

# CHAPTER 12. MOBILE HOME PARKS AND MOBILE HOME DEVELOPMENTS

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## 📖 Section 1200 - Purpose

**1200.01 Purpose.** This chapter is intended to provide regulations for the establishment, maintenance and occupancy of mobile home parks and mobile home developments.

## 📖 Section 1205 – Mobile Home Parks

**1205.01 Generally.** The following provisions shall govern the establishment and continuance of mobile home parks within the City of Hermantown.

**1205.02 Application.** In order to obtain approval for a mobile home park, the property owner shall first apply in writing to the City Clerk on such form as may from time to time be designated. Such application shall include a development plan and a plat plan prepared by and bearing the seal of a Minnesota registered surveyor or engineer, showing the following:

**1205.02.1.** The location and legal description of the site;

**1205.02.2.** A drawing of the proposed foundation, support system and tiedowns for individual mobile homes;

**1205.02.3.** All streets, streetlights, driveways, parking areas and sidewalks;

**1205.02.4.** The size and arrangement of mobile home lots and foundations and the location of all accessory buildings;

**1205.02.5.** The size, location and species of existing and proposed vegetation;

**1205.02.6.** The topography by two-foot contour intervals and a grading plan;

**1205.02.7.** Areas to be set aside for recreation and open space;

**1205.02.8.** Fencing and screen-planting along the exterior boundaries of the mobile home park site and an overall landscape plan;

**1205.02.9.** The provisions for the removal of trash and garbage;

**1205.02.10.** All gas, electric, phone, water and sewer lines; and

**1205.02.11.** A typical lot plan.

**1205.03 Permitted Uses.**

**1205.03.1.** One mobile home per lot for single family occupancy;

**1205.03.2.** Accessory buildings and uses incidental to a mobile home;

**1205.03.3.** Accessory uses permitted in the R-1 Single Family Residential District;

**1205.03.4.** Public parks and their incidental structures;

**1205.03.5.** Public uses or utilities, except buildings, substations, towers or high voltage transmission lines;

**1205.04 Special Uses.** Any special use that is permitted in the R-3 Zone District.

**1205.05 District Standards.** The district standards which follow shall supersede any conflicting requirements of [Chapter 10](#), Subdivisions:

**1205.05.1. Additional Structures.** No building or structure not required by this chapter shall be added to a mobile home lot, except an unheated porch, storage shed, car port or garage. The total square footage of all such additional structures shall not exceed 570 square feet.

**1205.05.2. Community Building Setback.**

a.	Minimum front yard	50 feet
b.	Minimum side yard	25 feet
c.	Minimum rear yard	25 feet or 35 feet if the rear yard abuts a public right-of-way

**1205.05.3. Exterior Antennas.** There shall be no exterior television or radio antennas, except for a community type antenna for the use of all park residents or a ham radio antenna.

**1205.05.4. Foundations and Tiedowns.** Each mobile home shall have a foundation support system and tiedowns meeting the requirements of the Hermantown Building Code.

**1205.05.5. Garages.** Private garages shall not contain less than 300 square feet and not more than 75% of the floor area of the dwelling unit to which the garage is an accessory use. No garage shall exceed 900 square feet of floor area. The style and material of a garage shall be compatible with the dwelling unit.

**1205.05.6. Frame and Grade Level.** The frame of each mobile home shall be at grade level on the side opposite the entry way and no more than 15 inches above grade on the ends and entry side.

**1205.05.7. Site Conditions.** The soil, groundwater level, drainage, rock formations, or other topographical features shall be such as not to create hazards to the property or to the health and safety of the occupants.

**1205.05.8. Interior circulation.**

**1205.05.8.1.** The mobile home park shall be arranged so that all mobile home lots and accessory buildings have access to the park interior streets. All park streets shall be public. Any lots abutting a collector or arterial street shall be adequately screened;

**1205.05.8.2.** Interior streets shall connect to an external public street at a minimum of two different points. Pavements shall be at least 32 feet wide at entrances and exits and 30 feet on all other roadways, the width being measured from back of curb to back of curb. All walkways within the park shall be maintained in a safe condition by the park developer and kept free of snow and other obstructions; and

**1205.05.8.3.** A five-foot concrete sidewalk shall be installed along two sides of arterials and collectors and along one side of other streets.

**1205.05.9.** Maximum density. Six units per acre;

**1205.05.10.** Maximum height of an accessory building. Sixteen feet;

**1205.05.11.** Maximum height of a mobile home. Sixteen feet;

**1205.05.12.** Maximum development area. Twenty-five acres;

**1205.05.13.** Minimum floor area. Six hundred square feet;

**1205.05.14.** Minimum lot area. Four thousand five hundred square feet;

**1205.05.15.** Minimum lot depth. One hundred feet;

**1205.05.16.** Minimum lot width. Forty-five feet. A corner lot shall be 60 feet in width;

**1205.05.17.** Mobile home park community building. Each mobile home park shall contain one or more enclosed community buildings which provide space for an office, basement storm

shelter, and laundry, toilet and recreation facilities. The building shall provide at least 12 square feet of space per mobile home lot. In no case shall the building be less than 2,500 square feet. The storm shelter shall provide at least nine square feet of unencumbered space per mobile home lot; and

**1205.05.18. Mobile home setbacks.**

a.	Minimum front yard setback	25 feet
b.	Minimum rear yard setback	10 feet
c.	Minimum side yard setback on the entry side of the mobile home	20 feet
d.	Minimum side yard setback on the opposite entry side of a mobile home	5 feet, or 20 feet if on a corner lot

**1205.05.18.5.** Mobile homes shall not be closer together than 25 feet at side yards.

**1205.05.19. Driveways and Sidewalks.** Each mobile home lot shall provide a hard surfaced driveway at least ten feet in width. A 30-inch sidewalk from the driveway or street to the entrance of each unit shall be constructed.

**1205.05.20. Retail Sales.** There shall be no retail sales of mobile homes or mobile home accessories within the limits of the mobile home park, except that no more than six skirted model units, erected upon permanent foundations, may be sold and remain in place once the sales program is completed.

**1205.05.21. Signs.** One sign may be located at the entrance to the mobile home park listing the names of the park, subject to Planning and Zoning Commission approval as to design and location. Dimensions permitted shall be those listed in the sign ordinance for multiple developments.

**1205.05.22. Skirting.** The mobile home shall be skirted with a material of the same color and style as the mobile home. The skirting shall extend from the frame of the chassis of the mobile home to the ground.

**1205.05.23. Storage Buildings.** There shall be a storage building for each two mobile home lots, located within 50 feet of the mobile homes which they serve, containing not less than 600 cubic feet of space per lot. The storage buildings shall be uniform in appearance, weather-tight, constructed of concrete block or brick, and be so designed as to be in keeping with the overall design of the park. The buildings shall be completely enclosed, including a door. The buildings shall be placed on the mobile home lots so that the entry to the storage area faces the side lot lines of the mobile home lot and only a finished side faces the street. The storage building may be incorporated into the required garage.

**1205.05.24. Storage of Major Recreational Equipment.** An area shall be provided within the park that is fenced and screen planted for the storage of major recreational equipment. At least 100 square feet shall be provided for each mobile home lot.

**1205.05.25. Utility Installation.** All utility installations, including but not limited to electric power lines, gas lines, telephone lines, television lines and service connections shall be underground and approved by the City Engineer.

*Cross-reference: Signs, see [Chapter 14](#)* **1205.06 Site Plan Approval.** Site plan approval shall be required in accordance with the procedures set forth in [Chapter 11](#), Planned Unit Development, for final development plan. In addition, plans shall be submitted for tiedowns, foundations, support systems and storage shed.

**1205.07 Security Agreement.** The owner shall give the City a security agreement on performance in the amount of the estimated cost of the storm sewers, sanitary sewers, water lines, street paving, corner markers, storage sheds and incidentals necessary to complete the construction of the project. The security agreement on performance shall be executed by the owner with a surety satisfactory to the City Attorney, guaranteeing the completion of improvements within the time proposed by the owner and approved by the City Council.

**1205.08 Permit.** A permit shall be required from the Zoning Official before a mobile home may be occupied. Such permit shall certify that the requirements of this chapter and the site plan review have been met for the lot for which the permit is requested.

## **Section 1210 – Mobile Home Developments**

**1210.01 Generally.** The following provisions shall govern the establishment of mobile home developments within the City of Hermantown.

**1210.02 Purpose.** Mobile home developments are allowed as a special use within R-3 Zone Districts to provide an opportunity for lower cost housing within the City of Hermantown by providing a means by which a tract or parcel of land can be subdivided for the purpose of establishing individual lots for permanent mobile homes and/or mobile homes.

### **1210.03 Procedure.**

**1210.03.1.** Except as modified by this Section [1210](#), a mobile home development shall be developed, designed, constructed and otherwise prepared in accordance with the provisions of [Chapter 10](#), Subdivisions.

**1210.03.2.** Upon submission of a preliminary plan for a mobile home development to the Zoning Officer in accordance with [Chapter 10](#), the developer shall make application for a Special Use Permit under [Chapter 7](#) hereof.

**1210.03.3.** No final plat of a mobile home development shall be approved unless a special use permit has been approved for such mobile home development.

#### **1210.04 General Regulations.**

**1210.04.1.** Only mobile homes and permanent mobile homes shall be permitted within a mobile home development.

**1210.04.2.** A mobile home development shall be not less than ten acres in area and not more than 40 acres in area.

**1210.04.3.** No more than 40 acres may be developed as mobile home development(s) within any Section within the City. In addition, a mobile home development shall not be approved if it adjoins another mobile home subdivision or other mobile home subdivisions if the total land area of such subdivisions would be in excess of 40 acres. For purposes of this provision, subdivisions shall be deemed to be adjoining if separated only by roadways, setbacks, buffer zones or other land not available for development.

**1210.04.4.** An individual mobile home lot shall be not less than 21,780 square feet in land area and shall not have less than 100 feet of lot width.

**1210.04.5.** A mobile home development shall dedicate or reserve to the public at least 21,780 square feet for each ten acres of land area within the mobile home development. Approval of a special use permit for such mobile home development or the final plat of such mobile home development shall not constitute acceptance by the City of such public land. The lands thus dedicated or reserved shall be accepted by the City of Hermantown only by specific action of the Hermantown City Council.

**1210.04.6.** Each individual mobile home lot shall not contain more than one single family living unit.

**1210.04.7.** A setback of not less than 20 feet from the property lines of the mobile home development shall be maintained. Such 20-foot setback shall be densely planted with trees, shrubs and other living vegetation except where crossed by public streets.

**1210.04.8.** Each mobile home lot shall be subject to the following minimum setbacks:

a.	Front yard	35 feet
b.	Side yard	Each side yard 10 feet
c.	Rear yard	25 feet
d.	Corner side yard	35 feet

**1210.04.9.** The maximum building coverage for any lot in a mobile home development shall be 35% of the lot area.

**1210.04.10.** All mobile home developments shall be required to provide public water, sewer and electric service lines within the development.

**1210.05 Subdivision Regulations to be Applied.** Unless otherwise stated herein, all provisions of [Chapter 10](#), Subdivisions must be adhered to in connection with the establishment of a mobile home development.