

Mobile Home Ordinance 6

CHAPTER 1

TITLE 8

(Cite as e.g.)

(Scott County Mobile Home Ordinance No. 6 Section: __)

Administered by
Planning, Inspections and Environmental Health

SCOTT COUNTY MOBILE HOME ORDINANCE No. 6

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5-1-1: SHORT TITLE:

This Chapter shall be known and may be referred to as the Scott County Mobile Home Ordinance, except as referred to herein, where it shall be known as this Chapter.

5-1-2: ADMINISTRATION:

The provisions of this Chapter shall be administered by the Scott County Planning and Zoning Commission, after which the Commission shall submit their recommendations to the Scott County Board of Commissioners which shall have the final power to approve or disapprove the application.

5-1-3: DEFINITIONS:

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.

MOBILE HOME COURT Ten (10) 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.

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.

5-1-4: GENERAL PROVISIONS:

- A. Prohibited Mobile Homes: Mobile homes shall be prohibited that:
 - 1. Do not conform to the requirements of the Mobile Home Building Code of the State of Minnesota.
 - 2. Are in an unsanitary condition of having an exterior in bad repair.
 - 3. Are structurally unsound and do not protect the inhabitants against all elements.
- B. Desired Objective: Excellence of design, development, and maintenance is the desired objective.
- C. Lot Area Requirements:
 - 1. Approved mobile home parks shall contain at least ten (10) fully developed coach sites.
 - 2. All mobile home courts shall have at least ten percent (10%) of land areas developed for recreational use (tennis courts, children's play equipment, swimming pool, golf greens, etc.) developed and maintained at the owner/operator's expense.
 - 3. All land areas shall be properly maintained; adequately drained; free from dust; clean and free from refuse, garbage, rubbish, or debris.
 - 4. A compact hedge, fence, or landscaped area shall be installed around each mobile home park and be maintained in first class condition at all times as approved.
 - 5. The corners of each trailer shall be clearly marked and each site shall be numbered.
 - 6. All mobile home parks must have an area or areas set-aside for storage.
- D. Conditional and Special Uses:
 - 1. The requirements of a conditional use permit shall prevail over any and all other requirements, standards, or conditions.

2. A conditional or special use permit for a mobile home park shall be reviewed once each year and revoked if development and maintenance is not in full compliance thereof.

E. Signs and Advertising:

1. Advertising shall be limited to one name plate not to exceed twenty five (25) square feet, with lighting, height and location as approved by the County Board and have a fifteen foot (15') setback from the front lot line.
2. No public address or loud speaker system shall be permitted.

F. Mobile Home Park Office, Map:

1. Each trailer park shall have an office for the use of the operator distinctly marked "OFFICE" and such marking shall be illuminated during all hours of darkness. An adult caretaker must be on duty in or about the trailer park at all times.
2. A map of the trailer park shall be displayed at the trailer park office and be illuminated during all hours of darkness.

G. Register Maintained: The operator of every trailer park shall maintain a registry in the office of the trailer park showing:

1. The name and address of each guest or permanent resident.
2. The make, type and license number of each trailer and automobile.

H. Lights and Utilities:

1. The trailer park grounds shall be lighted as approved by the Zoning Coordinator from sunset to sunrise.
2. All utility installation to site and individual trailer sites shall be as approved by the County Engineer.
3. All utilities shall be underground; there shall be no overhead wires or supporting poles except those essential for street or other lighting purposes.
4. The proposed method of garbage, waste, and trash disposal must be as approved by the County Planning and Zoning Coordinator.
5. Fire hydrants should be located with three hundred feet (300') of any unit.

I. Animals: Dogs and animals shall not be permitted to run at large within the trailer park.

J. Roads and Accessways:

1. Each mobile home park shall maintain a paved off-street parking lot for guests of occupants in the amount of one space for each three (3) coach sites and located within three hundred feet (300') of the unit to be served.
 2. Roadways (public or private) shall be paved as approved by the County.
 3. All roads shall have a concrete (mountable, roll type) curb and gutter.
 4. Rights-of-way shall be no less than sixty feet (60') in width.
 5. There shall be a concrete sidewalk along both sides of all roads.
 6. Access drives off roads to all parking spaces and coach sites shall be paved.
 7. All streets shall be developed as approved by the County Engineer.
 8. Street trees as approved shall be planted at intervals of one per trailer unit.
 9. Access to mobile home parks shall be as approved by the County Engineer.
- K. Sales Prohibited: No sales shall be carried on the premises.
- L. Nonconforming Uses: Any lawful nonconforming use of land existing at the date of enactment of this County shall be governed by the provisions of the nonconforming use section of this Chapter.
- M. Additional Requirements: The Planning and Zoning Advisory Commission may require additional information as it deems necessary to insure the health, welfare and safety of the tenants, developer and court.

5-1-5: SITE REQUIREMENTS:

- A. Each trailer site shall contain at least five thousand (5,000) square feet of land area for the use of the occupant:
- | | |
|--------|--------------------------------------|
| Width: | No less than fifty feet (50') |
| Depth: | No less than one hundred feet (100') |
- B. The area occupied by a trailer shall not exceed fifty percent (50%) of the total area of a trailer 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, nontrailer sites shall be landscaped in accordance with approved plans.
- C. Each trailer site shall have a three hundred (300) square foot paved off-street parking space for an automobile. The yards shall be landscaped except for necessary driveway and sidewalk needs which shall not exceed one-half (1/2) of the width of the site. Storage should not be allowed on lawn area.

- D. Each trailer site shall have the following features.
1. Frontage on an approved roadway.
 2. A sidewalk along the entire frontage with a sidewalk connecting from the trailer entrance to the frontage sidewalk. Sidewalks shall be concrete.
 3. Each site shall be property landscaped with at least one tree, hedges, grass, fences, windbreaks, and the like.
 4. No coach shall be parked closer than five feet (5') to the side lot lines nor closer than twenty feet (20') to the front lot line, or within twenty five feet (25') of the rear lot line.
 5. There shall be an open space of at least ten feet (10') between the sides of the adjacent trailer coaches.
 6. Automobiles may park no closer than five feet (5') to the side of any trailer coach; automobiles shall not however, be parked nearer than five feet (5') to any side lot line.
 7. Trailer sites with frontage to public streets shall conform to all setback and other requirements of the zoning district in which said site is located.
- E. The source of fuel for cooking, heating, or other purposes at each trailer site shall be as approved by the County Planning and Zoning Commission.
- F. All trailers must be connected to the public water and sanitary sewer systems. Plans for disposal of surface storm water must be approved by the County Engineer and appropriate State agencies.
- G. No trailer coach, off-street parking space, or building shall be located within twenty feet (20') of the exterior boundary of any mobile home park.
- H. No tents shall be erected or occupied, and there shall be no outdoor camping anywhere in the trailer park.
- I. Laundry or clothes shall be hung to dry on lines located in approved areas established and maintained exclusively for that purpose.

5-1-6: STRUCTURE REQUIREMENTS:

- A. 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 County.
- B. Periodic inspection by health, police, building inspector and other public personnel, shall be required.
- C. No obstruction shall be permitted that impedes the inspection of plumbing, electrical

facilities, and related trailer equipment. The area beneath a trailer coach shall be enclosed except that such enclosure must be openable for inspection.

- D. No persons shall erect, place, construct, reconstruct, relocate, alter, maintain, use or occupy a cabana or structure in a trailer park without the written consent of the owner or operator of the trailer park, and shall require a building permit.
- E. 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.

5-1-7: PLAN REQUIREMENTS:

- A. Five (5) copies of a plot plan drawn to scale and showing:
 - 1. Location and size of trailer park.
 - 2. Location and size of all trailer sites, storage areas, recreation areas, laundry drying area, roadways, parking sites, and all setback dimensions (parking spaces, exact trailer sites, etc.).
 - 3. Detailed landscaping plans and specifications with time limit based on occupancy.
 - 4. Location and width of sidewalks.
 - 5. Plans for sanitary sewage disposal, surface drainage, water systems, electrical service, and gas service.
 - 6. Location, size and character of each cabana and cabana site.
 - 7. Location and size of all streets abutting the trailer park and all driveways from such streets to the trailer park shall be passable to emergency vehicles at all times.
 - 8. Road construction plans and specifications.
 - 9. Plans for any and all structures.
- B. Such other information as required or implied by these mobile home park standards or requested by public officials.
 - 1. Name and address of developer.
 - 2. Description of the method of disposing of garbage and refuse.
 - 3. Detailed description of maintenance procedures and ground supervision.
 - 4. Description of construction plans (i.e., time involved, cost estimates, stage development, and so on).

5-1-8: VIOLATION AND PENALTY:

Any person who violates or refuses to comply with any provision or provisions of this Chapter shall, upon conviction thereof, be subject to a fine not more than three hundred dollars(\$300.00) for every offense or imprisonment not exceeding ninety (90) days. Each day that a violation is permitted to exist shall constitute a separate offense. (Ord. 6, 10-29-71)