

ORDINANCE 184

AN ORDINANCE TO REPEAL MOBILE HOME ORDINANCE #171, TO AMEND SPECIFIC REQUIREMENTS (SECTION IV., 4.1., A & I)

The City Council of Bird Island ordains:

Ordinance 171 is repealed and Section IV. 4.1. of Ordinance 135 of the City of Bird Island shall be amended to read as follows:

Section IV. General Provisions

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

- A. The majority owner of the lot and the majority 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 7000 square feet and the width or the length cannot be less than 50 lineal feet.**
- C. Such mobile homes must be connected to the City water and sewer and other franchised utilities as required by any home owner within the City 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 days after receiving special permission from the City Council of Bird Island.**
- D. The Mobile Home structure shall have a permanent masonry or wood foundation meeting the requirements of the State Building Code that shall be solid for the complete circumference of the structure.**
- E. The minimum average width of the structure and foundation shall be 14 feet.**
- F. A single family unit shall contain a minimum of 800 square feet in living area.**
- G. The structure shall have conventional siding, lapping the foundation by a minimum of one inch.**

H. The structure shall be anchored in accordance with the State Building Code.

I. The structure shall have a pitched roof (at least 3/12 slope, or 3 inches vertical rise in 12 inches horizontal run for inclined members), covered with shingles or tile.

J. Axles shall be removed.

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 prior to such date or has received approval of his building permit application 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 home with one of equal or greater value and after applying to the City Council and receiving their approval of such change, it shall be unlawful to repark said trailer house or replace said trailer house on a lot within a residential area of the City in violation of the provisions of this ordinance.

Section VIII. of Ordinance 135 of the City of Bird Island shall be amended to read as follows:

Section VIII. Penalty for Violation

Any person violating this ordinance shall be guilty of a misdemeanor.

This Ordinance becomes effective upon its passage and publication according to law.

Adopted by the City Council of Bird Island, Minnesota this _____ day of _____, 1997.

Mayor

Clerk