

Section 9. "R-MH" Mobile Home Park District

Subd. 1. Purpose. The purpose of the "R-MH" Mobile Home Park District is to provide for mobile home uses and directly related uses.

Subd. 2. The following are permitted uses in an "R-MH" District:

A. Mobile home park (independent or dependent).

1. General provisions:

(a) No mobile home for residential purposes shall be permitted on any site within the City of Detroit Lakes 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, except as provided in Section 8, Subd.2C.

(b) Mobile homes shall not be used for residential purposes in the City if they:

- (1) Do not conform to 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) Do not have adequate sewage facilities as required by the City Council accordance with pollution control agency regulations.

(c) All land areas shall be:

- (1) Adequately drained.

- (2) Landscaped to control dust.
- (3) Clean and free from refuse, garbage, rubbish, or debris.
- (d) No tents shall be used for other than recreational purposes in a mobile home park.
- (e) There shall be no outdoor camping anywhere in a mobile home park.
- (f) Access to mobile home parks shall be as approved by the City.
- (g) All structures (fences, sidewalks, roads, storage, cabana, or other) shall require a Building Permit from the Detroit Lakes City Building Inspector.
- (h) The area beneath a mobile home coach shall be enclosed except that such enclosure must have access for inspection.
- (i) Laundry and clothing shall be hung out to dry only on lines located in Council approved areas established and maintained exclusively for that purpose.

2. Site Plan Requirements.

- (a) Legal description and size in areas of the proposed mobile home court.
- (b) Location and size of all mobile home sites, dead storage areas, recreation areas, laundry drying areas, roadways, parking sites, and all setback dimensions (parking spaces, 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 and size of all streets abutting the mobile home park and all driveways from such streets to the mobile home park.
- (g) Road construction plans and specifications.
- (h) 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.
- (j) Name and address of developer or developers.
- (k) Description of the method of disposing of garbage and refuse.
- (l) Detailed description of maintenance procedures and grounds supervision.
- (m) Details as to whether all of area will be developed at once or whether it will be developed a portion at a time.

3. Design Standards:

- (a) Site:
 - (1) Each mobile home site shall contain at least five thousand (5,000) square feet of land area for the exclusive use of the occupant.

Width: no less than fifty (50) feet
Depth:
no less than one hundred (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 unit, off-street parking space, or building shall be located within thirty (30) feet of the exterior boundary of any mobile home court.

(c) Parking:

- (1) Each mobile home site shall have off street parking space for two (2) automobiles.

- (2) Each mobile home park shall maintain a hard surfaced off-street parking lot for guests of occupants in the amount of one (1) space for each five (5) coach sites.

- (3) Access drives off 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 City.
 - (3) All utility connections shall be approved by the City.
 - (4) All utilities shall be underground; there shall be no overhead wires or supporting poles except those essential for street or other lighting purposes.
 - (5) No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related mobile home equipment.
 - (6) The method of garbage, waste, and trash disposal must be approved by the City.
 - (7) Owner shall pay any required sewer connection fees to the City.
- (e) Internal Roads and Streets:
- (1) Roads shall be hard surfaced as approved by the City.
 - (2) All roads shall have hard surfaced (mountable, roll type) curb and gutter.
 - (3) All streets shall be developed with a roadbed of not less than twenty four (24) feet in width. If parking is permitted on the street, then the roadbed shall be at least thirty-six (36) feet in width.

(f) Recreation:

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

(g) Landscaping:

All areas shall be landscaped in accordance with landscaping plans approved by the City Council.

(h) Lighting:

Artificial light shall be maintained during all hours of darkness in all buildings containing public toilets, laundry equipment, and the like.

Subd. 3. The following are permitted accessory uses in an "R-MH" District:

- A. Recreational vehicles and equipment.
- B. Swimming pools, tennis courts, and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests.

Subd. 4. The following are conditional uses in an "R-MH" District:

- A. None

Subd. 5. Requirements: The following requirements shall be observed in a "R-MH" Mobile Home Park District: **(Ordinance No. 7, Adopted 3-4-86)**

- A. Maximum building height: One story.

B. Minimum lot area: (for the mobile home park) 40,000 square feet. Lot sizes and requirements for individual mobile home lots within the mobile home park are specified within this Section 9 in the Zoning Ordinance of the City of Detroit Lakes.

C. Minimum lot width: (mobile home park) 150 feet

D. Minimum floor area: The minimum floor area for a single family residential structure shall be 320 square feet.

E. Yard set back requirements:

1. Front yard: 20 feet
2. Side yard: 10 feet
3. Rear yard: 20 feet

(Pages 201-210 Reserved for Changes)