an application for a building permit for the construction for such application shall be made to the City Council of Hayfield.
- h. Every 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, regulations, and laws under the jurisdiction of that department.
- i. The building permit shall be issued by the City Clerk or his/her deputy upon approval by the City Council.

**804.05. Site Requirements.** Site requirements for any future Mobile Home Park or the expansion of any existing Mobile Home Park hereafter approved.

- a. The minimum total mobile home park area shall be ten (10) acres.
- b. Each unit shall have a gross area of not less than 3,000 square feet.
- c. There shall be a minimum distance of ten (10) feet between the mobile home and the front or street line of the unit.
- d. Where an alley is provided adjacent to the back line of the unit, there shall be a minimum setback of five (5) feet from said back line. When there is no alley, the

setback line of the unit shall be not less than ten (10) feet.

- e. There shall not be less than five (5) feet between a mobile home and any side line of a unit.
- f. There shall not be less than ten (10) feet of space between mobile homes in all directions.
- g. A minimum of one tree per lot is required. In open areas and park areas, a minimum of twenty (20 trees per acre is required).
- h. Except for the area used for the mobile home, patio, sidewalk and any off-street parking space, the entire unit shall be sodded or seeded and maintained with grass.
- i. Each unit shall abut on and have access to a street within the boundaries of the trailer home park, which shall be at least 37 feet wide between gutters except that street may be 20 feet wide if off-street parking of a minimum of one car space 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 specified as a 5 ton street. Said streets are to be built and maintained by the owner 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 powers of the City with respect to traffic laws and such other laws as shall be applicable to public ways and places.
- j. There shall be an unused area of not less than three (3) feet in depth along each public street or way and this area shall be sodded or planted in grass.
- k. The parking of more than one mobile home on any single unit shall not be permitted.
- l. No mobile home shall be inhabited by a greater number of occupants than that for which it was designed.
- m. Water facilities, sewage disposal and street lighting shall be installed and maintained by the owner of the mobile home park site and shall be constructed in accordance with laws of the State of MN, the recommendations of the State Health Department, and the ordinances and requirements of the City of Hayfield.
- n. 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.
- o. 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 neither upon the plots occupied by

Mobile Homes nor upon the streets within the Mobile Home Park.

- p. No mobile home park shall be so located that drainage from the park will endanger any water supply. All such parks shall be well drained and no portion of the park shall be located in any area subject to flooding. No waste water from a mobile home shall be deposited on the surface of the ground.

804.06. **Mobile Home Park Requirements.** All Mobile Home Parks, permitted, established, and licensed within the City of Hayfield, whether the same are not in existence or have heretofore been approved, shall abide by the following requirements:

- a. Responsibilities of the Park Management:
  - 1. The person to whom a permit for a mobile home park has been issued shall operate the park in compliance with this Ordinance and shall provide adequate supervision to maintain the park, its facilities, and equipment in good repair and in a clean and a sanitary condition.
  - 2. The park management shall notify park occupants of all applicable provisions of this Ordinance and inform them of their duties and responsibilities under this Ordinance.
  - 3. It shall be the duty of the operator of the mobile home park to keep a register containing a record of all mobile home owners and occupants located within the park. Such register shall contain the name and address of each mobile home occupant; the name and address of the owner of each mobile home and motor vehicle by which it is towed; the make, model, year, and license number of each mobile home and motor vehicle, the state, territory, or country issuing such license; and the date of arrival and departure of each mobile home.
  - 4. The park management shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duty necessitates its acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.
- b. Where natural gas or other central fuel supply system is not provided by the mobile home park owner for use by each mobile home within the park, individual fuel containers shall be firmly fixed to metal stands.
- c. The owner or occupant of any mobile home parked upon or within an approved mobile home park, shall cause such mobile home to be skirted around the bottom thereof with a non-combustible or fire resistant material, compatible with the appearance of the mobile home, so as to enclose the space between the floor or bottom of such mobile home and the ground.
- d. No construction of any foyer, vestibule or other accessory structure constructed, placed or erected outside of the mobile home and placed upon the unit shall be permitted except upon the approval of the City Council being first obtained.
- e. The removal of running gear or wheels from any mobile home placed within an

approved Mobile Home Park shall be prohibited.

**804.07. Inspection of Mobile Home Parks.**

- a. The Building Inspector is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance, including the power to enter at reasonable times upon any public or private property for said purposes.
- b. The Building Inspector, the Chief of Police, or their duly authorized representatives shall have the power to inspect the register containing a record of all residents of the Mobile Home Park.
- c. It shall be the duty of the park management to give the Building Inspector free access to all lots at reasonable times for the purpose of inspection.
- d. It shall be the duty of every occupant of a Mobile Home Park to give the owner thereof or his agent or employee access to any part of such mobile home park at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this Ordinance.

**804.08. Notices, Hearings, and Orders.**

- a. Whenever the Building Inspector determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, the Building Inspector shall give notice of such alleged violation to the person to whom the permit was issued, as hereinafter provided. Such notice shall: being in writing; include a statement of the reasons for its issuance; allow thirty (30) days time for the performance of any act it requires. If work cannot be completed in the thirty (30) day period, extensions may be granted by the City Council if reasons for hardship do prevail and can be verified; be served upon the owner or his agent as the case may require: Provided that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by registered mail to his last known address, or when he has been served with such notice by any method authorized or required by the laws of this State.
- b. Any person affected by any ordinance which has been issued in connection with the enforcement of any provision of this Ordinance, may request and shall be granted a hearing of the same before the City Council.
- c. Whenever the Building Inspector finds that an emergency exists which requires immediate action to protect the public health, he may, without notice or hearing issue an order reciting the existence of such an emergency and requiring that such action be taken as he may deem necessary to meet the emergency, including the suspension of the permit or license. Notwithstanding any other provisions of this Ordinance, such order shall be effective immediately. Any person to whom such an order is directed

shall comply immediately, but upon petition to the Building Inspector shall be afforded a hearing before the City Council as soon as possible. Pending such a hearing, such emergency orders shall be in full force and effect until and unless later removed, modified or changed by the Building Inspector or the City Council.

**804.09. Violations.**

- a. This Ordinance shall be administered and enforced by the Mayor of the City of Hayfield who may institute in the name of the City any appropriate actions or proceedings against a violator as provided by law.
- b. Any person by himself or itself or by his or its agent or employee who violates the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine not to exceed Seven Hundred (\$700) Dollars, or imprisonment in the county jail for a period not to exceed ninety (90) days, or both.
- c. The City Council shall have the power to revoke any mobile home park permit which has heretofore or hereafter been issued to any person for failure to conform to the requirements of this Ordinance or any other municipal or state law applicable.
- d. 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 there are practical difficulties or unnecessary hardships in the way of strict application.

**804.10. Savings Clause.** If any section, sentence, clause or phrase of this Ordinance is, for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, clause, and phrase thereof, irrespective of the fact that any one or more sections, sentences, clauses, and phrases be declared unconstitutional.