

(k) *Special considerations for shoreland areas.* The following additional evaluation criteria and conditions apply within shoreland areas:

- (1) *Evaluation criteria.* A thorough evaluation of the waterbody and the topographic, vegetation, and soils conditions on the site must be made to ensure:
 - a. The prevention of soil erosion or other possible pollution of public waters, both during and after construction;
 - b. The visibility of structures and other facilities as viewed from public waters is limited;
 - c. The site is adequate for water supply and on-site sewage treatment; and
 - d. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercraft.
- (2) *Conditions attached to conditional use permits.* The city council, upon consideration of the criteria listed in subsection (k)(1) of this section and the purposes of this division, shall attach such conditions to the issuance of the conditional use permits as it deems necessary to fulfill the purposes of this division. Such conditions may include, but are not limited to, the following:
 - a. Increased setbacks from the ordinary high water level;
 - b. Limitations on the natural vegetation to be removed or the requirement that additional vegetation be planted; and
 - c. Special provisions for the location, design, and use of structures, sewage treatment systems, watercraft launching and docking areas, and vehicle parking areas.

(Code 1978, § 23.5(I); Ord. No. 07-03-06, § 2(Exh. A), 3-27-2007)

State law reference—Conditional use permits, Minn. Stat. § 462.3595.

Sec. 30-532. Uses permitted by conditional use permit (CUP).

The following uses or any expansion of an existing use requiring a CUP shall require the issuance by the city of a CUP. Each such use shall comply with these stated conditions.

- (1) *Manufactured home parks.* Manufactured home parks have special characteristics which require the full consideration of their location needs, layout and design, and their relationship to and effect upon surrounding land uses. Because of these characteristics, manufactured home parks are permitted within the R-2, SR-2, R-3, SR-3, R-4, SR-4, LB, SLB, MU and SMU districts subject to all of the following conditions:
 - a. *Site development requirements.*
 1. Location. The site shall have at least one property line abutting an arterial or collector street as defined by the city comprehensive plan.
 2. Minimum site area: Ten acres.

3. Minimum lot width: 200 feet.
 4. Minimum yards:
 - i. External front side and rear yards: 25 feet. Where a mobile home park abuts an R-1, SR-1, R-1a or SR-1a district, the required external yard shall be at least 50 feet.
 - ii. Manufactured home parks located in shoreland districts shall also be subject to additional shoreland management regulations,
 5. Maximum lot coverage of 35 percent.
- b. *Internal park development requirements.*
1. Spacing. There shall be no less than 20 feet between detached units in all directions. Attached units shall meet the requirements of the building code.
 2. No manufactured home shall be located closer than ten feet to a side or rear lot line, nor closer than twenty feet to the front lot line.
 3. Maximum building height: 20 feet.
 4. Utilities. All units shall be connected to the municipal sewer and water systems.
 5. Streets and walks. Each unit shall have direct access to a public or private street having a width of 32 feet and a paved surface with concrete curb and gutter. A walkway not less than 30 inches wide shall be constructed from the entrance of each unit to all required service facilities within the park.
 6. Anchors. All manufactured homes shall be secured by a ground anchoring system which conforms to Minnesota Statutes 327.32, Subd. 6, as may be amended.
 7. Skirting. Skirting shall be provided along the entire perimeter of the mobile home and hitch assembly. Skirting shall be of an approved construction material, texture and color which shall be compatible with the mobile home unit and shall be constructed in a manner which provides access for inspections if they should be necessary.
 8. Landscaping shall be required as specified by section 30-594.
 9. Parking. Each manufactured home lot shall have off-street parking space for two passenger vehicles. At least one of the parking spaces shall be located upon the lot and shall be set back at least five feet from the side lot line. Remaining spaces shall be in a group parking area located no further than three hundred feet from the units for which they are designated. All parking spaces shall be hard surfaced according to city specifications and designed to the requirements of section 30-596.
 10. Garbage receptacle. At least one metal or plastic garbage can with a tight fitting cover shall be provided for each unit. Garbage cans shall be located no further than 100 feet from any mobile home, and the can shall be kept in

sanitary conditions at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to ensure that the garbage cans shall not overflow.

11. Porches and entries. Front porches and/or entries may be constructed adjacent to manufactured homes in an approved manufactured home park. These structures shall meet the following requirements:
 - i. Maximum size six feet by ten feet.
 - ii. The enclosure shall not be used for living quarters.
 - iii. The enclosure shall not cause a violation of the lot setback, dimension or the specified distance between mobile homes.
 12. Accessory buildings. Accessory buildings, including garages, shall be limited to two per manufactured home lot. Maximum allowable floor area shall not exceed 12 percent of the lot where lot size is delineated by site plan or lot markers. Maximum height of accessory buildings is 15 feet.
 - i. Accessory buildings shall only be located in side or rear yards.
 - ii. Accessory buildings shall not be located within any utility easements.
 - iii. Accessory buildings shall be located at least six feet from any other structure on the same lot and at least ten feet from a structure on an adjacent lot.
 13. These provisions shall not prevent the owner of a manufactured home park from establishing additional standards and policies above the requirements of this section.
- c. *Park design and operational requirements.*
1. Underground utilities. All utilities, including TV cables, telephone and electrical service, shall be underground unless otherwise approved by the city.
 2. Manufactured home park grounds shall be lighted from sunset to sunrise in a manner approved by the city council and such that the maximum illumination as measured at property lines shall be one foot candle.
 3. Screening. Along the edges of a mobile home park, walls, fences or vegetative screening shall be provided where such park abuts an R district. Screening shall be not less than five nor more than six feet in height and shall provide 90 percent opacity.
 4. A private area shall be established, constructed and maintained within the manufactured home park for passive or active recreation use such as, but not limited to, children's play equipment, sport courts, swimming pools, golf green, or golf green. The size of the private recreation area shall be at least five percent of the total site.

5. Surface storm water drainage. All manufactured home parks shall be well drained and located so that the drainage of the park area will not endanger any water supply according to the requirements of Minnesota Statutes § 327.20(1), as may be amended.
6. Manufactured home parks shall prepare for city council approval an emergency preparedness plan which complies with the requirements of Minnesota Statutes § 327.20(1).
7. Dead storage and additional parking. All manufactured home parks shall provide a screened area set aside for dead storage and overload parking. All boats, boat trailers, hauling trailers and equipment not stored within manufactured homes or accessory buildings shall be stored in this area as outdoor storage on individual manufactured home lots is not allowed.
8. Sales prohibited. Commercial manufactured home sales shall not be permitted within the mobile home park unless specifically approved by the city council. Such approval may be subject to special conditions to ensure compatibility with the operation of the mobile home park. This provision shall not prohibit the selling of an individual manufactured home which is affixed to a manufactured home stand and otherwise complies with all provisions of this section.
9. A resident manager shall be required at the manufactured home park and the city shall be kept informed of his or her name, address and phone number.
10. A manufactured home park may be developed as a planned unit development, following the provisions of section 30-809, to provide for a more creative and flexible response to site conditions and nature resources.

State law reference—State law references: Manufactured home parks as conditional uses, Minn. Stat. § 462.357, subd. 1b.

- (2) *Recreation facility, commercial-outdoor.* Recreation, commercial-outdoor uses are subject to the following conditions:
 - a. All improvements shall conform to setback requirements for principal buildings in the district.
 - b. No structure shall exceed 25 feet in height.
 - c. Proposed facility shall be compatible with surrounding uses.
 - d. No facilities are closer than 50 feet to an R district boundary.
- (3) *Interim use of buildings.* The city may, in accordance with CUP procedures and subject to the required findings (refer to section 30-531(e)), allow existing buildings to be occupied by uses not permitted by this article for a period not to exceed one year. Up to two one-year extensions may be allowed but if all or any part of the building, or land