

Section 10.09 **"R-4" Mobile Home Park District.**

Subd. 1. **Purpose.** The purpose of the "R-4" Mobile home Park District is to provide for mobile home uses and directly related uses.

Subd. 2. **Permitted Uses.** The following are permitted uses in an "R-4" District:

A. **Mobile home park (independent or dependent).**

1. **General provisions:**

a. No mobile home for residential purposes shall be permitted on any site within the City of Alexandria unless said site is part of an approved mobile home court or unless it is located on land purchased by the mobile home owner served by utilities as required by state law, and such land has been, prior to passage of this Ordinance, specially developed and formally platted for the placement of mobile homes.

b. Mobile homes shall not be used for residential purposes in the City if they:

(1) Do not conform to the requirements of the Vehicle Code of the State of Minnesota.

(2) Are in an unsanitary condition or have an exterior in bad repair.

(3) Are structurally unsound and do not protect the inhabitants against all elements.

03/01/17 THIS PAGE REPLACES PAGE 10-91

(4) Do not have adequate sewage facilities as required by the City Council in accordance with Pollution Control Agency regulations.

c. All land areas shall be:

(1) Adequately drained.

(2) Landscaped to control dust.

(3) Clean and free from refuse, garbage, rubbish or debris.

d. No tents shall be used for other than recreational purposes in a mobile home park.

e. There shall be no outdoor camping anywhere in a mobile home park.

f. Access to mobile home parks shall be as approved by the City.

g. All structures (fences, sidewalks, roads, storage, cabana, or other) shall require a building permit from the Alexandria Building Inspector.

h. The area beneath a mobile home coach shall be enclosed except that such enclosure must have access for inspection.

i. Laundry and clothing shall be hung out to dry only on lines located in Council approved areas established and maintained exclusively for that purpose.

j. Where the mobile home court is dependent, it shall have an adequate central community building with the following features:

- (1) Laundry drying areas and machines
- (2) Laundry washing machines
- (3) Showers
- (4) Public toilets and lavatories

Such buildings shall have central heating and be maintained in a safe, clean, and sanitary condition.

## 2. **Site Plan Requirements:**

a. Legal description and size in acres of the proposed mobile home court.

b. Location and size of all mobile home sites, dead storage areas, recreation areas, laundry drying areas, roadways, parking sites, and all setback dimensions (parking spaces, exact mobile home sites, etc.).

b. Detailed landscaping plans and specifications.

- d. Location and width of sidewalks.
- e. Plans for sanitary sewage disposal, surface drainage, water systems, electrical service, and gas service.
- f. Location and size of all street abutting the mobile home park and all driveways from such streets to the mobile home park.
- g. Road construction plans and specifications.
- h. Plans for any and all structures.
- i. Such information as required or implied by these mobile home court standards or requested by public officials.
- j. Name and address of developer or developers.
- k. Description of the method of disposing of garbage and refuse.
- l. Detailed description of maintenance procedures and grounds supervision.
- m. Details as to whether all of area will be developed at once or whether it will be developed a portion at a time.

### 3. **Design Standards:**

#### a. Site:

(1) Each mobile home site shall contain at least four thousand (4,000) square feet of land area for the exclusive use of the occupant:

Width: No less than forty (40) feet  
Depth: No less than one hundred (100) feet

(2) Each mobile home site shall have frontage on an approved roadway and the corner of each mobile home site shall be marked and each site shall be numbered.

b. Setbacks:

(1) No unit shall be parked closer than five (5) feet to its side lot lines nor closer than twenty (20) feet to its front lot line, or within ten (10) feet of its rear lot line.

(2) No unit, off-street parking space, or building shall be located within thirty (30) feet of the exterior boundary of any mobile home court.

c. Parking:

(1) Each mobile home site shall have off-street parking space for two (2) automobiles.

(2) Each mobile home park shall maintain a hard surfaced off-street parking lot for guests of occupants in the amount of one (1) space for each five (5) coach sites.

(3) Access drives off roads to all parking spaces and coach sites shall be hard surfaced.

d. Utilities:

(1) All mobile homes 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.

(2) All installations for disposal of surface storm water must be approved by the City.

(3) All utility connections shall be as approved by the City.

(4) The source of fuel for cooking, heating, or other purposes at each mobile home site shall be as approved by the City.

(5) All utilities shall be underground; there shall be no overhead wires or supporting poles except those essential for street or other lighting purposes.

(6) No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related mobile home equipment.

(7) The method of garbage, waste, and trash disposal must be approved by the City.

(8) Owner shall pay any required sewer connection fees to the City.

e. Internal Roads and Streets:

(1) Roads shall be hard surfaced as approved by the City.

(2) All roads shall have a hard surfaced (mountable, roll type) curb and gutter.

(3) All streets shall be developed with a roadbed of not less than twenty-four (24) feet in width. If parking is permitted on the street then the roadbed shall be at least thirty-six (36) feet in width.

f. Recreation: All mobile home courts shall have at least ten (10) percent of the land areas developed for recreational use (tennis courts, children's play equipment, swimming pool, golf green, etc.) developed and maintained at the owner/operator's expense.

g. Landscaping:

(1) Each site shall be properly landscaped with trees, hedges, grass, fences, windbreaks, and the like.

(2) A compact hedge, redwood fence, or landscaped area shall be installed around each mobile home park and be maintained in first class condition at all times as approved.

(3) All areas shall be landscaped in accordance with landscaping plan approved by the City Council.

h. Lighting:

(1) Artificial light shall be maintained during all hours of darkness in all buildings containing public toilets, laundry equipment, and the like.

Subd. 3. **Accessory Uses.** The following are permitted accessory uses in an "R-4" District:

A. Recreational vehicles and equipment.

B. Swimming pools, tennis courts and other recreational facilities which are operated for the enjoyment and convenience of the residents of the principal use and their guests.

C. Communication transmission and reception systems including but not limited to satellite dishes, towers, or antennas provided that any ground based device is located in the rear yard, if located on corner lots no closer than five (5) feet from all adjoining lot lines, and its location is reviewed by local utility companies. In addition, no satellite dishes shall be located on residential roofs nor exceed fifteen (15) feet in total height in residential areas. Any person may request a variance to these requirements as set forth under Section 10.25 of this Ordinance. The City Council may require appropriate conditions as necessary to maintain the character of the surrounding area.

Subd 4. **Conditional Uses.** The following are conditional uses in the "R-4" District: (Requires a conditional use permit based upon the procedures, factors, findings and conditions set forth in and regulated by Section 10.23 of this Ordinance.)

Source: Ord. 338-2<sup>nd</sup> Series  
Effective Date: 2/08/93

Subd. 5. **Interim Uses.** All interim uses as allowed as conditional uses in the "A-0" and "R-1" Districts.

Source: Ord. 518-2<sup>nd</sup> Series  
Effective Date: 10/14/03