



CITY OF BLAINE
10801 Town Square Drive
BLAINE MN 55449

29.90 MOBILE HOMES (R-4)

29.91 INTENT

The purpose of this district is to allow mobile home and manufactured home parks in appropriate areas of the City.

29.92 PERMITTED USES

- (a) Mobile Homes
- (b) Manufactured Homes
- (c) Mobile home sales lots in conformity with Chapter 12 of the Blaine Code of Ordinances.
- (d) Group family day care. (Amended 4-4-91. Ord. 91-1248)

29.93 ACCESSORY USES

- (a) Within the community building: barber and beauty shops, laundromats, small grocery stores.
- (b) Carport or garage not to exceed 624 square feet. (Amended 11-17-94. Ord. 94-1540)
- (c) Shed (accessory building) not to exceed 200 square feet. (Amended 11-17-94. Ord. 94-1540)

29.94 CONDITIONAL USES

- (a) Home occupations.
- (b) Mobile home sales office. (Amended 9-18-86. Ord. 86-975)
- (c) Mini-storage facility without outdoor storage of any kind, including vehicles. (Amended 3/21/91 Ord. 91-1246)
- (d) Recreational vehicle sales lot without service and repair. For the purpose of this ordinance, recreational vehicle sales are defined to include only house trailers, motor homes, tent trailers, converted buses and vans. (Amended 3-21-91. Ord. 91-1246)

29.95 STANDARDS

- (a) Minimum acreage of mobile home park - 20 acres.
- (b) Minimum lot size - 4500 square feet.
- (c) Minimum frontage - 60 feet. (Amended 6-5-86. Ord. 86-948)
- (d) Front yard setbacks - 10 feet from the curb; 5 feet from the sidewalk.
- (e) Where an alley is provided adjacent to the rear line, there shall be a minimum setback of 5 feet.
- (f) Side yard setback - 5 feet.
- (g) Minimum distance between mobile homes - 20 feet.
- (h) Where a mobile home park abuts a residential district, there shall be a setback of at least 100 feet which shall be landscaped and maintained.

- (i) **The parking of more than one mobile home on any single lot is not permitted.**
- (j) **No mobile home may be inhabited by a greater number of occupants than that for which it was designed.**
- (k) **A patio shall be constructed on the ground beside each mobile home parking space. The patio shall not be less than two hundred (200) square feet in area, constructed of concrete, with four (4) inch thickness or its approved equivalent.**
- (l) **Landscaping**
 - (1) **At least one (1) shade tree shall be placed and maintained on each lot.**
 - (2) **Except for the areas used for the mobile home, patios, sidewalks, and off-street parking areas, the entire lot shall be sodded and maintained with grass.**
- (m) **Parking**
 - (1) **An off-street parking area of at least four hundred forty (440) square feet shall be provided for each mobile home lot. The parking area surface shall be equal to street construction.**
 - (2) **A parking area equal to one (1) space for each ten (10) mobile home lots shall be provided adjacent to the community building.**
- (n) **Streets, curbs and sidewalks**
 - (1) **Each mobile home park lot shall abut on and have access to a street. The street shall be constructed of a minimum of two (2) inches of bituminous surface material on a MnDOT Class 5 base of at least four (4) inch thickness.**
 - (2) **A concrete curb shall be constructed on each side of the street. The face of this curb shall be at least fifteen (15) feet from the center line of said street. The curb design shall be of a type approved by the City Engineer.**
 - (3) **A concrete sidewalk, not less than thirty-six (36) inches wide shall be constructed.**
- (o) **Water and Sewer Facilities - Burial of utility lines.**
 - (1) **Water facilities and sewage disposal shall be installed and maintained by the owner of the mobile home park and shall be constructed in accordance with the laws of the state, the recommendations of the State Health Department, and ordinances and requirements of the City.**
 - (2) **All utility lines within the mobile home park shall be buried.**
- (p) **Fire Hydrants**
 - (1) **Fire hydrants shall be placed throughout the area in such a way to satisfy the State Department of Public Safety, Fire Marshall Division, that adequate fire protection is achieved.**
- (q) **Lighting**
 - (1) **Street lighting shall be installed and maintained by the owner of the mobile home park and shall be constructed in accordance with all applicable laws and ordinances.**
 - (2) **A street light standard that extends twenty-five (25) feet above ground level shall be provided at each entrance to a mobile home park and at each intersection therein. Similar standards shall be provided**

at one hundred fifty (150) foot intervals on all streets. Such standards shall be equipped with one hundred seventy five (175) watt light provided with photo control and fifteen (15) amp fuse connector kit.

(r) Storage of Boats, Etc.

(s) Park and Recreation

- (1) A minimum of ten percent (10%) of the total mobile home park shall be devoted to park and recreation and shall be furnished with playground equipment.

(t) Office and Community Building

- (1) In a mobile home park an adequate office and community building shall be provided adjacent to an area to be used for exterior clothes drying. Such community building shall have a minimum square footage of three thousand (3,000) square feet. No exterior clothes drying shall be permitted within the lot or any other area of the mobile home park, except the area designated for exterior clothes drying.

(u) Storm shelter and Civil Defense

- (1) Storm shelters shall be provided in each mobile home park. Such shelters shall be constructed so as to provide safety for the occupants of the mobile home park in the event of a tornado. There shall be one (1) shelter for every thirty (30) mobile home lots and each shelter shall have a minimum area of eight hundred ten (810) square feet.
- (2) An approved civil defense siren must be installed by the developer of the mobile home park as close to the center of the mobile home park as possible.

(v) Mobile Homes Building Code

- (1) All mobile homes occupied or stored in a mobile home park shall comply with the requirements of Mobile Homes Building Code.
- (2) Any mobile home placed in a mobile home park after September 1, 1974, shall have a support system and a ground anchoring system which comply with the rules and regulations promulgated by the State Commissioner of Administration.
- (3) All mobile homes placed in a mobile home park, which have been manufactured after July 1, 1972, shall bear a seal from the Commissioner of Administration, pursuant to Minnesota Statutes.

(w) Speed Limit

- (1) No person shall drive, operate, or be in physical control of a motor vehicle in excess of ten (10) miles per hour within the limits of a mobile home park. Such speed limits shall be clearly posted throughout the mobile home park or recreational camping area.

(x) Water System Flushing

- (1) All water systems within the mobile home park shall be flushed twice each year. The annual period shall commence on July 1, 1980. The owner of each mobile home park, or its representative, shall contact the Public Utility Department to schedule a time said park will be flushing the water system.

(y) Driveways shall not be constructed closer than five (5) feet to the property line without written authorization from the adjacent property owner and Zoning Administrator.

- (z) **Accessory Buildings (Garages, Carports, or Sheds) (Added 11-17-94. Ord. 94-1540)**
- (1) **Side and rear yard setbacks - 5 feet.**
 - (2) **Front yard setbacks - 10 feet from the curb; 5 feet from the sidewalk.**
 - (3) **Minimum distance between accessory buildings and mobile homes - 5 feet.**
 - (4) **Color of accessory building shall be compatible with the principal building.**
 - (5) **Accessory building total height shall not exceed twelve (12) feet.**
 - (6) **Requests for building permits shall be submitted through park management. The management shall submit a survey of the lot showing the location of the garage or carport, mobile home, patio, off-street parking area, sidewalk, and landscaping prior to issuance of a building permit.**

29.96 FILING REQUIREMENTS

- (a) **Survey and design information required. The mobile home park plan shall be clearly and legibly drawn at a scale of one (1) inch equals fifty feet, or one hundred feet, or two hundred feet and shall contain the following information:**
- (1) **Identification and description**
 - (a) **The proposed name of the plan, which shall not duplicate or be similar in pronunciation to the name of any plan previously recorded in the county.**
 - (b) **The location of the plan by section, township, and range or by other legal description.**
 - (c) **The names and addresses of the owner(s), subdivider, surveyor and designer.**
 - (d) **Graphic scale, north point, date of preparation.**
 - (2) **Existing Conditions:**
 - (a) **A boundary line survey of the proposed plan, including measured distances and angles, which shall be tied into the nearest section of quarter section corner by traverse.**
 - (b) **Existing zoning classifications for land within the plan and on abutting property within three hundred fifty (350) feet of the property within the mobile home park plan.**
 - (c) **Total acreage.**
 - (d) **Location, width, and name of every existing or previously platted street or other public way, showing type, width and condition of improvements, railroad and utility right-of-way, parks, and other public open spaces, permanent buildings and structures, easements, section lines and corporate lines within the proposed plan and within a distance of three hundred fifty (350) feet beyond the proposed plan.**
 - (e) **If the proposed plan is a rearrangement or replat of any former plan, the lot and block arrangement of the original plan, along with its original name, shall be indicated by dotted or dash lines. Also, any revised or vacated roadways of the original plan shall be so indicated.**
 - (f) **Location and size of existing sewers, watermains, culverts or other underground facilities within the tract and to a distance of one hundred (100) feet beyond the tract, including such data as grades, invert elevations, and locations of catch basins, manholes, and hydrants.**

- (g) **Boundary lines of unsubdivided lands within three hundred fifty (350) feet, identified by name and ownership.**
- (3) **Plan design features:**
- (a) **Layout of proposed streets showing right-of-way widths and proposed street names. If the proposed street is an extension of an existing named street, that name shall be used. In all other cases, the name of any street shall be consistent with the county and city street naming system.**
 - (b) **Locations and widths of alleys, pedestrian ways, and utility easements.**
 - (c) **Layout, numbers, and preliminary dimensions of lots and blocks.**
 - (d) **Areas intended to be dedicated or reserved for public use, including their size in acres.**
 - (e) **Areas intended for uses other than residential or public.**
 - (f) **Minimum front and side street building setback lines, as required by the zoning ordinance.**
- (b) **Supplementary information required: the following information shall be filed with the Mobile Home Park Plan.**
- (1) **A complete topographic map at a scale of one (1) inch equals fifty feet or one hundred or two hundred feet, with contour intervals not greater than two (2) feet, showing watercourses, marshes, rock outcrops and other significant features. At least one print of the mobile home park plan shall be superimposed on a copy of the topographic map. U.S.G.S. datum shall be used for all topographic mapping.**
 - (2) **Soil absorption tests where septic tanks are proposed, and any other subsoil information requested by the City Engineer, including soil borings to a depth of at least fifteen (15) feet.**
 - (3) **Plans for water supply, sewage disposal, drainage system, and flood control, including the proposed location, size and gradient of proposed sewer lines and watermains, and such other supporting data, as may be required by the City Engineer or the Planning Commission.**
 - (4) **Center line gradients of proposed streets.**
 - (5) **Typical cross section of proposed street improvements.**
 - (6) **If any zoning changes are necessary for property within the mobile home park plan, a rezoning application shall be filed and considered concurrently by the Council with the mobile home park plan.**

- (7) Where the subdivider owns property adjacent to that which is being proposed for subdivision, the Planning Commission may require that the subdivider submit a mobile home park plan of the adjacent property so as to show the relationship of the proposed plan to the future development of the adjacent property.
 - (8) Any additional information required by the Planning Commission and City Staff.
- (c) **Qualifications Governing Approval of a Mobile Home Park Plan.**
- (1) The approval of a mobile home park plan by the Council shall only constitute acceptance of the design as a basis for the preparation of the final mobile home park plan by the owners or subdividers. Subsequent approval by appropriate officials having jurisdiction will be required of the engineering proposals, pertaining to water supplies, storm drainage, sewer disposal, sidewalks, grading, gradients, and roadway widths, and the surfacing of streets prior to the approval of final mobile home park plan by the city. The subdivider shall also present evidence that the mobile home park plan has been reviewed by, and meets the requirements of, those responsible for the provision of gas, electric, and telephone service.
 - (2) No subdivision will be approved for a mobile home park plan which includes any area subject to periodic flooding or which contains poor drainage facilities which would make adequate drainage of the streets and lots impossible, unless the subdivider agrees to make improvements which will, in the opinion of the City Engineer, make the area completely safe for occupancy and provide adequate street and lot drainage.

29.97 PROCEDURE

- (a) **Preapplication requirements.** Prior to the preparation of a mobile home park plan, the owners shall meet with the Director of Community Development, City Engineer, and other appropriate officials, to review all applicable ordinances, regulations and plans in the area to be subdivided. At this time, or at subsequent informal meetings, the subdivider shall submit a general sketch plan of the proposed subdivision and drainage plan. The sketch plan can be presented in a simple form, but should include any zoning changes which would be required, and should show that consideration has been given to the relationship of the proposed subdivision to existing community facilities that would serve it, to neighboring subdivision and development, and to the topography of the site. The subdivider is urged to avail such person of the advice and assistance of the Planning Commission at a Planning Commission meeting at this point, in order to save time and effort and facilitate the approval of the preliminary plan.
- (b) **Preliminary Plan.** After the preapplication meeting, the subdivider shall file, with the Director of Community Development, an application and fifteen (15) copies of the preliminary plan which has been prepared in accordance with regulations set forth in this chapter. At the time of submission of the preliminary plan, a cash fee of ten dollars (\$10) per lot (one hundred dollars (\$100) minimum) and a cash fee of thirty dollars (\$30) per acre shall be paid to the City of Blaine. This fee shall be used to defray costs incurred by the city in connection with consideration of the proposed subdivision.
 - (1) The Administrative Review Committee shall undertake a comprehensive review of the preliminary plan in order to determine how the proposed development will affect traffic, utilities, drainage, community facilities, public safety, surrounding development, natural features, historic sites, open space, etc. The committee shall also consider the proposed development in terms of its conformity with the city's Comprehensive Land Use Plan.
 - (2) The Chairperson of the Administrative Review Committee shall prepare a written report to be entitled the "Administrative Review Committee Report" and shall forward said report to the attention of the Planning Commission. A copy of the report shall also be sent to the subdivider.

- (3) The Administrator shall refer a copy of the preliminary plan to the Park Board. The Park Board shall make a written report to the Council and the Director of Community Development for forwarding to the Planning Commission, prior to the public hearing on the preliminary plan.
- (4) The Director of Community Development shall submit copies of the preliminary plan to the Watershed District, the county highway department, the state highway department (where applicable). The written report from the above mentioned agencies shall be submitted to the Director of Community Development prior to referral to the Planning Commission.
- (5) The Director of Community Development shall refer copies of the preliminary plan to the Planning Commission. The Director of Community Development shall arrange for a public hearing to be held within forty-five (45) days of the approval of the application by the Director of Community Development. The required legal publication shall be made and notices shall be sent to all property owners of record within three hundred fifty (350) feet of all contiguous property under common ownership.
- (6) The subdivider or a duly authorized representative shall attend the Planning Commission meetings at which the proposal is scheduled for consideration.
- (7) At the public hearing all persons interested in the proposed subdivision shall be heard, and the Planning Commission shall, within sixty (60) days of the hearing, approve, modify and approve, or disapprove the preliminary plan, and submit to the Council, the applicant, and the administrator, its findings and recommendations. The Council shall act upon the preliminary plan and send written notification of its action to the Planning Commission, Administrator, and the applicant. Failure of the Council to act within sixty (60) days of the public hearing is deemed approval. Should the subdivider desire to amend the preliminary plan as approved, such person shall submit the amended plan in accordance with the original procedure set forth above, with the exception of the public hearing and fees. If the Council determines that the scope of the revisions constitutes a new plan, then the public hearing and fees shall be required.

(c) **Final Plan**

- (1) The subdivider, within one hundred eighty (180) days after the approval of the preliminary plan, shall file with the Administrator, ten (10) copies of the final plan prepared by a land surveyor duly registered in the state. Failure of the subdivider to submit the final plan within one hundred eighty (180) days, unless a written request for extension has been submitted and for good cause granted by the Council, shall cause the preliminary plan to become null and void.
- (2) The subdivider shall also submit to the Director of Community Development, at the same time, a currently certified abstract of title or registered property certificate and such other evidence as the City Attorney may require showing the subdividers title or ownership in the land to be subdivided.
- (3) The subdivider shall have incorporated all changes and modifications in the final plan required by the Council. In all other respects, the final plan shall conform to the preliminary plan.
- (4) A development plan for the necessary improvements shall be submitted by the subdivider to the Director of Community Development, and then forwarded to the City Engineer for a review of a cost estimate.
- (5) The Director of Community Development, upon receipt of the final plan, shall retain one copy of the final plan for such officer's records and shall:
 - (a) Refer copies of the final plan to the Administrative Review Committee, which shall review the final plan with respect to its conformance with the approved preliminary plan and the Committee shall report its findings to the Director of Community Development within fifteen (15) days of its receipt by the Committee.

- (b) Refer one copy each to applicable public and private utility companies.
 - (c) Refer the abstract of title or registered property certificate to the City Attorney for examination and report on any restrictive covenants. The City Attorney's written report shall be submitted to the Director of Community Development within fifteen (15) days of its receipt by the City Attorney. The costs incurred by the City in this regard shall be the responsibility of the subdivider and shall be paid by the subdivider to the City prior to release of the executed final plan.
 - (d) Obtain a written report or statement from the City of Blaine certifying the payment by the subdivider of all fees due the City pursuant to this Chapter.
 - (e) Place the consideration of the final plan on the agenda of the next regularly scheduled Council meeting, and notify the subdivider, in writing, of the date, place, and time of the meeting.
 - (f) Submit all of the above reports to the Council for its consideration.
- (6) The subdivider or a duly authorized representative shall attend the meeting before the Council at which the final plan is scheduled for consideration.
 - (7) The Council may, if all reports indicate full compliance with the provisions of this chapter, approve the final plan as submitted and authorize the Mayor and City Manager to sign the final plan.
 - (8) The Council may, if the report from the Administrative Review Committee indicates substantial deviation in the final plan from the approved preliminary plan, determine if the submission shall represent a new plan. If the submission does represent a new plan, the Council shall deny the final plan and direct the subdivider to resubmit such subdividers proposal following preliminary plan requirements.
 - (9) The Council may, if any of the other reports indicate a lack of compliance with the provisions of this chapter, require full compliance by the subdivider within the one hundred eighty (180) day period from the date of approval of the preliminary plan. Failure of the subdivider to comply shall nullify and void the preliminary and final plans.
 - (10) The City Engineer shall, if the final plan is approved by the Council and signed by the Mayor and City Manager, record the final plan with the County Register of Deeds within thirty (30) days of the date of approval and signing of the final plan. Any final plan not so recorded shall become null and void, unless the Council has granted an extension, which shall not exceed ninety (90) additional days.
 - (11) The City Engineer shall furnish the Director of Community Development a tracing and three (3) copies of the final plan showing evidence of the recording. The subdivider shall be responsible for any costs incurred pertaining to the verification of the final plan materials. The subdivider shall also furnish one (1) reduced tracing of the final plan with a scale of one (1) inch equals two hundred (200) feet. Failure to furnish such copies shall be grounds for refusal to issue building permits for lots within the final plan.
 - (12) No changes, erasures, modifications or revisions shall be made in any final plan after approval has been given by the Council, unless said plan is resubmitted to the City and the Council approves any modifications. In the event that any such final plan is recorded without complying with this requirement, the same shall be considered null and void, no building permits shall be issued for lots within the final plan, and the Council shall institute proceedings to have the plan stricken from the records of the City and County.