

### **7. RM-1 Residential Manufactured Housing**

#### **A. Intent**

The intent of the RM-1 Residential Manufactured Housing District is to promote health, safety, order, convenience, and general welfare by enforcing minimum standards for mobile home parks, the location and use of mobile home parks, and the design, construction, alteration, and arrangement of homes on said lots, authorizing the inspection of mobile home parks, the licensing of operators, and fixing penalties for violations. NO building or land shall be used and no building shall be erected, converted, or structurally altered, unless otherwise provided herein.

#### **B. Permits**

##### 1. Valid Permit

It shall be unlawful for any person to construct, alter, or extend any mobile home park or structure within the park that is permanent in nature, where permanent means structures that are not on wheels or mobile, within the limits of the City of Princeton unless a valid permit for the specific construction, alteration, or extension proposed is issued by the Building Official in the name of such person.

##### 2. Applications

All applications for permits shall contain a Preliminary Site Plan which must be submitted to the Planning Commission for review and approval before any building permits are issued and should be submitted to the Zoning Administrator for staff review at least 28 days before the regularly scheduled Planning Commission meeting. The Preliminary Site Plan must include the following items:

- a. Name and address of applicant.
- b. Location and legal description of the mobile home park.
- c. Complete engineering plans and specifications of the proposed park including, but not limited to, the following: the area and dimensions of the tract of land; topography sketch of the land; the number, location, and size of all mobile home lots; the location and width of roadways and walkways; the location of water and sewer lines and riser pipes; plans and specifications of the water supply and refuse and sewage disposal facilities; plans and specifications of all buildings constructed or to be constructed within the mobile home park; the location and details of lighting electrical systems; a landscaping plan approved by the City; and park ground area and recreation equipment be shown on the landscaping plan.

No building permits or grading permits shall be issued for any mobile home park development until the Final Plans are approved by the Zoning Administrator. Said Final Plans must be in accordance with the above approved Preliminary Plans or they must be reviewed and approved by the Planning Commission before the Zoning Administrator can grant approval to proceed.

### **C. Appeal**

If approval of the preliminary or final plans is denied by the Planning Commission, the applicant may file an Application for Appeal, which is available from the Zoning Administrator, to the City Administrator within 30 days of the denial. Such appeal shall be heard by the Board of Adjustment within sixty (60) days of the date that such appeal is submitted to the Zoning Administrator.

### **D. Inspection of Mobile Home Parks**

#### 1. Compliance With Ordinance

The Building Official is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this ordinance, including the power to enter at reasonable times upon any private or public property for said purposes.

#### 2. Registration Record

The Building Official, the Chief of Police, or their duly authorized representatives shall have the power to inspect the register containing a record of all residents of the mobile home park.

#### 3. Access

It shall be the duty of the park management to give the Building Official free access to all lots at reasonable times for the purpose of inspection.

#### 4. Repairs

It shall be the duty of every occupant of a mobile home park to give the owner thereof or his agent or employee access to any part of such mobile home park at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this ordinance.

### E. Notices, Hearings, and Orders

#### 1. Notice

Whenever the Building Official determines that there are reasonable grounds to believe that there has been a violation of any provision of this ordinance, the Building Official shall give notice of such alleged violation to the person to whom the permit or license was issued, as hereinafter provided. Such notices shall:

- \* Be in writing;
- \* Include a statement of the reasons for its issuance;
- \* Allow 30 days time for the performance of any act it requires. If work cannot be completed in the 30-day period, extensions may be granted if reasons for hardship do prevail and can be verified;
- \* Be served upon the owner or his agent as the case may require, provided that such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by registered mail to his/her last known address, or when he/she has been served with such notice by any method authorized or required by the laws of this state.

#### 2. Hearing

Any person affected by any notice which has been issued in connection with the enforcement of any provision of this ordinance may request and shall be granted a hearing of the same before the Planning Commission.

#### 3. Emergency

Whenever the Building Official finds that an emergency exists which requires immediate action to protect the public health or safety, an order may be ordered, without notice of hearing, reciting the existence of such an emergency and requiring that such action be taken as deemed necessary to meet the emergency, including the suspension of the permit or license. Notwithstanding any other provisions of this ordinance, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the Building Official, shall be afforded a hearing before the Planning Commission as soon as possible. Pending any such hearing, such emergency orders shall be in full force and effect until and unless later removed, modified, or changed by the Building Official, the Planning Commission, or the City Council.

### F. Environmental, Open Space, and Access Requirements

#### 1. General Requirements

Condition of soil, ground water level, drainage, and topography shall not create hazards to the property or the health and safety of the occupants. The site should not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable or sudden flooding.

#### 2. Area

Minimum total park area shall be 10 acres.

#### 3. Soil and Ground Cover Requirements

Exposed ground surfaces in all parts of every mobile home park shall be paved or covered with stone, screenings, or other solid material, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

#### 4. Site Drainage Requirements

The ground surface in all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, efficient manner.

#### 5. Use Requirements

- a. No part of any park shall be used for nonresidential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park.
- b. Nothing contained in this section shall be deemed as prohibiting the sale of a mobile home located on a mobile home stand and connected to the pertinent utilities.

#### 6. Required Separation Between Mobile Homes

- a. Mobile homes shall be separated from each other and from other buildings and structures by at least 20 feet or the sum of the heights of both trailer units, whichever is greater. Mobile homes placed end-to-end must have a minimum clearance of 20 feet.
- b. An accessory structure such as an awning, cabana, storage cabinet, carport, windbreak, or porch which has an opaque top or roof, shall, for purposes of all separation requirements, be considered to be part of the mobile home.

- c. Minimum lot sizes shall not be less than 5,000 square feet.

### 7. Open Space

A minimum of 400 square feet per mobile home shall be provided for definable play areas and open space within the mobile home park and 100 square feet per mobile home shall be provided that may be used for compound parking space within the mobile home park. Such areas of open space, play area, and compound parking area shall not be areas included within any setback nor shall they include any areas of less than 20 feet in length or width.

### 8. Required Setbacks, Buffer Strips and Screening

- a. All mobile homes shall be located at least 30 feet from any property boundary line abutting upon a public street or highway and at least 20 feet from other property boundary lines.
- b. There shall be a minimum distance of 15 feet between the mobile home stand and abutting park street.
- c. All mobile home parks located adjacent to residential, recreational, commercial, or industrial land uses shall provide screening, such as fences, shrubs, and/or trees, which shall be maintained in a neat and orderly fashion along the property line separating the park and such uses.

### 9. Cluster Development

Cluster development shall be encouraged. In such case, the Planning Commission and City Council may vary or modify the strict application and requirements of Section VI, Subd. 6, Subd. 7 and Subd. 8 as applied herein to more readily accommodate this development concept.

### 10. Average Density

Notwithstanding the type of development used, the maximum density shall be seven mobile homes per acre.

### 11. Accessory Buildings

- a. One accessory building for outside storage of equipment and refuse is required for the mobile home park. The accessory building shall be a minimum of 48 square feet and shall be designed of weather resistant material that will enhance the general appearance of the mobile home park.

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One accessory building for outside storage of equipment and refuse will be allowed for each individual mobile home site. The accessory building cannot exceed the square footage of the principle building and shall be designed of weather resistant material that will enhance the general appearance of the mobile home park.

b. Emergency Shelter Building

Within three years of the adoption of this ordinance, all existing and future mobile home park owners in the City shall provide emergency shelter for their occupants. The shelter must be centrally located in the mobile home park but must be within 700 feet of all park residents. It must be of sufficient size to accommodate all residents of the park and be constructed to standards of the City Code.

12. Park Street System and Car Parking

a. General Requirements

All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. Such access shall be provided by streets, driveways, or other means.

b. Park Entrance

Entrances to mobile home parks shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets. No parking shall be permitted on the park entrance street for a distance of 100 feet from its point of beginning.

c. Internal Streets

Surfaced roadways shall be of adequate width to accommodate anticipated traffic and shall meet the following requirements:

- 1) All streets, except minor streets, shall be a minimum of 30 feet in width.
- 2) Dead-end streets shall be limited in length to 500 feet and shall be provided at the closed end with a cul-de-sac having an outside roadway diameter of at least 100 feet. All dead-end streets shall be marked with approved signs at the entrance to the dead-end street.
- 3) Minor streets 24 feet in width shall be acceptable only if less than 500 feet long and serving less than eight mobile homes or of any length if mobile home lots abut on one side only.

d. Car Parking

Off-street parking areas for the use of park occupants and guests shall be furnished at a rate of at least two car spaces for each mobile home lot. All off-street parking areas shall be paved concrete or bituminous surface or crushed rock treated with oil so it is dust free.

e. Required Illumination of Park Street Systems

All parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night.

- 1) All parts of the park systems: 0.6-foot candle.
- 2) Potentially hazardous locations, such as major street intersections and steps or stepped ramps, individually illuminated with a minimum of 0.6-foot candle.

f. Street Construction and Design Standards

1) Pavements

All streets shall be provided with a paved concrete or bituminous surface. Pavement edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base. Street surfaces shall be maintained free of cracks, holes, and other hazards.

2) Grades

Longitudinal grades of all streets shall range between 0.4% and 8.00%. Transverse grades (crown) of all streets shall be sufficient to ensure adequate transverse drainage.

If conditions warrant, an adequate storm sewer system shall be provided to dispose of all runoff water. The storm sewer system may be connected to existing City storm sewer system upon City approval.

3) Intersections

Within 50 feet of an intersection, streets will be at right angles. A distance of at least 85 feet shall be maintained between the centerlines of off-set intersection streets. Intersections of more than two streets at one point shall be avoided.

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### 13. Walks

#### a. General Requirements

All parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park streets, and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

#### b. Common Walk System

A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of four and one-half feet.

#### c. Individual Walks

All mobile homes shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two feet.

### 14. Trees

A minimum of one tree per lot is required. In open areas and park areas, a minimum of 20 trees per acre is required.

### 15. Skirt

All mobile homes shall have skirts (made of metal, plastic, fiberglass or comparable, noncombustible material approved by the Building Official) around the entire trailer. Such skirts shall be painted to match the appropriate trailer so that it will enhance the general appearance thereof.

## **G. Water Supply**

All mobile homes shall be serviced by the City water system.

## **H. Sewage Disposal**

All mobile homes shall be serviced by the City sanitary sewer system.

### **I. Service Buildings and Other Community Service Buildings**

#### 1. General

The requirements of this section shall apply to service buildings, recreation buildings, and other community service facilities, laundry facilities, indoor recreation areas, and commercial areas supplying essential goods or services for the exclusive use of park occupants.

#### 2. Structural Requirements for Buildings

All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

#### 3. Barbecue Pits, Fireplaces, Stoves, and Incinerators

Cooking shelters, barbecue pits, fireplaces, woodburning stoves, and incinerators shall be so located, constructed, maintained, and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property, and shall comply with all appropriate ordinances, laws, or other regulations.

#### 4. Pole-type construction shall not be permitted.

### **J. Refuse Handling**

#### 1. General Requirements

The storage, collection, and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding, accident or fire hazards, or air pollution.

### **K. Insect and Rodent Control**

#### 1. Grounds, Buildings, and Structures

Grounds, buildings, and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with any requirements of the County Health Department.

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### 2. Parks

Parks shall be maintained free of accumulation of debris which may provide rodent harborage or breeding places for flies, mosquitoes, and other pests.

### 3. Storage Areas

Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe, and other building material shall be stored at least one foot above ground.

### 4. Screens

Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

### 5. Brush, Weeds, and Grass

The growth of brush, weeds, and grass shall be controlled to prevent harborage of ticks, chiggers, and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac, and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

## **L. Fuel Supply and Storage**

### 1. Natural Gas or Fuel Oil System

Approved natural gas or fuel oil piping systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. No outside or buried fuel tanks by each unit will be allowed.

## **M. Fire Protection**

### 1. Litter, Rubbish, Etc.

Mobile home parks shall be kept free of litter, rubbish, and other flammable material.

### 2. Fire Extinguishers

Portable fire extinguishers rated for classes A, B, and C fires shall be kept visible in service buildings and at other locations conveniently and readily accessible for use by all of the occupants and shall be maintained in good operating condition. Their capacity shall not be less than 10 pounds.

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### 3. Fire

Fires shall be made only in stoves, indoor incinerators, and other equipment intended for such purposes.

### 4. Fire Hydrants

Fire hydrants shall be installed if the park water supply is capable to serve them in accordance with the following requirements.

- a. The water supply system shall permit the operation of standard City fire hydrants.
- b. Fire hydrants, if provided, shall be located within 30 feet of any mobile home, service building, or other structure in the park.

## N. Miscellaneous Requirements

### 1. Responsibilities of the Park Management:

- a. The person to whom a license for a mobile park is issued shall operate the park in compliance with this ordinance and shall provide adequate supervision to maintain the park, its facilities, and equipment in good repair and in a clean and sanitary condition.
- b. The park management shall notify park occupants of all applicable provisions of this ordinance and inform them of their duties and responsibilities under this ordinance.
- c. It shall be the duty of the operator of the mobile home park to keep a register containing a record of all mobile home owners and occupants located within the park. The register shall contain the date of arrival and departure of each mobile home. The park shall keep the register available for inspection at all times by Law Enforcement Officers, Public Health Officials, and other officials whose duty necessitates acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of three years following the date of departure of the registrant from the park.

## O. Conditional Uses/Interim Uses

The following uses are permitted by the issuance of an interim use permit as outlined in Section IV, subsection 6:

- \* None