

BRAINERD, MN
Chapter 515 ZONING

515-2-20 Manufactured Home Overlay District (MH-O)

A. Purpose of the Manufactured Home Overlay District. The purpose of the MH-O District is to provide a separate district for manufactured housing parks, distinct from other residential areas.

B. Permitted Uses.

1. One family detached manufactured dwellings.
2. Public recreation areas and related accessory buildings and structures.

C. Accessory Uses.

1. Home Businesses as regulated in Section [515-3-19] of this Ordinance.
2. Storage of private recreational vehicles and equipment subject to Section [515-3-31] of this Ordinance.
3. Common swimming pool, sport courts and similar recreational facilities for the use of residents of the park and their occasional guests.
4. Tool houses, sheds, and similar buildings for the storage of domestic supplies and equipment.
5. Private garages, parking spaces and car ports.
6. Community laundry facilities, storm shelters, park offices and recreational buildings.
7. Noncommercial greenhouses as regulated by Section [515-4-6.E.] of this Ordinance.

D. Design and Operational Standards.

1. General Provisions:
 - a. All land area shall be:
 - i. Adequately drained.
 - ii. Landscaped to control dust.
 - iii. Clean and free from refuse, garbage, rubbish, or debris.
 - b. No tents shall be used for other than recreational purposes in a manufactured housing park.
 - c. There shall not be outdoor camping anywhere in a manufactured housing park.
 - d. Access to manufactured housing parks shall be as approved by the City.
 - e. All structures (fences, storage, cabana, etc.) shall require a building permit from the Building Official.
 - f. The area beneath a manufactured housing unit shall be enclosed except that such enclosure must have access for inspection.
 - g. A manufactured housing park shall have a central community building with the following features:
 - i. Laundry drying areas and machines.
 - ii. Laundry washing machines.
 - iii. Public toilets and lavatories.
 - iv. Storm shelter.
 - v. Such buildings shall have adequate heating in all areas and be maintained in a safe, clear, and sanitary condition.

E. Site Plan Requirements.

1. Legal description and size in square feet of the proposed manufactured housing park.

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- a. Location and size of all manufactured housing unit sites, dead storage areas, recreation areas, laundry drying areas, streets and roadways, parking sites, and all setback dimensions (parking spaces, exact mobile home sites, etc.).
- b. Detailed landscaping plans and specifications.
- c. Location and width of sidewalks.
- d. Plans for sanitary sewage disposal, surface drainage, water systems, underground electrical service, and gas service.
- e. Location and size of all streets abutting the manufactured housing park and all driveways from such streets to the manufactured housing park.
- f. Street and road construction plans and specifications.
- g. Plans for any and all structures.
- h. Such other information as required or implied by these manufactured park standards or requested by the Zoning Administrator.
- i. Name and address of developer(s) and/or owner(s).
- j. Description of the method of disposing of garbage and refuse.
- k. Detailed description of maintenance procedures and grounds supervision.
- l. Details as to whether all of the area will be developed a portion at a time.

F. Design Standards.

1. Park Size. The minimum area required for a manufactured housing park designation shall be five (5) acres.
2. Individual manufactured housing site (homes 14 feet wide or less).
3. Each manufactured housing site shall contain at least 5,000 square feet of land area for the exclusive use of the occupant:
 - a. *Width:* No less than 50 feet.
 - b. *Depth:* No less than 100 feet.
4. Each manufactured housing site shall have frontage on an approved street or roadway and the corner of each manufactured home site shall be marked and each site shall be numbered.
5. Individual manufactured housing unit site setbacks.
6. In all manufactured housing parks, no housing unit shall be located closer than ten (10) feet to its side lot lines nor closer than 30 feet to its front lot line, or within ten (10) feet of its rear lot line.
7. All accessory structures such as awnings, cabanas, storage sheds, carports, windbreaks, entryways, or solar energy system shall be located no closer than three (3) feet from any property line and in no case closer than ten (10) feet to the nearest adjoining manufactured home.
8. Building Requirements.
 - a. No principal building shall exceed one (1) story or 25 feet, whichever is less.
 - b. *Accessory Buildings.*
 - i. Accessory buildings including garages shall be limited to one (1) per manufactured home lot.
 - ii. Maximum allowable floor area shall not exceed six and one-half (6½) percent of the lot size.
 - iii. Maximum Building Height: 16 feet.

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- c. Location: The manufactured home park Site Plan shall designate the locations proposed for the development of garages and/or accessory buildings on each manufactured home lot. Said accessory buildings shall comply with the following setback requirements:
 - i. No accessory building shall be located in the front yard.
 - ii. An accessory building may be located in side or rear yards. All accessory buildings shall be set back from all adjoining lots a minimum of five (5) feet. Garages may be allowed with a zero (0) lot line setback and a shared driveway when built as a double garage and shared by adjacent lots.
 - iii. Accessory buildings shall not be located within any utility easements.
 - d. On lots having a lot width of 55 feet or greater, an accessory building shall be located at least ten (10) feet from any other building or structure on the same lot. On lots having a 50-foot lot width, accessory buildings shall be located at least nine (9) feet from any building or structure on the same lot.
 - e. The unit structure is in compliance with the Guidelines for Manufactured Housing Installation, International Conference of Building Officials, 1983, as may be amended.
 - f. No manufactured home site shall be used for parking more than one (1) manufactured home.
9. Parking.
- a. Each manufactured housing site shall have off-street parking space for two (2) automobiles. All parking stalls shall be completely on the home lot they serve.
 - b. Each manufactured housing park shall maintain additional hard surfaced off-street parking lot(s) for guests of occupants in the amount of one (1) space for each three (3) home sites.
 - c. Access drives off streets and roads to all parking spaces and unit sites shall be hard surfaced according to specifications established by the City.
10. Utilities.
- a. All manufactured housing units 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 and the City.
 - b. All installations for disposal of surface storm water must be approved by the City.
 - c. All utility connections shall be as approved by the City.
 - d. The source of fuel for cooking, heating or other purposes at each manufactured housing site shall be as approved by the City.
 - 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 park owner shall pay any required sewer connection fees to the City.
 - h. The park owner shall pay inspection and testing fees for utility service to the City.
 - i. Facilities for fire protection shall be installed as required by the City.
11. Internal Roads and Streets.
- a. Roads and streets shall be bituminous or concrete surfaced as approved by the City.
 - b. All roads and streets shall have a concrete (mountable, roll type) curb and gutter.

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- c. All streets shall be developed with a roadbed of not less than 28 feet in width. If parking is permitted on the street, then the road bed shall be at least 36 feet in width. To qualify for the lesser sized street, adequate additional off-street parking, as determined by the City, shall be provided, and demonstrated.
- d. The manufactured home park shall have a street lighting plan approved by the City.

12. Recreation.

- a. All manufactured housing parks shall have at least 15 percent of the land area developed for recreational use (tennis courts, children’s play equipment, swimming pool, golf green, etc.) developed and maintained at the owner/operator’s expense.
- b. In lieu of land dedication for public park purposes, a cash contribution as established by the City’s Subdivision Ordinance, as may be amended, shall be paid to the City.

13. Landscaping.

- a. Each site shall be properly landscaped with trees, hedges, grass, fences, windbreaks, and the like.
- b. A compact hedge, redwood fence or landscaped area shall be installed around each manufactured home park and be maintained in as new condition at all times as approved.
- c. All areas shall be landscaped in accordance with the landscaping plan approved by the Council.

14. Lighting.

- a. Artificial light shall be maintained during all hours of darkness in all buildings containing public toilets, laundry equipment, storm shelters, and the like.
- b. The manufactured housing park grounds shall be lighted as approved by the City from sunset to sunrise.

15. Storage.

- a. Enclosed storage lockers (when provided) shall be located whether adjacent to the manufactured home in a manufactured housing park or at such other place in the park as to be convenient to the unit for which it is provided, as approved by the City.
- b. Storage of larger items, such as boats, boat trailers, recreation vehicles, etc., shall be accommodated in a separate secured and screened area of the park, as approved by the City. No parking of such vehicles or equipment shall be permitted on the housing site.

G. Registration.

- 1. It shall be the duty of the operator of the manufactured housing park to keep a record of all homeowners and occupants located within the park. The register shall contain the following information:
 - a. The name and address of each unit occupant.
 - b. The name and address of the owner of each unit.
 - c. The make, model, year, and dimensions of each unit.
 - d. The State, territory or county issuing each unit’s license.
 - e. The date of arrival and departure of each unit.
 - f. The number and type of motor vehicles of residents in the park.
 - g. The Park Operator shall keep the register available for inspection at all times by authorized City, State, and county officials, public health officials, and other public offices whose duty necessitates acquisition of the information contained in the register. The register shall not be destroyed until after a period of three (3) years following the date of departure of the registrant from the park.

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H. **Maintenance.** The operator and/or owner of any manufactured housing park, or a duly authorized attendant and/or caretaker shall be responsible at all times for keeping the park, its facilities and equipment in a clean, orderly, operable and sanitary condition. The attendant or caretaker shall be answerable, along with said operator/owner, for the violation of any provisions of these regulations to which said operator/owner is subject.