

## **ORDINANCE NO. 9**

### **AN ORDINANCE REGULATING THE USE OF HOUSE TRAILERS AND MOBILE HOMES, ESTABLISHING REQUIREMENTS FOR MOBILE HOME COURTS, AND REPEALING PRIOR ORDINANCES**

The Town Board of the Township of Eureka, County of Dakota, State of Minnesota, ordains as follows:

#### **Section 1 - REPEAL**

All ordinances inconsistent herewith are hereby repealed.

#### **Section 2 - DEFINITIONS**

Mobile Home Court - Independent: An approved mobile home court which has underground utility service to each site and only permits independent mobile homes.

Mobile Home Court - Dependent: An approved mobile home court which has underground utility service to each site and only restroom and washing facilities as specified by the State of Minnesota.

Mobile home - Independent: A mobile home which is constructed to utilize a public water and sewer system, an external source of electric service, and an external source of fuel for heating, and shall be equipped with a stool, shower or tub, and laundry facilities.

Structure: Any structure or building which is located in an approved mobile home court site, other than a mobile home.

Utility: Shall include electric, water, sewage disposal, and telephone service.

### **Section 3 - GENERAL PROVISIONS**

- A. No mobile home for residential purposes shall be permitted on any site within the Town of Eureka, unless said site is part of an approved mobile home court or unless it is located on land purchased by the mobile home owner served by utilities as required by State law, and such land has been, prior to passage of this ordinance, specifically developed and formally platted for the placement of mobile homes.
  
- B. Mobile homes shall not be used for residential purposes in the Town if they:
  - 1. Do not conform with the requirements of the vehicle code of the State of Minnesota.
  - 2. Are in an unsanitary condition or have an exterior in bad repair.
  - 3. Are structurally unsound and do not protect the inhabitants against all elements.
  - 4. Are less than 600 square feet in living area.
  
- C. All Land areas shall be:
  - 1. Adequately drained.
  - 2. Free from dust.
  - 3. Clean and free from refuse, garbage, rubbish, or debris.
  
- D. All mobile homes shall be owner occupied, except for those cases provided for in Section 11.
  
- E. No tents shall be erected in a mobile home court.
  
- F. There shall be no outdoor camping anywhere in a mobile home court.
  
- G. No public address or loud speaker system shall be permitted in such court.

- H. Dogs and animals shall not run at large within a mobile home court.
  
- I. Access to mobile home courts shall be as approved by the Town.
  
- J. Advertising of the mobile home court shall be limited to one sign not to exceed 32 square feet, with lights, height and location as approved by the Town.
  
- K. The operation of every mobile home court shall maintain a registry of the mobile home court showing:
  - 1. The name and address of each resident mobile home owner.
  - 2. The make, type, and license number of each mobile home and automobile.
  - 3. Forwarding address of all mobile units leaving the court.
  - 4. Date of arrival and departure for each mobile home.
  
- L. A map of the mobile home court shall be displayed near the entrance to the court and be illuminated during all hours of darkness.
  
- M. All structures, (fences, sidewalks, roads, storage, cabana, or other structures) shall require a building permit from the Eureka Town Board in the manner provided for in this Ordinance.
  
- N. The area beneath a mobile home coach shall be enclosed except that such enclosure must have access for inspection.
  
- O. Laundry and clothing hung out to dry only on lines located in Town Board approved areas established and maintained exclusively for that purpose.
  
- P. Not more than ten percent (10%) of all mobile home sites in a dependent mobile home court shall be occupied by transient (less than 7 day occupancy) coaches.

- Q. No building, cabana, carport, awning, storage closet, cupboard, or other structure shall be permitted on a transient mobile home site, except plumbing and electrical service connections.
- R. Where the mobile home court is dependent, it shall have an adequate central community building with the following features:
1. Laundry drying areas and machines.
  2. Laundry washing machines.
  3. Showers.
  4. Public toilets and lavatories.
- Such buildings shall have central heating and be maintained in a safe, clean and sanitary condition.
- S. No open fires shall be permitted within the park except in designated burners, and no fires, burners, or incinerators shall be left unattended at any time. The operator shall provide safe, adequate incinerator service in full compliance with State laws and ordinances pertaining thereto.
- T. The operator or his duly authorized agent shall be in attendance at the park at all times, and shall keep the park in a clean, orderly, sanitary condition.
- U. There shall be maintained a proportion of one mobile home for every seven single family dwellings within the Township, and no mobile home court permit shall be granted which would increase that ratio. (amended 5/17/72 See Ord. 10)

#### **Section 4 - SITE PLAN REQUIREMENTS**

- A. Five (5) copies of the plat plan of the proposed mobile home court shall be submitted to the Town Board for its consideration. Such plat plan shall be drawn to scale and show:
1. Legal description and size in acres of the proposed mobile home court.
  2. Location and size of all mobile home sites, storage areas, recreation areas, laundry drying areas, roadways, parking sites, and all setback dimensions (parking spaces, exact mobile home sites, etc.).

3. Detailed landscaping plans and specifications.
  4. Location and width of sidewalks.
  5. Plans for sanitary sewage disposal, surface drainage, water systems, electrical service, and gas service.
  6. Location and size of all streets abutting the mobile home court.
  7. Road construction plans and specifications.
  8. Plans for any and all structures.
  9. Such other information as required or implied by these mobile home court standards or requested by the Town Board.
  10. Name and address of developer or developers.
  11. Description of the method of disposing of garbage and refuse.
  12. Detailed description of maintenance procedures and grounds supervision.
  13. Details as to whether all of the area will be developed at once or whether it will be developed a portion at a time.
- B. The Town Clerk, upon receipt of the five copies of the plat plan of the proposed mobile home court, shall submit one copy of the plat plan to the superintendent of any school district which would be affected by the issuance of the permit. Before final issuance of the permit, notice to the superintendent of any school district which would thereby be affected shall be given by the Town Clerk. Also, the Superintendent and/or the School Board shall be given an opportunity to be heard before the Town Board prior to issuance of the permit.

## **Section 5 - DESIGN STANDARDS**

- A. Site:
1. Each mobile home site shall contain at least 4000 square feet of land area for the exclusive use of the occupant:
    - Width -- no less than 40 feet.
    - Depth -- no less than 100 feet.
  2. Each mobile home Site shall have frontage on an approved roadway and the corner of each mobile home site shall be marked and each site shall be numbered.

B. Setbacks:

1. No coach shall be parked closer than 10 feet to the side lot lines nor closer than 20 feet to the front lot line or within 10 feet of the rear lot line,
2. There shall be an open space of at least 20 feet between the sides of adjacent coaches.
3. Automobiles shall not be parked nearer than 5 feet from any side lot line.
4. No coach, of f street parking space, or building shall be located within 20 feet of the exterior boundary of any mobile home court and no mobile home shall be parked within 25 feet of a public street.

C. Parking:

1. Each mobile home site shall have off Street parking space for two automobiles.
2. Each mobile home court shall maintain a hard-surfaced off street parking lot for guests of occupants in the amount of one space for each five coach sites.
3. Access drives of f roads to all parking spaces and coach sites shall be hard-surfaced,

D. Utilities:

1. All mobile homes shall be connected to a public water and sanitary sewer system or a private water and sewer system, approved by the State Department of Health.
2. All installations for disposal of surface storm water must be approved by the Town,
3. All utility connections shall be as approved by the Town.
4. The source of fuel for cooking, heating or other purposes at each mobile home site shall be as approved by the Town.
5. All utilities shall be underground; there shall be no overhead wires or supporting poles, except those essential for street or other lighting purposes.
6. No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related mobile home equipment.
7. The method of garbage, waste and trash disposal must be as approved by the Town.
8. Owner shall pay any required sewer connection fees to the Town.

E. Internal roads and streets:

1. Roads shall be hard surfaced as approved by the Town.
2. All roads shall have a hard-surfaced (mountable, roll type) curb and gutter.
3. All streets shall be developed with a roadbed of not less than 24 feet in width. If parking is permitted on the street, the roadbed shall be at least 36 feet in width.

F. Recreation: All mobile home courts shall have at least ten percent (10%) of the land areas developed for recreational use (tennis courts, children's play equipment, swimming pool, golf green, etc.), developed and maintained at the owner/operator's expense.

G. Landscaping:

1. Each site shall be properly landscaped with grass and at least one tree.
2. A compact hedge, redwood fence, or landscaped area shall be installed around each mobile home court and be maintained in first class condition at all times as approved.
3. All areas shall be landscaped in accordance with landscaping plans approved by the Town Board.

H. Lighting:

1. Artificial light shall be maintained during all hours of darkness in all buildings containing public toilets, laundry equipment and the like.
2. The mobile home court grounds shall be lighted as approved by the Town from sunset to sunrise.

**Section 6 - ANNUAL LICENSE**

- A. The owner or operator of a mobile home court shall pay any license fee and/or taxes required by State law.

**Section 7- REVOCATION OF LICENSE**

- A. If the owner or operator of a mobile home court is convicted of a violation of any provision of State law pertaining to mobile homes or mobile home parks, revocation procedures shall be those as approved by State law.

**Section 8 - PERMIT REQUIRED**

- A. No person, firm or corporation shall erect, establish, extend or enlarge a mobile home court within the limits of the Town of Eureka, Dakota County, Minnesota, without first obtaining a permit therefore from the Town Board or its authorized representative.

**Section 9 - APPLICATIONS**

- A. No permit for a mobile home court shall be issued by the Town Board unless and until the person requesting the same shall first make application to the Town Clerk. The application shall be in writing, signed by the applicant, and shall include all of the information and data required by Section 4.
- B. The applicant shall pay to the Town Board a permit fee in the amount of \$100.00 at the time the application is filed and, in addition, shall reimburse the Town for any legal, engineering, publication, and other expenses incurred by the Town in considering and passing on the application.

**Section 10— INSPECTIONS**

- A. On or before January 10th of each year following the first six (6) month period that a permit has been in force under these provisions, the operator of the mobile home court shall pay an annual inspection fee to the Town Treasurer. Such inspection fee shall be \$25.00 per year, plus twenty-five (\$.25) cents per mobile home court site, for each occupied site in excess of 25 occupied sites. Occupancy for Sites for determining this fee shall be as of January 1.

- B. All mobile home courts established prior to the adoption of these regulations shall be subject to the provisions of these regulations and shall pay the inspection fees provided in Section 9.A above, commencing January, 1972.

**Section 11 - VARIANCE**

- A. In case of extreme hardship, the Town Board may grant a variance as to certain conditions, provided that said variance is consistent with the purpose of this Ordinance.
  
- B. The Town Board may grant special permits for the parking of mobile homes in areas other than a mobile home park under the following conditions:
  - 1. For use on a farmstead as used for help in operation of said farm, or in the case of a father and son, farm partnership.
  - 2. For use on non-farm property in situations where undue hardship would result if a mobile home were not allowed to be placed thereon.  
(Repealed May 9, 1979 See Ordinance 21)
  - 3. For temporary use by a landowner where said landowner intends to construct permanent residence on said premises. In such case, such permanent residence must be started within one (1) year from the date of placing the mobile home on said premises and must be finished within two (2) years from said date, unless otherwise specifically permitted by the Town Board.  
(Repealed May 9, 1979 See Ordinance 21)
  
- C. All special permits granted under this section shall be non- assignable and non-transferable, and shall immediately terminate when the initial occupant vacates said mobile home or moves the same from said premises.
  
- D. All permits granted under this section shall be for not more than one (1) year, and shall expire on December 31 of the year in which granted. All permits granted under this section must be renewed within fifteen (15) days from the date of expiration. At the time the original permit is granted under this section, the applicant shall pay a fee of \$1.00 per \$1,000.00 of valuation of the mobile home. Any permits renewed under

this section shall require an annual renewal fee of \$3.00. The application for the renewal of permits granted under this section shall state in writing the reasons why the special permit should be extended or renewal.

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Albert J. Wachter  
Eureka Town Chairman

ATTEST:

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H.O. Leine  
Eureka Town Clerk

Passed by the Eureka Town Board this 14th day of February, 1972.

Published in the Dakota County Tribune this 24th day of February, 1972.