

ORDINANCE 135

AN ORDINANCE ESTABLISHING MINIMUM STANDARD AND PROVIDING FOR THE REGULATION AND LICENSING OF MOBILE HOMES WITHIN THE VILLAGE OF BIRD ISLAND, MINNESOTA

BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF BIRD ISLAND AS FOLLOWS:

Section I. Short Title

1.1 This ordinance shall be known and cited as: The Mobile Home Ordinance of the Village of Bird Island, Minnesota.

Section II. Administration

2.1 The provisions of this Ordinance shall be administered by the Village Council which shall have the final power to approve or disapprove the application.

Section III. Definitions

3.1 Mobile Home: Any type of structure or vehicle which provides facilities for person(s) to sleep and/or eat, which is mounted on wheels, or has provisions for wheels, such as a house trailer, converted bus or truck, or small structure.

3.2 Mobile Home Court: Seven (7) or more spaces for mobile homes in an area designated for such use. The term, Mobile Home Court shall include the terms trailer park, trailer court, and mobile home park.

3.3 Structure: Any structure or building which is built for the support, shelter or enclosure of persons, animals, chattels or movable property of any kind which is affixed to the land.

Section IV. General Provisions

4.1 All Mobile homes for residential purposes within the Village limits shall be placed on lots within an approved mobile home court as established herein except that the Village Council may approve the application for the placement of a mobile home on private property provided that:

A. The owner of the lot and the owner of the mobile home are the same person.

B. The lot on which the trailer is to be parked must not contain less than 5000 square feet and the width or the length cannot be less than 50 lineal feet.

C. Such mobile homes must be connected to the Village water and sewer and other franchised utilities as required by any home owner within the Village of Bird Island, except that recreational or travel vehicles and trailers may be parked on private property for a period of not more than fourteen (14) days after receiving special permission from the Village Council of Bird Island.

4.2 Any trailer home parked within any residential area of the city on the effective date of this ordinance, and shall have been continuously so parked therein for at least thirty days with proper authorization for such placement of his mobile home, it shall be lawful to continue such parking at the same place from and after the effective date of this ordinance, provided, however, that upon removal of said trailer house for any reason except for the owner of record to replace such mobile homes with one of equal or greater value and after applying to the Village Council and receiving their approval of such change, it shall be unlawful to repark said trailer house or to replace said trailer house on a lot within a residential area of the Village in violation of the provisions of this ordinance.

4.3 Mobile home shall be prohibited that:

A. Do not conform to the requirements of the State of Minnesota.

B. Are in an unsanitary condition or having an exterior in bad repair.

C. Are structurally unsound and do not protect the inhabitants against all elements.

4.4 Every structure shall be developed and maintained in a safe, approved and substantial manner. The exterior of such structures shall be kept in good repair and shall be repainted or refinished when directed by the Village.

- 4.5 All land areas shall be properly maintained:
 - A. Adequately drained.
 - B. Clean and free from refuse garbage, rubbish or debris.
- 4.6 No tents shall be erected or occupied.
- 4.7 There shall be no outdoor camping anywhere in the mobile home court.
- 4.8 No public address or loud speaker system shall be permitted.
- 4.9 Dogs and animals shall not be permitted to run at large within the mobile home court.
- 4.10 Access to mobile home courts shall be approved by the Village.
- 4.11 Advertising shall be limited to one sign not to exceed six (6) square feet, with lighting, height and location as approved by the Village.
- 4.12 The operator of every mobile home court shall maintain a registry of the mobile home court showing:
 - A. The name and address of each guest or permanent resident.
 - B. The make, type, and license number of each mobile home and automobile.
- 4.13 No person shall erect, place, construct, reconstruct, relocate, alter, maintain, use or occupy a cabana or structure in a mobile home court without the written consent of the owner or operator of the mobile home court.
- 4.14 All structures (fences, sidewalks, road, storage space, cabana, ramada, or other) shall require a building permit.
- 4.15 The area beneath a mobile home coach shall be enclosed except that such enclosure must be openable for inspection.
- 4.16 Laundry and clothes shall be hung out to dry only on lines located in approved areas established and maintained exclusively for that purpose.
- 4.17 No more than ten (10) percent of all trailer sites shall be occupied by transient (less than seven days' occupancy) coaches.
- 4.18 No building, cabana, ramada, carport, awning, storage closet, cupboard or other structure shall be permitted on a transient trailer site except plumbing and electrical service connections.
- 4.19 Where mobile home court has a central community building with the following features:
 - A. Laundry drying areas and machines.
 - B. Laundry washing machines.
 - C. Showers.
 - D. Public toilets and lavatories.Such building shall have central heating and be maintained in a safe, clean and sanitary condition.

Section V. Site Plan Requirements

- 5.1 Five (5) copies of a plot plan of the proposed mobile home court shall be submitted to the Village Council for its consideration. Said plot plan shall be drawn to scale and showing:
 - A. Legal description and size in acres of the proposed mobile home court.
 - B. Location and size of all mobile home sites, dead storage areas, recreation areas, laundry drying areas, roadway parking sites, and all set-back dimensions (parking space exact mobile home sites, etc.)
 - C. Detailed landscaping plans and specifications.
 - D. Location and width of sidewalks.
 - E. Plans for sanitary sewage disposal, surface drainage, water systems, electrical service, and gas service.
 - F. Location, size and character of each cabana and cabana and cabana site.
 - G. Location and size of all streets abutting the mobile home court and all driveways from such streets to the mobile home court.
 - H. Road construction plans and specifications.
 - I. Plans for any and all structures.
 - J. Such other information as required or implied by these mobile home court standards or requested by public officials.
 - K. Name and address of developer.
 - L. Description of the method of disposing of garbage and refuse.

- M. Detailed description of maintenance procedures and grounds supervision.
- N. Description of construction plans (i.e., time involved, cost estimates, stage development, if any, and so on.

Section VI. Design Standards

6.1 Site

- A. Each mobile home site shall contain at least 3,600 square feet of land area for the exclusive use of the occupant:
 - Width: No less than forty (40) feet.
 - Depth: No less than ninety (90) feet.
- B. Each mobile home site shall have frontage on an approved roadway.
- C. The corners of each mobile home site shall be clearly marked and each site shall be numbered.
- D. The area occupied by a mobile home shall not exceed 75% of the total area of a mobile home site; land may be occupied by a trailer, a vehicle, a building, a cabana, a ramada, a carport, an awning, storage closet or cupboard, or any structure; unoccupied land shall be landscaped.

6.2 Setbacks

- A. No coach shall be parked closer than five (5) feet to the side lot lines nor closer than ten (10) feet to the front line, or within three (3) feet of the rear lot line.
- B. There shall be an open space of at least ten feet between the sides of adjacent coaches.
- C. Automobiles may park no closer than five (5) feet to the side of any adjacent coach; automobiles shall not, however, be parked nearer than five (5) feet to any side lot line.
- D. No coach, off-street parking space, or building shall be located within 10 (ten) feet of the exterior boundary of any mobile home court.
- E. Mobile home sites with access to public streets shall conform to all setbacks and other requirements of the zoning district in which said site is located.

6.3 Parking

- A. Each mobile home site shall have off-street parking space for two automobiles.

6.4 Utilities

- A. All mobile homes shall be connected to a public water and sanitary sewer system or a water and sewer system approved by the State Department of Health.
- B. All plans for disposal of surface storm water must be approved by the Village.
- C. All utility connections shall be approved by the Village.
- D. The source of fuel for cooking, heating, or other purposes at each mobile home site shall be as approved by the Village.
- E. All utilities shall be underground; there shall be no overhead wires or supporting poles except those essential for street or other lighting purposes.
- F. No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related mobile home equipment.
- G. The proposed method of garbage, waste, and trash disposal must be as approved by the Village.

6.5 Internal Roads and Streets.

- A. Roads shall be hard surfaced as approved by the Village. (Said hard surfaced to be applied within four years of the granting of the first license.)
- B. All roads shall have a hard surface and gutter.
- C. Right-of-ways shall be no less than thirty-five (35) feet in width. One way streets shall be no less than 15 feet.
- D. All streets shall be developed as approved by the Village.

6.6 Recreation

All mobile home courts shall have at least ten (10) percent of the land areas development for recreational use. Developed and maintained at the owner or operator's expense.

6.7 Landscaping

- A. Each site shall have a front yard not less than ten (10) feet in depth across the entire frontage; this yard shall be landscaped except for necessary driveway and sidewalk needs which shall not exceed one-half (1/2) the width of the site.

- B. Street trees as approved shall be planted at intervals of one per mobile home site.
- C. A landscaped rear yard shall be maintained to a depth of three (3) feet.
- D. A five (5) feet landscaped side yard (both sides) shall be maintained.
- E. Each site shall be properly landscaped with at least one tree, hedges, grass, fences, windbreaks, and the like.
- F. 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.
- G. All area shall be landscaped in accordance with a landscaping plan approved by the Village Council.

6.8 Lighting

- A. Artificial light shall be maintained during all hours of darkness in all building containing public toilets, laundry equipment, and the like.
- B. The mobile home court grounds shall be lighted as approved by the Village from sunset to sunrise.

Section VII. Licensing of Mobile Home Courts

7.1 The Village Council shall establish an annual license for the operation of mobile home courts to assure that mobile home courts within Village conform to the requirements of this ordinance and do not constitute a menace to the health, safety, morals, and general welfare of the public.

7.2 The Village Council shall establish a license fee. Said fee may be subject to periodic review and revision.

7.3 The license shall continue in effect for one (1) calendar year unless revoked by the Village Council for failure of the mobile home court operator or owner to meet and maintain the requirements of this ordinance.

7.4 The license shall be automatically reviewed at the end of the calendar year

7.5 The Village Council may revoke any special permit to maintain and operate a park when the owner or operator has been found guilty by court or competent jurisdiction violating and provision of this ordinance. After such conviction the owner or operator may be re-issued a special permit if the circumstances leading to the conviction have been remedied and the park is being maintained and operated in full compliance with the law.

7.6 A revoked license may be re-issued upon compliance with the ordinance and payment of full fees.

Section VIII. Penalty for Violation

Any person violating this ordinance shall have committed a misdemeanor and may be punished by a fine of not more than three hundred dollars (\$300.00) or imprisonment of not more than ninety (90) days. Any violation which is continued for more than three (3) days after notice of such violation from any village official shall constitute a separate and distinct misdemeanor for each day hereafter said violation continues.

Section IX. Validity

Should any section or provision of this ordinance be declared invalid, such decision shall not effect the validity of the remaining portions of this ordinance.

Section X. Conflicting Ordinances Repealed

All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

Section XI. Date of Effect

This ordinance shall take effect and be inforce from and after its passage and legal publication.

W. M. Bunker, Mayor

Frank T. Saunders, Clerk

Published: Thurs. Nov. 29, 1973