

CHAPTER 25: ZONING

ARTICLE 11. R-6 DISTRICT, MANUFACTURED HOMES

Sec. 25-56 Purpose.

The purpose of the R-6, Manufactured Home District is to provide for the creation of medium-density manufactured home communities.

Sec. 25-57 Establishing an R-6 District.

An area proposed for rezoning to R-6 must be at least twenty (20) acres in size. The proposed dwelling unit density must be compatible with the City Land Use Plan.

Sec. 25-58 Uses in the R-6 District.

(a) Permitted Uses:

- (1) None

(b) Special Uses:

- (1) Manufactured homes.
- (2) Community buildings for use by manufactured home park residents.
- (3) Offices and/or living quarters for the administration of the manufactured homes park.
- (4) Laundry facilities for use by manufactured homes park residents.

(c) Accessory Uses:

- (1) Private storage buildings.

Sec. 25-59 Requirements on Lot Sizes and Setbacks.

(a) Lot Sizes:

- (1) The average lot size (excluding roads, rights-of-way, and ponding areas) shall be 4,500 square feet. The minimum lot size shall be 3,500 square feet.

(b) Setbacks:

- (1) Front: Thirty-six (36) feet (as measured from the center of the street).
- (2) Rear: Ten (10) feet.
- (3) Entry side: Twenty-seven (27) feet.

- (4) The minimum side-to-side separation of any two manufactured home s shall be at least thirty (30) feet.
- (5) No manufactured home, off-street parking space or building shall be located within thirty (30) feet of the exterior boundary of any manufactured home park.

Sec. 25-60 General Requirements.

- (a) A license and building permit must be obtained from the Administrator to establish or construct a manufactured home park in the City of Oakdale.
- (b) The use of an area for the establishment of a manufactured home park shall be a compatible use with the surrounding community.
- (c) Such park shall be serviced by a central sanitary sewer and water system connected to the public sewer and water system of the City subject to such additional requirements as the City may impose.
- (d) All manufactured homes shall be properly skirted using a material and color compatible with the body of the manufactured home.
- (e) The manufactured home park ground shall be lighted from sunset to sunrise. Streets shall be lit in a manner similar to that of other multiple-family residential areas of the City.
- (f) Dogs and other animals shall not be permitted to run at large, or commit nuisances or other disturbances. (Refer to Chapter 4 of the Oakdale City Code).
- (g) No public address or loudspeaker system shall be permitted.
- (h) City-approved fire hydrants shall be located no more than three hundred (300) feet from any manufactured home.
- (i) All manufactured home parks must have an area set aside for dead storage and "over-load" parking. All boats, boat trailers, hauling trailers, and all other equipment not stored within the manufactured homes or the utility enclosure that may be provided, shall be stored in a separate place provided by the park owner and not upon the plots occupied by manufactured homes nor upon streets within the manufactured home park.
- (j) All land areas shall be landscaped in accordance with approved plans and be properly maintained adequately drained, and kept clean and free from refuse, garbage, rubbish or debris.
- (k) There shall be no outdoor camping anywhere in the manufactured home park.
- (l) There shall be no commercial manufactured home sales conducted on park premises.
- (m) The City may add such other conditions and requirements as it may determine to be necessary and all manufactured home parks shall be in compliance with applicable State and local building codes and State statutory requirements.

Sec. 25-61 Landscaping Requirements.

- (a) Each lot shall be properly landscaped with grass, trees, and shrubs. Except for the areas used for the manufactured homes, patio, sidewalk, and off-street parking, the entire lot shall be sodded and maintained.
- (b) At least one shade tree (minimum caliper: 2 inches) shall be planted and maintained with each unit.
- (c) A concrete or bituminous sidewalk not less than forty-eight (48) inches in width shall be constructed to serve all manufactured homes. This sidewalk shall be connected to the manufactured home patio by a concrete or bituminous walk not less than thirty-six (36) inches in width.

Sec. 25-62 Roadway Requirements.

- (a) Local private streets shall be at least twenty-eight (28) feet in width (face of curb to face of curb). Collector-level private streets shall be at least twenty-eight (28) feet in width (Street widths are measured from between inside curb faces). No direct access from manufactured home lots shall be allowed onto collector streets. No parking shall be allowed on collector streets. Roadways shall be constructed according to the specifications of the City Engineer.
- (b) Access drives to all parking spaces, and manufactured home sites and buildings shall be paved.
- (c) All streets shall have a concrete (mountable, roll type) curb and gutter.
- (d) All streets must be properly named, and signs must be installed with the name designation.
- (e) All streets and roadways shall be passable for emergency vehicles at all times.
- (f) Each manufactured home must have a house number placed on the unit so as to be visible from the street providing access to that unit.

Sec. 25-63 Off-Street Parking Requirements.

Each lot shall have a paved off-street parking area for two automobiles. Each space shall be at least nine (9) feet by eighteen (18) feet (not including any sidewalk). Parking spaces shall be set back at least five (5) feet from the side lot line.

Sec. 25-64 Community Recreation Requirements.

A private recreation area shall be established, constructed, and maintained within the manufactured home park site of not less than five (5) percent of the total site. This requirement may substitute for a portion of the normal public park dedication requirements.

Sec. 25-65 Emergency Preparedness Plan.

Each manufactured home park shall prepare for City Council approval, an Emergency Preparedness Plan according to the requirements of Minnesota Statutes 327.20(1).

Sec. 25-66 Planned Unit Development.

To provide for a more creative and flexible response to the site conditions and natural resources, a manufactured home community may be developed under the Planned Unit Development provisions of this Ordinance (Article 13).

Sec. 25-67 License Revocation.

Failure to comply with any provisions or requirement of this Chapter or with any provision or requirement imposed upon the manufactured home park or owner or operator by terms of the Special Use Permit or the terms of any contract agreement or stipulation entered into or imposed by the City Council as part of or in connection with the said license, may be cause for revocation of the manufactured home park permit by the Council. A fifteen (15) day mailed notice of the violation and of the time and place of a hearing shall be accorded to the owner and operator by the Council. Upon revocation of a permit by the Council, no additional occupancies of the manufactured home in the park shall be allowed, but the Council may allow a reasonable time for termination of occupancy.