

**AN ORDINANCE TO AMEND ARTICLE XVIII OF ORDINANCE NO. 104
ENTITLED "CITY OF MOOSE LAKE ZONING ORDINANCE"**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOOSE LAKE:

SECTION 1: That Section 18.20 C. of Article XVIII, entitled Mobile Home be amended to read as follows:

Section 18.20, C.1.

MANUFACTURED HOME, CLASS "A": Manufactured housing of modular design which requires more than one (1) module to form an integral single family dwelling unit and which complies with the following minimum criteria:

- (1) the minimum width of the main body of the home is assembled on site shall not be less than twenty (20) feet as measured across the narrowest portion:
- (2) the pitch of the main roof shall be not less than one (1) foot for each four (4) feet of horizontal run. In general, any roofing material may be used that is generally acceptable for housing built on the site, if applied in such a manner as to be similar in appearance, provided however, that flat, sheet-metal type panels shall not be considered acceptable for Class "A" manufactured houses;
- (3) any materials that are generally acceptable for housing built on the site may be used for exterior finish if applied in such a manner as to be similar in appearance, provided however, that reflection from such exterior shall not be greater than from siding coated with clean, white, gloss enamel; and
- (4) the home shall be placed upon a permanent foundation complying with the minimum standards of the Minnesota State Uniform Building Code.
- (5) The home shall be located the same as a conventional home parallel to the street and it shall be located within and between the narrowest dimension of the lot.
- (6) The home shall be connected to all City utilities; no exterior above grade fuel tanks shall be allowed.

MANUFACTURED HOME, CLASS "B": Manufactured transportable housing built in conformance with Sections 327.31 to 327.35 of Minnesota Statutes and intended for occupancy as a complete year round single family dwelling unit upon arrival and placement on a site with or without permanent foundation designed to support such transportable unit. For the purposes of this Ordinance, the term shall include all such transportable housing over twenty-nine (29) feet in length, less than twenty (20) feet in width, and five thousand (5,000) or more pounds in weight, containing the same waste water supply, waste disposal, and electrical conveniences as immobile housing, but shall exclude housing of modular design where more than one (1) module is required to form an integral single family dwelling unit. The term "mobile home" shall be synonymous and interchangeable with the term "Class B Manufactured Home" wherever either term shall be used elsewhere in this Ordinance.


SECTION 2: That Section 18.160 of Article XVIII, entitled Mobile Home, be amended to read as follows:

Section 18.160

- A.** No Class B manufactured home shall be permitted on any lot or parcel within the City which is not located within an established mobile home park as established in this Article.
- B.** Class A manufactured homes, or modular or experimental single-family detached housing, and double wide mobile homes meeting the definition of Class A manufactured homes as set forth in Section 18.20, C.1, Definitions, are permitted uses in the following areas: R-1, R-2, and R-3 Zones, subject to all applicable provisions of said zones, provided further that a building permit, and any other required permits shall be obtained prior to their installation or construction.
- C.** Manufactured homes built prior to HUD CFR 3280 standards, effective June 1, 1972, are prohibited from being installed with the City of Moose Lake.
- D.** Restrictive covenants. Nothing in this section shall prevent the regulations of uses of property by means of restrictive covenants which are valid except for this section.


SECTION 3: That this Ordinance shall take effect immediately from and after its passage and publication according to law.

Passed by the City Council of the City of Moose Lake, Minnesota this 12th day of July, 1995.



Clayton C. Hartman
Mayor

ATTEST:



David R. Falbot, Jr.
City Administrator

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