

SECTION 4 — URBAN MANAGEMENT
AMENDED: DECEMBER 20, 1995
MARCH 3 & 17, 1998
JULY 11, 2000

TABLE OF CONTENTS

A.	SUBDIVISIONS	PAGE
4.1.	Subdivision 1 — Urban Development District and Urban Expansion	
	Sub-District Boundaries.....	1
	4.1.1. ... Permitted Uses	1
	4.1.2. ... Conditional Uses.....	1
	4.1.3. ... Standards for Permitted and Conditional Uses	1
	4.1.4. ... Mobile Home Parks and Recreational Camping Areas	2
	4.1.5. ... Feedlot Operations.....	2
	4.1.6. ... Minimum Lot Size, Maximum Building Height, Setback Requirements.....	2
4.2.	Subdivision 2 — Zoning Sub-Districts and Sub-District Provisions	7
	4.2.1. ... Single Family Residential (R-1) (Adopted July 11, 2000)	7
	4.2.2. ... Multi-Family Residential (R-2) (Medium Density) (Adopted July 11, 2000)	9
	4.2.3. ... Multi-Family Residential (R-3) (High Density) (Adopted July 11, 2000).....	10
	4.2.4. ... Business District (B-1) (Adopted March 3, 1998).....	12
	4.2.5. ... Highway Business District (B-2) (Adopted March 3 and 17, 1998)	14
	4.2.6. ... Light Industry District (I-1) (Adopted March 3, 1998)	16
	4.2.7. ... Heavy Industry District (I-2) (Adopted March 3 and 17, 1998).....	18
4.3.	Subdivision 3 — Guidelines for “Pre-Code” Manufactured (Mobile) Homes	
	<i>(Adopted December 20, 1995)</i>	21
	4.3.1. ... Exits and Egress Windows	21
	4.3.2. ... Flame Spread	21
	4.3.3. ... Smoke Detectors.....	22
	4.3.4. ... Solid Fuel Burning Stove and Fireplace.....	22
	4.3.5. ... Support System.....	22
	4.3.6. ... Aluminum Electrical Wiring	23
	4.3.7. ... Replacement Furnaces and Water Heaters	23
	4.3.8. ... Gas Lines/Testing.....	23

B. SUBDIVISIONSPAGE

4.4. Subdivision 4 — Mobile Home Parks and Recreational Camping Areas
(Amended December 20, 1995).....25

4.4.1.... What the Mobile Home Parks/Recreational Camping Areas Shall Offer25

4.4.2.... Compliance25

4.4.3.... Definitions.....25

4.4.4.... Applications for a Mobile Home Park or Recreational Camping Area.....25

4.4.5.... Design Standards — Mobile Home Parks; Recreational Camping Areas26

4.4.6.... Minimum Lot Size, Maximum Building Height, Setback Requirements for
Mobile Home Parks/Recreational Camping Areas27

4.4.7.... License Fee27

SECTION 4 — URBAN MANAGEMENT

4.1. Subdivision 1 — Urban Development District and Urban Expansion Sub-District Boundaries

The Urban Development District is identified by Official Ordinance Map #3. The lands in this district have been identified by the Chippewa County Land and Related Resources Plan as partial urban service areas, perimeter urban service areas, potential urban service areas, or freestanding urban concentrations. The UE Urban Expansion Sub-District consists of the lands near the city of Montevideo which the plan identifies as potential urban service areas. The UE Urban Expansion Sub-District is identified by Official Map #4. All that follows in Subdivision 1 of Section 4 shall apply to both the U Urban Development District and its sub-district, the UE Urban Expansion Sub-District, except where noted otherwise.

4.1.1. Permitted uses

- 4.1.1.1. Single family homes, provided that they conform to the standards set forth in Section 4, Subdivision 1, 4.1.3.;
- 4.1.1.2. Agricultural uses, except for feedlot operations;
- 4.1.1.3. Public and private open space and recreation use;
- 4.1.1.4. Private and public roads;
- 4.1.1.5. Accessory uses;
- 4.1.1.6. Home occupations.

4.1.2. Conditional uses

- 4.1.2.1. Mobile home parks;
- 4.1.2.2. Subdivision for residential uses;
- 4.1.2.3. Commercial and/or industrial uses;
- 4.1.2.4. Planned unit developments (PUDs);
- 4.1.2.5. Extractive mining;
- 4.1.2.6. Special public uses as defined by Section 3, Subdivision 2, of this ordinance.

4.1.3. Standards for permitted and conditional uses

Single-family homes are subject to the following regulations:

- 4.1.3.1. Lots must conform with existing public facilities presently being provided by the neighboring municipality, such as sewer and water lines and paved or gravel service roads. If these public facilities are presently not being provided, the proposed development must be compatible with the future urban expansion of the respective municipality and the township in which it is located and not be detrimental to the health, safety, and general welfare of the public. Lots shall be no closer to existing feedlot operations than the setbacks required in the Chippewa County Animal Feedlot Ordinance.
- 4.1.3.2. Manufactured homes must conform to the following standards:
 - 4.1.3.2.1. No such house shall have ground-floor floor space of less than eight hundred (800) square feet.
 - 4.1.3.2.2. No such house shall have a width of less than twenty feet (20') at its narrowest point.
 - 4.1.3.2.3. Such houses shall be placed on permanent foundations which are solid for the complete circumference of the house.

- 4.1.3.2.4. Any such manufactured house shall have exterior siding extending from within six inches (6") of the dirt or two inches (2") of concrete, which siding shall be of a conventional exterior dwelling type material.
- 4.1.3.2.5. Any such manufactured house shall have a pitched roof covered with shingles or tile and have eaves of not less than six inches (6").
- 4.1.3.2.6. All such manufactured houses shall be built in compliance with Minnesota Statutes 327.31-327.35.

VARIANCES: Manufactured houses which vary from these requirements may be permitted by the residential zones when authorized by a special use permit granted by the board of adjustment. Before any such special use permit is granted, the board shall find as a fact that the value of the adjacent property will not be diminished by the placement of the manufactured house. The special use permit shall state any conditions which may be set by the board in granting this special use permit.

EXEMPTIONS: This section shall have no application to manufactured houses built in compliance with the Uniform Building Code as adopted in the state or to manufactured housing placed in a mobile home park.

- 4.1.3.3. The minimum standards for lot size and setback of structures located on each lot are addressed in Section 4, Subdivision 1, 4.1.6. of this ordinance
- 4.1.3.4. Accessory uses
 - 4.1.3.4.1. Private garage.
 - 4.1.3.4.2. Private swimming pool and/or ponds, when completely enclosed with a chain link or similar fence five (5) feet high with self-closing self-locking gates.
 - 4.1.3.4.3. Living quarters of persons employed on the premises.
 - 4.1.3.4.4. Other accessory uses, including solar collectors and fences.
- 4.1.4. Mobile Home Parks and Recreational Camping Areas
 - 4.1.4.1. The regulations for mobile home parks and recreational camping areas are addressed in the amended ordinance, Section 4, Subdivision 4.
- 4.1.5. Feedlot Operations
 - 4.1.5.1. Proposed animal feedlots shall be located no closer to the U Urban Development District and its sub-district, the UE Urban Expansion Sub-District, than the setbacks required in the Chippewa County Animal Feedlot Ordinance.
 - 4.1.5.2. Animal feedlots shall conform with the minimum standards set by the Chippewa County Animal Feedlot Ordinance and Minnesota Pollution Control Agency.
- 4.1.6. Minimum lot size, maximum building height, setback requirements
 - 4.1.6.1. Single family homes
 - 4.1.6.1.1. Maximum building height — 35 feet;
 - 4.1.6.1.2. Minimum lot width — 100 feet;
 - 4.1.6.1.3. Minimum lot depth — 120 feet;

- 4.1.6.1.4. Front yard — 30 feet;
- 4.1.6.1.5. Side yard — 15 feet, interior; 30 feet, corner;
- 4.1.6.1.6. Rear yard — 30 feet;
- 4.1.6.1.7. Lot size:
 - 4.1.6.1.7.1. The minimum lot area required shall be three (3) acres in the U Urban Development District, except in the UE Urban Expansion Sub-District where the minimum lot area required shall be one (1) acre.
 - 4.1.6.1.7.2. Subdivisions may be made in the U Urban Development District. The minimum lot size in the subdivisions shall be one (1) acre.
 - 4.1.6.1.7.2.1. In subdivisions where municipal sewer and water are not presently available, the county board may require that the developer convey two or more lots for the purpose of transfer of ownership or building development, and, further, that any such building development be confined to one of the multiple lots conveyed at the setbacks described in this section. At such time as municipal sewer and water becomes available, and upon connection of the existing building development to same, the undeveloped lots may be conveyed to other persons or entities and building development may be permitted on the previously undeveloped lots at the setbacks as described in this section.
 - 4.1.6.1.7.2.2. In cases where the county board requires the conveyance of two or more lots to establish a building site, all provisions of this ordinance shall apply on an individual lot basis.
 - 4.1.6.1.7.2.3. In subdivisions where municipal water and sewer service will be available at the time of acceptance of the final plat by the county board, the purchase of only one lot for development purposes is required. The minimum lot size is set forth in this section.

4.1.6.2. Mobile home parks

4.1.6.2.1. Minimum lot size, maximum building height, and setback requirements for mobile home parks and recreational camping areas are set forth in Section 4, Subdivision 4.

4.1.6.3. Commercial and/or industrial uses

4.1.6.3.1. Maximum building height — 35 feet;

4.1.6.3.2. Front yard — 50 feet;

4.1.6.3.3. Side yard — 50 feet;

4.1.6.3.4. Rear yard — 30 feet.

4.1.6.4. Existing uses and accessory structures

4.1.6.4.1. Amended conditional use permit

This ordinance recognizes that at the time of adoption, certain land uses exist which have been incorporated as "conditional uses." It is the intent of this ordinance to allow these existing conditional uses, some of them being businesses in the Urban District, to continue in their activity of the same general character that existed at the time of adoption. Such activity includes normal growth and expansion so that a new or amended conditional use permit is not required.

An amended or new conditional use permit is only required if the new or expanded use would:

4.1.6.4.1.1. Substantially vary in character of type of business and activity from that existing at the time of adoption;

4.1.6.4.1.2. Necessitate that purchase or utilization of additional land which at the time of adoption is of a different land use — or not in close proximity to the existing use;

4.1.6.4.1.3. Not meet the standards in Section 2, Subdivision 5.5.

The planning commission may, at the motion of any member, decide if such a new or amended permit is needed. The commission may hear such evidence at a regular meeting as appears proper with such notice as appears appropriate. This ordinance expressly recognizes that the existing uses which have been incorporated with a conditional use permit shall be allowed to continue. The commission may also consider the criteria governing the granting of all future conditional use permits, but shall be mindful of the goal to allow expansion of the same general character of all existing uses without a new or amended permit.

If the intended new or expanded use is substantially the same in character as the use at the time of the ordinance adoption, the new or expanded use shall be permitted, provided it meets the standards in Section 2, Subdivision 5.5.

If the new use involves substantial change or land purchase, the conditional use permit shall be amended.

Accessory structures shall be permitted.

4.2. Subdivision 2 — Zoning Sub-Districts and Sub-District Provisions

The following zoning districts are so designed as to assist in carrying out the intents and purposes of the comprehensive plan and are based upon the comprehensive plan, which has the purpose of protecting the public health, safety, convenience, and general welfare.

Symbol Name

R-1	Single Family Residential (Low Density) <i>(Adopted July 11, 2000)</i>
R-2	Multi-Family Residential (Medium Density) <i>(Adopted July 11, 2000)</i>
R-3	Multi-Family Residential (High density) <i>(Adopted July 11, 2000)</i>
B-1	Business District <i>(Adopted March 3, 1998)</i>
B-2	Highway Business District <i>(Adopted March 3 and 17, 1998)</i>
I-1	Light Industry District <i>(Adopted March 3, 1998)</i>
I-2	Heavy Industry District <i>(Adopted March 3 and 17, 1998)</i>

4.2.1. Single Family Residential (R-1) *(Adopted July 11, 2000)*

- 4.2.1.1. Purpose: The major purpose of this district is to allow the continuation of existing residential development and infilling of existing lots in the older residential areas of urban areas and also new dwelling units in the developing areas of the county.
- 4.2.1.1.1. All site plans must meet satisfactory approval with the county engineer or local road authority regarding road access.
- 4.2.1.1.2. Municipal sewer and water services must be utilized within the R-1 districts that adjoin incorporated areas.
- 4.2.1.1.3. Residential structures within unincorporated areas must be able to ensure adequate sewer and water systems according to state and local regulations.
- 4.2.1.2. Permitted uses: Single family residential structures, twin homes, public recreation, including parks and playgrounds, historic sites, signs subject to standards in Section 9, Subdivision 10, essential services, including necessary equipment and structures, solar and earth-sheltered residential structures. Permitted home occupations.
- 4.2.1.3. Accessory uses: Any incidental structures or buildings necessary to the conduct of a permitted use, including private garages, carports, screen houses, swimming pools, storage buildings for use of occupants of the principal structures, and television towers and satellite dishes when erected in the rear yard.
- 4.2.1.4. Conditional uses: Schools (public and private), nursing homes/care centers, hospitals, home occupations, public office buildings, religious facilities, golf courses, planned unit developments (PUDs) or subdivisions, public swimming pools, day care centers, townhouses, condominiums, and bed & breakfasts. ~~Also, private garages on existing lots that are 50 feet in width or less and which contain no principal structure.~~
- 4.2.1.5. Performance standards:
- 4.2.1.5.1. Height regulations: The maximum height of all buildings shall not exceed thirty-five (35) feet.

- 4.2.1.5.2. Front yard regulations:
 - 4.2.1.5.2.1. There shall be a front yard of not less than twenty-five (25) feet.
 - 4.2.1.5.2.2. Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of the corner lot.
 - 4.2.1.5.2.3. Where a uniform front yard setback on a street between intersections exists that is less than twenty-five (25) feet, any building or structure hereafter erected, structurally altered, or enlarged must conform to the established setback; but in no case shall a setback of less than fifteen (15) feet be allowed.

Where a uniform front yard setback on a street between intersections does not exist, the minimum required setback shall be the average of the setback of the two adjacent principal buildings; but in no case shall a setback of less than fifteen (15) feet be allowed.
- 4.2.1.5.3. Side yard regulations:
 - 4.2.1.5.3.1. There shall be a minimum side yard of not less than ten (10) feet for principal structures and attached accessory structures.
 - 4.2.1.5.3.2. The minimum side yard for existing substandard lots less than 100 feet in width shall be not less than 10% of the lot width.
 - 4.2.1.5.3.3. There shall be a minimum side yard of not less than three (3) feet for detached accessory structures located in the rear yard.
- 4.2.1.5.4. Rear yard regulations:
 - 4.2.1.5.4.1. There shall be a rear yard of not less than fifteen (15) feet for principal buildings, including attached accessory buildings, and three (3) feet for detached accessory buildings.
- 4.2.1.5.5. Lot area and density with R-1 development adjoining incorporated areas:
 - 4.2.1.5.5.1. The minimum lot area shall be 12,000 square feet.
 - 4.2.1.5.5.2. The minimum lot area for twinhomes, condominiums, and townhomes shall be 7,800 square feet per unit.
 - 4.2.1.5.5.3. The maximum density shall be five (5) units per acre.
- 4.2.1.5.6. Lot width and depth regulations: Minimum lot width shall be 100 feet. Minimum lot depth shall be 120 feet.

4.2.1.6. **General Regulations:** Additional requirements for parking, signs, sewage systems, and other regulations are set forth in other sections of this ordinance.

4.2.2. **Multi-Family Residential (R-2) (Medium Density) (*Adopted July 11, 2000*)**

4.2.2.1. **Purpose:** To provide areas within the county for multiple-family residential development with the maximum density of eight (8) dwelling units per acre, including condominiums and townhouses.

4.2.2.1.1. All site plans must meet satisfactory approval with the county engineer or local road authority regarding road access.

4.2.2.1.2. Municipal sewer and water services must be utilized within the R-2 districts that adjoin incorporated areas.

4.2.2.1.3. Residential structures within unincorporated areas must be able to ensure adequate sewer and water systems according to state and local regulations.

4.2.2.2. **Permitted Uses:** Single-family dwellings, twin homes, quad-plex, townhouses, condominiums, public recreation, including parks and playgrounds, signs subject to standards in Section 9, Subdivision 10. essential services, including necessary equipment and structures, solar and earth-sheltered residential structures. Permitted home occupations.

4.2.2.3. **Accessory Uses:** Any incidental structure or buildings necessary to the conduct of a permitted use including private garages, carports, screen houses, swimming pools and storage buildings for use of occupants of the principal structures and television towers and satellite dishes when erected in the rear yard.

4.2.2.4. **Conditional Uses:** Manufactured home parks, religious facilities, free-standing day care centers and child nurseries, schools (public and private), public buildings, home occupations, planned unit developments (PUDs) or subdivisions, mortuaries, bed & breakfasts, hospitals, nursing homes/care centers, and private garages on existing lots 50' in width or less which contain no principal structure.

4.2.2.5. **Performance Standards:**

4.2.2.5.1. **Height Regulations:** The maximum height of all buildings shall not exceed 35 feet.

4.2.2.5.2. **Front Yard Regulations:** There shall be a minimum front yard of not less than 25 feet.

4.2.2.5.2.1. Where a uniform front yard setback on a street between intersections exists that is less than 25 feet, any building or structure hereafter erected, structurally altered or enlarged must conform to the established setback, but in no case shall a setback of less than 15 feet be allowed.

4.2.2.5.2.2. Where a uniform front yard setback on a street between intersections does not exist, the minimum required setback shall be the average of the setback of the two adjacent principal buildings; but in no case shall a setback of less than 15 feet

be allowed.

4.2.2.5.2.3. Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot.

4.2.2.5.3. Side Yard Regulations:

4.2.2.5.3.1. There shall be a minimum side yard of not less than 10 feet.

4.2.2.5.3.2. The minimum side yard for existing substandard lots less than 80 feet in width shall be not less than 10% of the lot width.

4.2.2.5.3.3. There shall be a minimum side yard of not less than 3 feet for detached accessory structures located in the rear yard.

4.2.2.5.4. Rear Yard Regulations:

4.2.2.5.4.1. There shall be a rear yard of not less than 15 feet for principal buildings including attached accessory buildings and 3 feet for detached accessory buildings.

4.2.2.5.5. Lot Area and Density Standards:

4.2.2.5.5.1. The minimum lot area shall be 9,600 square feet for single-family residences and 5,000 square feet per unit for twinhomes, quadplex, townhouses and condominiums.

4.2.2.5.5.2. The maximum density shall be eight (8) units per acre.

4.2.2.5.6. Lot Width and Depth Regulations: There shall be a minimum lot width of 80 feet and a minimum lot depth of 120 feet.

4.2.2.5.7. General Regulations: Additional requirements for parking, signs, sewage systems, and other items are set forth in other sections of this ordinance.

4.2.3. Multi-Family Residential (R-3) (High Density) (*Adopted July 11, 2000*)

4.2.3.1. Purpose: To provide areas within the county for multiple-family residential development with the maximum density of 20 dwelling units per acre.

4.2.3.1.1. All site plans must meet satisfactory approval with the county engineer or local road authority regarding road access.

4.2.3.1.2. Municipal sewer and water services must be utilized within the R-3 districts that adjoin incorporated areas.

4.2.3.1.3. Residential structures within unincorporated areas must be able to ensure adequate sewer and water systems according to state and local regulations.

4.2.3.2. Permitted Uses: Multi-family dwellings, nursing homes/care centers, hospitals, senior citizen housing, twinhomes, townhouses, apartments, condominiums, public recreation, including parks and playgrounds, signs subject to standards in Section 9, Subdivision 10, essential services,

including necessary equipment and structures. Permitted Home Occupations.

- 4.2.3.3. Accessory Uses: Any incidental structures or buildings necessary to the conduct of a permitted use, including private garages, carports, screen houses, swimming pools, and storage buildings for use of occupants of the principal structures.
- 4.2.3.4. Conditional Uses: Religious facilities, free-standing day care centers and nurseries, schools (public and private), public buildings, home occupations, planned unit developments (PUDs) or subdivisions, manufactured home parks, bed & breakfasts, and convenience stores.
- 4.2.3.5. Performance Standards:
 - 4.2.3.5.1. Height Regulations: The maximum height of all buildings shall not exceed two and one-half stories or 35 feet.
 - 4.2.3.5.2. Front Yard Regulations: There shall be a minimum front yard of not less than 25 feet.
 - 4.2.3.5.2.1. Where a uniform front yard setback on a street between intersections exists that is less than 25 feet, any building or structure hereafter erected, structurally altered, or enlarged must conform to the established setback, but in no case shall a setback of less than 15 feet be allowed.
 - 4.2.3.5.2.2. Where a uniform front yard setback on a street between intersections does not exist, the minimum required setback shall be the average of the setback of the two adjacent principal buildings; but in no case shall a setback of less than 15 feet be allowed.
 - 4.2.3.5.2.3. Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot.
 - 4.2.3.5.3. Side Yard Regulations:
 - 4.2.3.5.3.1. There shall be a minimum side yard of not less than 10 feet.
 - 4.2.3.5.3.2. There shall be a minimum side yard of not less than 3 feet for detached accessory structures located in the rear yard.
 - 4.2.3.5.4. Rear Yard Regulations: There shall be a rear yard of not less than 15 feet for principal buildings including attached accessory buildings and 3 feet for detached accessory buildings.
 - 4.2.3.5.5. Lot Area and Density Standards:
 - 4.2.3.5.5.1. The minimum lot area for each multi-family dwelling unit shall be 2,150 square feet and 5,000 square feet per unit for twinhomes, townhomes, and condominiums.
 - 4.2.3.5.5.2. The maximum density shall be 20 units per acre.

- 4.2.3.5.6. Lot Width and Depth Regulations: Minimum lot width shall be 80 feet; minimum lot depth shall be 120 feet.
- 4.2.3.5.7. General Regulations: Additional requirements for parking, signs, sewage systems, and other items are set forth in other sections of this ordinance.
- 4.2.4. Business District (B-1) (*Adopted March 3, 1998*)
 - 4.2.4.1. Purpose: The purpose of this district is to encourage the continuation of a viable business area by allowing retail, service, office, and entertainment facilities, as well as public and semi-public uses. In addition, residential uses will be allowed as a conditional use.
 - 4.2.4.1.1. All site plans must meet satisfactory approval with the county engineer or local road authority regarding road access.
 - 4.2.4.1.2. All facilities must be able to ensure adequate sewer and water systems according to state and local regulations.
 - 4.2.4.2. Permitted Uses: Business establishments offering merchandise or services to the general public in return for compensation. Such establishments to include the following.
 - 4.2.4.2.1. Art gallery
 - 4.2.4.2.2. Auto-related retail and service use located inside a building
 - 4.2.4.2.3. Automobile parking lot, parking garage, bus and transportation station
 - 4.2.4.2.4. Bakery
 - 4.2.4.2.5. Financial institution
 - 4.2.4.2.6. Barber/Beauty shop
 - 4.2.4.2.7. Bowling alley
 - 4.2.4.2.8. Business and professional office
 - 4.2.4.2.9. Camera and photographic supplies and studio
 - 4.2.4.2.10. Convenience store
 - 4.2.4.2.11. Dry cleaning
 - 4.2.4.2.12. Drug store
 - 4.2.4.2.13. Essential services
 - 4.2.4.2.14. Fitness center and dance studio
 - 4.2.4.2.15. Florist shop
 - 4.2.4.2.16. Funeral home
 - 4.2.4.2.17. Furniture store
 - 4.2.4.2.18. Grocery, fruit, or vegetable store, but not including sales from moveable, motorized vehicles
 - 4.2.4.2.19. Hardware and enclosed building material sales
 - 4.2.4.2.20. Hospital with medical center
 - 4.2.4.2.21. Laundromat
 - 4.2.4.2.22. Licensed daycare, group family daycare, and residential facilities

- 4.2.4.2.23. Locksmith
- 4.2.4.2.24. Meat market, but not including slaughtering facilities
- 4.2.4.2.25. Motel and hotel
- 4.2.4.2.26. Newspaper publishing
- 4.2.4.2.27. Restaurant/Delicatessen
- 4.2.4.2.28. Retail sales and service
- 4.2.4.2.29. Shoe repair
- 4.2.4.2.30. Tavern, off-sale liquor, private club, and lodge
- 4.2.4.2.31. Theater
- 4.2.4.3. Accessory Uses: Uses incidental to the principal uses, such as off-street parking, loading and unloading areas, storage buildings, fencing, and signage.
- 4.2.4.4. Conditional Uses:
 - 4.2.4.4.1. Governmental and public utility buildings and structures necessary for the health, safety, and general welfare of the community
 - 4.2.4.4.2. Single and multiple family dwellings
 - 4.2.4.4.3. Public or semi-public recreational buildings or uses and neighborhood or community centers; public and private educational institutions; religious institutions; and governmental and public buildings and structures
 - 4.2.4.4.4. Animal clinics or hospitals
 - 4.2.4.4.5. Drive-ins and convenience food establishments
 - 4.2.4.4.6. Car washes (drive through, mechanical, and self-service)
 - 4.2.4.4.7. Service stations, auto repair, and auto body repair
 - 4.2.4.4.8. Open or outdoor service, sales, and rental as a principal or accessory use, including motor vehicle and recreational equipment sales
 - 4.2.4.4.9. Custom or limited manufacturing, compounding, assembly, or treatment of articles or merchandise from previously prepared materials
 - 4.2.4.4.10. Bed & breakfast
 - 4.2.4.4.11. Commercial communication towers
 - 4.2.4.4.12. Other uses which in the opinion of the Chippewa County Planning Commission and Chippewa County Board of Commissioners are of the same general character as the permitted uses and which will not be detrimental to the business district
- 4.2.4.5. Performance Standards
 - 4.2.4.5.1. Height Regulations: The maximum height of any building shall be 35 feet.
 - 4.2.4.5.2. Front Yard Regulations: There shall be a front yard setback having a depth of not less than 10 feet except in a block where

two or more structures have been built facing the same street, the setback for the remaining lots in that block fronting on the same street shall be determined by the average setback of existing buildings.

- 4.2.4.5.3. Side Yard Regulations: There shall be no minimum side yard requirements except that no building shall be located within 10 feet of any side lot line abutting a lot in any residential district not buffered by a street or alleyway.
 - 4.2.4.5.4. Rear Yard Regulations: There shall be no minimum rear yard requirements except that no building shall be located within 10 feet of any rear lot line abutting a lot in any residential district not buffered by a street or alleyway.
 - 4.2.4.5.5. Lot Area: Lot area restrictions — none.
 - 4.2.4.5.6. Screening and Fencing: Screening or fencing of commercial uses may be required on side and rear yards which face residential districts.
 - 4.2.4.5.7. General Regulations: Requirements for signs are set forth in Section 9, Subdivision 10.
- 4.2.5. Highway Business District (B-2) (*Adopted March 3 and 17, 1998*)
- 4.2.5.1. Purpose: This district is established to accommodate the type of businesses that are oriented to the traveling public and require highway access. A B-2 District shall typically be located adjacent to existing or proposed county state aid and state trunk highways or municipal state aid streets. Multi-family residential uses will be allowed to locate within the commercial establishment area as a conditional use.
 - 4.2.5.1.1. All site plans must meet satisfactory approval with the county engineer or local road authority regarding road access.
 - 4.2.5.1.2. All facilities must be able to ensure adequate sewer and water systems according to state and local regulations.
 - 4.2.5.2. Permitted Uses:
 - 4.2.5.2.1. Retail sales and service uses
 - 4.2.5.2.2. Essential services
 - 4.2.5.2.3. Financial institutions
 - 4.2.5.2.4. Health and day care centers
 - 4.2.5.2.5. Grocery store
 - 4.2.5.2.6. Restaurants
 - 4.2.5.2.7. Convenience stores
 - 4.2.5.2.8. Business and professional offices, barber/beauty shops, laundromat/dry cleaning, photography studios
 - 4.2.5.2.9. Hotels and motels
 - 4.2.5.2.10. Recreation vehicles and equipment sales and service
 - 4.2.5.2.11. Commercial recreational and entertainment facilities when contained within a building

- 4.2.5.2.12. Farm implement sales and service
- 4.2.5.2.13. Auto sales and service
- 4.2.5.2.14. Nursery and landscape supplies
- 4.2.5.2.15. Billboards (See Sign Regulations Ordinance in Section 9, Subdivision 10)
- 4.2.5.3. Conditional Uses:
 - 4.2.5.3.1. Rental shop (no outdoor display or storage)
 - 4.2.5.3.2. Manufactured home sales
 - 4.2.5.3.3. Adult entertainment
 - 4.2.5.3.4. Mini-storage
 - 4.2.5.3.5. Seasonal produce stands
 - 4.2.5.3.6. Building material sales (no outdoor display or storage)
 - 4.2.5.3.7. Car wash operation
 - 4.2.5.3.8. Small engine and appliance repair
 - 4.2.5.3.9. Outdoor display, sales, or storage conducted on an accessory use to a permitted or conditional home business use
 - 4.2.5.3.10. Off-sale liquor
 - 4.2.5.3.11. Multiple dwellings when integrated into multi-use structures
 - 4.2.5.3.12. Private clubs and lodges not operated for a profit
 - 4.2.5.3.13. Service stations, auto or truck repair, and auto body repair
 - 4.2.5.3.14. Bed & breakfasts
 - 4.2.5.3.15. Commercial communication towers
 - 4.2.5.3.16. Animal hospitals or clinics
 - 4.2.5.3.17. Light manufacturing when located in an existing building
- 4.2.5.4. Accessory Uses: The same accessory uses as permitted in the B-1 District and including outdoor garden centers and sidewalk cafes in conjunction with a freestanding restaurant.
- 4.2.5.5. Performance Standards
 - 4.2.5.5.1. Height Regulations: The maximum height of all buildings shall not exceed two and one-half (2½) stories or 35 feet
 - 4.2.5.5.2. Front Yard Regulations: There shall be a front yard of not less than 25 feet.
 - 4.2.5.5.3. Side Yard Regulations: There shall be a minimum side yard of not less than 10 feet.
 - 4.2.5.5.4. Rear Yard Regulations: There shall be a minimum rear yard of not less than 20 feet.
 - 4.2.5.5.5. Lot Area: The minimum lot area shall be 15,000 square feet.
 - 4.2.5.5.6. Screening and Fencing: Screening and fencing may be required along any lot line adjacent to a residential district.
- 4.2.5.6. General Standards:

4.2.5.6.1. Other standards and regulations related to signs are set forth in Section 9, Subdivision 10.

4.2.6. Light Industry District (I-1) (*Adopted March 3, 1998*)

4.2.6.1. Purpose: This district is intended to provide for light industrial and commercial uses that may be suitably located in areas of relatively close proximity to non-industrial development. Industries that pose problems of air or noise pollution, odor, vibration, smoke, liquid or solid wastes, heat, glare, dust, or other adverse influences will be restricted from this district.

4.2.6.1.1. All site plans must meet satisfactory approval with the county engineer or local road authority regarding road access.

4.2.6.1.2. All facilities must be able to ensure adequate sewer and water systems according to state and local regulations.

4.2.6.2. Permitted Uses:

4.2.6.2.1. Research laboratory

4.2.6.2.2. Trade school

4.2.6.2.3. Machine shop

4.2.6.2.4. Paint mixing

4.2.6.2.5. Bus terminal and maintenance garage

4.2.6.2.6. Warehouse and mini-storage warehouse

4.2.6.2.7. Laboratory

4.2.6.2.8. Essential services

4.2.6.2.9. Governmental and public utility building and structure

4.2.6.2.10. Blacksmith, welding, or other metal shop

4.2.6.2.11. Bottling establishment

4.2.6.2.12. Building material sales and storage

4.2.6.2.13. Commercial communications towers

4.2.6.2.14. Light manufacturing

4.2.6.2.15. Dry cleaning establishment and laundry

4.2.6.2.16. Animal clinic

4.2.6.2.17. Contractor shop

4.2.6.2.18. Automobile repair and auto body shop

4.2.6.2.19. Truck and freight terminal and maintenance garage

4.2.6.2.20. Electric light or power generating station, electrical service shop

4.2.6.2.21. Engraving, printing, and publishing

4.2.6.2.22. Medical, dental, and optical laboratory

4.2.6.2.23. Wholesale business and office establishment

4.2.6.2.24. Greenhouse

4.2.6.3. Accessory Uses:

4.2.6.3.1. All permitted accessory uses as allowed in the "B-1" District

4.2.6.3.2. Buildings temporarily located for purposes of construction for

the construction period only

4.2.6.4. Conditional Uses:

- 4.2.6.4.1. Open or outdoor service, sales and rental as a principal or an accessory use and including sales in or from motorized vehicles, trailers, or wagons
- 4.2.6.4.2. Fuel tank and LP gas storage
- 4.2.6.4.3. Open and outdoor storage as an accessory use
- 4.2.6.4.4. Farm implement sales and service
- 4.2.6.4.5. Manufactured home sales
- 4.2.6.4.6. Automobile sales and service
- 4.2.6.4.7. Outdoor animal clinic pens and animal kennels
- 4.2.6.4.8. Car wash
- 4.2.6.4.9. Food processing manufacture
- 4.2.6.4.10. Commercial communications towers
- 4.2.6.4.11. Adult entertainment

4.2.6.5. Performance Standards:

- 4.2.6.5.1. Height Regulations: The maximum height of all buildings shall not exceed 50 feet
- 4.2.6.5.2. Front Yard Setback:
 - 4.2.6.5.2.1. There shall be a minimum front yard of not less than 30 feet.
 - 4.2.6.5.2.2. Any lot which abuts or adjoins a residential district shall require a front yard setback of not less than 50 feet.
 - 4.2.6.5.2.3. Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback on each road or highway side of each corner lot. No building shall project beyond the front yard line of either road.
 - 4.2.6.5.2.4. Fencing and screening may be required along lot lines adjacent to residential districts.
- 4.2.6.5.3. Side Yard Regulations:
 - 4.2.6.5.3.1. There shall be a minimum side yard of not less than 10 feet.
 - 4.2.6.5.3.2. Any lot which abuts or adjoins a residential district not bordered by a street or alleyway shall require a side yard of not less than 50 feet.
- 4.2.6.5.4. Rear Yard Regulations:
 - 4.2.6.5.4.1. There shall be a minimum rear yard of not less than 15 feet.
 - 4.2.6.5.4.2. Any lot which abuts or adjoins a residential district

not bordered by a street or alleyway shall require a rear yard of not less than 50 feet.

- 4.2.6.5.5. Lot Area: The minimum lot area shall be 20,000 square feet.
- 4.2.6.5.6. General Regulations: Standards and regulations related to signs are set forth in Section 9, Subdivision 10.
- 4.2.6.5.7. Lot Width & Depth Regulations: There shall be a minimum lot width of not less than 100 feet and a minimum lot depth of not less than 200 feet.

4.2.7. Heavy Industry District (I-2) (*Adopted March 3 and 17, 1998*)

- 4.2.7.1. Purpose: This district is created to allow general industry to locate in designated areas of the county.
 - 4.2.7.1.1. All site plans must meet satisfactory approval with the county engineer or local road authority regarding road access.
 - 4.2.7.1.2. All facilities must be able to ensure adequate sewer and water systems according to state and local regulations.
- 4.2.7.2. Permitted Uses:

Any use permitted in the "I-1" Light Industry District.
- 4.2.7.3. Accessory Uses: All permitted accessory uses allowed in an "I-1" Light Industry District.
 - 4.2.7.3.1. Open storage (secondary use) of any type.
- 4.2.7.4. Conditional Uses:
 - 4.2.7.4.1. Auto wrecking, junk yard, used auto parts (open storage), and similar uses
 - 4.2.7.4.2. Concrete ready-mix plants and asphalt plants
 - 4.2.7.4.3. Refuse and garbage disposal
 - 4.2.7.4.4. Commercial stockyards and slaughtering of animals
 - 4.2.7.4.5. Extracting, processing, and storage of sand, gravel, stone, or other raw materials
 - 4.2.7.4.6. Recycling centers and impound lots
 - 4.2.7.4.7. Outdoor storage of vehicles or materials or open sales lots
 - 4.2.7.4.8. Manufacturing and industrial uses not defined in I-1 District
 - 4.2.7.4.9. Commercial communications towers
- 4.2.7.5. Performance Standards:
 - 4.2.7.5.1. Height Regulations: No building shall hereafter be erected or structurally altered to exceed 50 feet in height.
 - 4.2.7.5.2. Front Yard Regulations:
 - 4.2.7.5.2.1. There shall be a minimum front yard of not less than 50 feet.
 - 4.2.7.5.2.2. Any lot which abuts or adjoins a residential district shall require a front yard of not less than 50 feet.
 - 4.2.7.5.2.3. Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard

setback on each road or highway side of each corner lot. No building shall project beyond the front yard line of either road.

- 4.2.7.5.3. Side Yard Regulations:
 - 4.2.7.5.3.1. There shall be a minimum side yard of not less than 50 feet.
 - 4.2.7.5.3.2. Any lot which abuts or adjoins a residential district shall require a side yard of not less than 50 feet.
- 4.2.7.5.4. Rear Yard Regulations:
 - 4.2.7.5.4.1. There shall be a minimum rear yard of not less than 15 feet.
 - 4.2.7.5.4.2. Any lot which abuts or adjoins a residential district shall require a rear yard of not less than 50 feet.
- 4.2.7.5.5. Lot Area: The minimum lot area shall be 20,000 square feet.
- 4.2.7.5.6. Lot Width and Depth Regulations: There shall be a minimum lot width of not less than 100 feet and a minimum lot depth of not less than 200 feet.
- 4.2.7.5.7. Screening and Fencing: The county may require total screening or fencing of industrial uses to prevent visual blight, especially on side and rear yards which face residential or agricultural districts.
- 4.2.7.5.8. General Regulations: Other regulations related to signs are set forth in Section 9, Subdivision 10.

**4.3. Subdivision 3 — Guidelines for “Pre-Code” Manufactured (Mobile) Homes
(Adopted December 20, 1995)**

These are homes prior to HUD CFR 3280 Standards, effective June 15, 1976, or built prior to individual states inspection and certification in accordance with ANSI STANDARDS A119.1, July 1, 1972.

This ordinance will permit “pre-code” manufactured (mobile) homes that only meet the following health and safety guidelines in accordance with HUD 3280 Standards.

4.3.1. Exits and Egress Windows

4.3.1.1. The home has at least one egress window in each bedroom that meets the minimum specification of HUD 3280.106 and .404 for manufactured homes. These standards require that the window be at least 22 inches in the horizontal or vertical least dimension and at least five square foot in area, the bottom of the window opening shall be not more than 36 inches above the floor, and that locks and latches which need to be operated to permit exiting not be located more than 54 inches above the finished floor. May also meet requirements of 1988 State Building Code and/or ANSI A119.1 1972.

4.3.1.2. The home is required to have two exterior exit doors located remote from each other as required in HUD 3280.105. These standards require single section manufactured homes have the doors not less than 12 foot center to center from each other, and multi-section manufactured home doors not less than 20 foot center to center from each other, measured in straight line direction regardless of length of path of travel between doors. One of the required exit doors must be accessible from the doorway of each bedroom without traveling more than 35 feet. Exterior swing door shall have a minimum 28 inch by 74 inch clear opening, and sliding glass doors shall have a 28 inch by 72 inch clear opening. Each exterior door other than screen/storm doors shall have a key-operated lock that has a deadlocking latch or a key-operated dead bolt with a passage latch, and locks shall not require the use of a key or special tool for operation from the inside of the home.

4.3.2. Flame Spread

4.3.2.1. Walls and ceilings adjacent to or enclosing a furnace or water heater shall have an interior finish with flame spread rating not exceeding 25. Sealants and other trim materials two inches or less used to finish adjacent surfaces within these spaces are exempt from this provision provided all joints are supported by framing members or materials with a 25 or less flame spread rating. Combustible doors providing interior or exterior access to furnace and water heater spaces shall be covered with materials of limited combustion (i.e. 5/16 inch gypsum board, etc.) with the surface allowed to be interrupted for louvers ventilating the space. However, the louvers shall not be of materials of greater combustibility than the door itself (i.e., plastic louvers and a wooden door). Reference HUD 3280.203.

4.3.2.2. Exposed interior finished adjacent (surfaces include vertical surfaces between range top and overhead cabinets and/or ceiling) shall have a flame speed rating not exceeding 50 as required by HUD 3280.203. Back splashes not exceeding 6 inches in height are exempted. Vertical clearance above

cook tops and ranges shall be not less than 24 inches as required by HUD 3280.709.

4.3.3. Smoke Detectors

- 4.3.3.1. A smoke detector shall be installed on any wall in the hallway or space communicating with each bedroom area between the living area and the first bedroom as required by HUD 3280.208. Homes with bedroom areas separated by any one or combination of common-use areas such as kitchen, dining room, living room, or family room (but not a bathroom or utility room) shall be required to have one detector for each bedroom area.
- 4.3.3.2. Smoke detectors shall not have switches in the circuit to the detector between the over-current protection device protecting the branch circuit and the detector. The detector shall be attached to an electrical outlet box and connected by a permanent wiring method into a general electrical circuit. The detector shall not be placed on a branch circuit or any circuit protected by a ground fault circuit interrupter.

4.3.4. Solid Fuel Burning Stove and Fireplace

- 4.3.4.1. Solid fuel-burning factory-built fireplaces and fireplace stoves may be used in manufactured (mobile) homes provided that they are listed for use in manufactured homes and installed as per their listing/manufacture's instructions and minimum requirements of HUD 3280.710.
- 4.3.4.2. A solid fuel-burning fireplace or fireplace stove shall be equipped with integral doors designed to close the fire chamber opening and shall include complete means for venting through the roof, a combustion air inlet, hearth extension, and means to securely attach the unit to the manufactured home structure.
 - 4.3.4.2.1. A listed factory-built chimney designed to be attached directly to the fireplace/fireplace-stove and equipped with, in accordance with the listing, a termination device and spark arrester shall be required. The chimney shall extend at least three feet above the part of the roof through which it passes and at least two feet above the highest elevation of any part of the manufactured home within ten feet of the chimney.
 - 4.3.4.2.2. An air intake assembly shall be installed in accordance with the terms of listings/manufacturers' instructions. A combustion air inlet shall conduct the air directly into the fire chamber and shall be designed to prevent material from the hearth dropping onto the area beneath the manufactured home.
 - 4.3.4.2.3. The hearth extension shall be of noncombustible material minimum 3/8 inch thick, shall extend a minimum 16 inches in from and eight inches beyond each side of of the fireplace/fireplace-stove opening. The hearth shall also extend over the entire surface beneath a fireplace stove and beneath an elevated or overhanging fireplace.

4.3.5. Support System

- 4.3.5.1. Pre-code homes built prior to June 15, 1976, are required to be installed (set-up) to any generic installation standard that has been adopted and accepted by the authority having jurisdiction (i.e., NCSBCS ANSI A225) or individual

standards developed by states; MSB Chapter 1350.

4.3.6. Aluminum Electrical Wiring

4.3.6.1. All electrical systems shall be tested for continuity to assure that metallic parts are properly bonded, tested for operation to demonstrate that all equipment is connected and in working order, and a polarity check to determine that connections are proper. The electrical system shall be properly protected for the required amperage load. If the unit is of aluminum conductors, all receptacles and switches rated 20 amperes or less directly connected to the aluminum conductor shall be marked CO/ALR. Exterior receptacles other than heat tape receptacles shall be of the ground fault circuit interrupter (GFI) type. Conductors of dissimilar metals (copper/aluminum/ or copper clad aluminum) must be connected in accordance with NEC Section 110.14.

4.3.7. Replacement Furnaces and Water Heaters

4.3.7.1. If the manufactured (mobile) home has had or is to receive a replacement furnace or water heater, it shall be listed for use in a manufactured (mobile) home. Vents, roof jacks, and chimneys necessary for the installation shall be listed for use with the furnace or water heater.

4.3.7.2. The furnace and water heater shall be secured in place to avoid displacement. Every furnace and water heater shall be accessible for servicing and/or replacement.

4.3.7.3. Furnaces and water heaters shall be installed to provide complete separation of the combustion system from the interior atmosphere of the manufactured home as required by HUD 3280.709.

4.3.7.3.1. Installation of direct vent system (seal combustion system) furnace and water heater.

4.3.7.3.2. Installation of furnace and water heater within enclosures which separate the furnace and water heater venting system from the atmosphere of the home. There shall be no doors, grills, removable access panels, or other openings into the enclosure from the inside of the manufactured home. All openings for ducts, piping, wiring, etc., shall be sealed.

4.3.7.4. The floor area in the water heater area shall be free from damage from moisture, etc., to assure that the floor will support the weight of the water heater and water contained within.

4.3.8. Gas Lines/Testing

4.3.8.1. The unit's gas piping shall be tested with the appliance valves removed from the piping and capped at those areas. The piping shall withstand a pressure of at least 6 inches mercury or 3 psi gauge for a period of not less than 10 minutes without showing any drop in pressure. Pressure shall be measured with a mercury manometer or a slope gauge calibrated so as to read in increments of not greater than 1/10 pound or equivalent device. The source of normal operating pressure shall be isolated before the pressure test is made. After the appliance connections are reinstalled, the piping system and connections shall be tested with line pressure of not less than 10 inches nor more than 14 inches water column air pressure. The appliance connections shall be tested for leakage with soapy water or bubble solution.

**4.4. Subdivision 4 — Mobile Home Parks and Recreational Camping Areas
(Amended December 20, 1995)**

- 4.4.1. The proposed site shall offer an existing safe and continuing water supply, safe sewage disposal, electricity, on-site parking space equal to one space for each mobile home or recreational camping spot, garbage and trash disposal facilities, and safe entrance and exit to public roads in the event of emergencies.
- 4.4.2. All mobile home parks and recreational camping areas constructed after the adoption of this ordinance shall comply to Minnesota Statutes Chapter 327, Sections 327.10-327.28, laws regulating mobile home parks and recreational camping areas, and Chapter 13, MHD 187-197, Minnesota State Board of Health Regulations governing mobile home parks and recreational camping areas.
- 4.4.3. Definitions:
 - 4.4.3.1. Campground — The term “campground” means an area accessible by vehicle and containing campsites or camping spurs for tents and trailer camping.
 - 4.4.3.2. Essential Services — The term “essential services” shall mean overhead or underground electrical, gas, steam, or water transmission or distribution systems and structures, or collection, communication, supply, or disposal systems and structures, used by the public utilities, rural electric cooperatives, or governmental departments or commissions or as are required for protection of the public health, safety, or general welfare, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, and accessories in connection therewith, but not including buildings.
 - 4.4.3.3. Mobile Home Park — The term “manufactured home (mobile home)” is defined as a factory-built structure or structures equipped with the necessary service connections and made so as to be readily movable as a unit or units on its or their own running gear and designed to be a relocatable structure or structures used for any occupancy without a permanent foundation. The phrase “without a permanent foundation” indicates that the support system is constructed with the intent that the mobile home placed thereon will be moved from time to time at the convenience of the owner. The term “mobile home park” is defined as any site, lot, field, or tract of land under single ownership, designed, maintained, or intended for the placement of two (2) or more occupied mobile homes. “Mobile home park” shall include any buildings, structure, vehicle, or enclosure intended for use as part of the equipment of such mobile home park.
 - 4.4.3.4. Open Space Recreation Uses — The term “open space recreation uses” means recreation uses particularly oriented to and utilizing the outdoor character of an area; including hiking and riding trails, primitive campsites, campgrounds, waysides, parks, and recreational areas.
 - 4.4.3.5. Primitive Campsites — The term “primitive campsites” shall mean an area that consists of individual remote campsites accessible only by foot or water.
- 4.4.4. Applications for a Mobile Home Park or Recreational Camping Area:
 - 4.4.4.1. Application to establish a mobile home park or recreational camping facility shall follow the procedure set in Section 2 for conditional uses.
 - 4.4.4.2. In addition to the requirements of 4.4.4.1., immediately above, an applicant for a mobile home park or recreational camping facility shall submit a plan

for the proposed park or facility for review by the planning commission and board of county commissioners. The plan shall include the name and address of the developer, the legal description and post office address of the property, and a general description of the construction schedule, and shall be accompanied by plans which show the following:

- 4.4.4.2.1. Location and size of the park;
 - 4.4.4.2.2. Location and size of all lots, storage areas, recreation areas, central laundry areas, central refuse disposal, roadways, parking spaces, and all setback dimensions;
 - 4.4.4.2.3. Detailed landscaping plans;
 - 4.4.4.2.4. Location and width of sidewalks, if required by the county engineer or planning commission;
 - 4.4.4.2.5. Plans for sanitary sewage disposal, surface drainage, water systems, electrical service, telephone service, gas service, street lighting, sidewalks, streets, entrances, and access to existing streets;
 - 4.4.4.2.6. The method of disposing of garbage and refuse;
 - 4.4.4.2.7. Description of maintenance procedures and grounds supervision;
 - 4.4.4.2.8. Such other information as may be required or requested by the zoning administrator or planning commission.
- 4.4.5. Design Standards — Mobile Home Parks; Recreational Camping Areas
- 4.4.5.1. A park shall be capable of providing at least twenty (20) fully developed lots. Existing parks are exempt from this provision.
 - 4.4.5.2. All homes shall be connected to central sewer and water through a central water supply and sanitary sewer distribution system. All water and sewer systems shall be constructed in accordance with plans and specifications approved by the county engineer. All water systems shall provide an adequate water supply and number of hydrants for firefighting as per the Uniform Fire Code.
 - 4.4.5.3. All streets and lots shall be numbered in accordance with a standard numbering policy as approved by the zoning administrator. The house or lot numbers for each home shall be clearly marked for ease of visibility from the street or roadway.
 - 4.4.5.4. All parks shall be required to have one (1) or more recreational areas which shall be easily accessible to all park residents. Recreational areas shall be so located as to be free of traffic hazards and shall, where the topography permits, be centrally located. These recreational areas shall be subject to approval by the planning commission. All equipment installed in such an area shall be owned and maintained by the owner or operator at his own expense.
 - 4.4.5.5. All utilities shall be underground. Plans for the disposal of surface storm water shall be approved by the county engineer; such water shall be retained on the site, if possible. If a connection is made to an in-place public system, a connection fee or assessment may be charged for this service.
 - 4.4.5.6. Park exterior boundary lines shall be screened by trees, shrubs, or fences. Such boundary areas shall be at least twenty (20) feet wide. Existing parks

are exempt from these provisions.

- 4.4.5.7. Any home sites adjacent to a public street shall be subject to the same setbacks and requirements as a standard residential unit for that district.
 - 4.4.5.8. The area beneath all homes shall be skirted with a material that is generally uniform throughout the mobile home park. Such skirting shall be so constructed that the underside of the home is subject to reasonable inspection.
 - 4.4.5.9. Each mobile home lot shall be served by a central fuel supply system such as natural gas or a central LP system. No separate private fuel containers, such as fuel oil tanks or LP cylinders, shall be allowed in any mobile home park. Recreational camping areas shall be exempt from this design standard.
 - 4.4.5.10. Adequate sized, screened areas shall be set aside for storage of boats, boat trailers, hauling trailers, recreational vehicles, and all other equipment tenants may have need to store. Such equipment shall not be stored upon individual home lots nor upon the streets within the park.
 - 4.4.5.11. Each home lot within a park shall abut on and have access directly to a street. Streets shall be paved with concrete or bituminous and be of similar construction to other residential streets. The paved surface with concrete curb and gutter shall be at least thirty (30) feet in width from curb to curb. Access drives from streets to all parking spaces and home sites shall be paved. Parking on one side only shall be permitted on thirty (30) foot wide streets; parking on both sides would be permitted if the street width is increased to forty (40) feet. All streets shall have curves/turns with adequate radii to accommodate emergency vehicles. Fire lanes shall be clearly indicated. Existing parks are exempt from the curb and gutter requirement. The minimum allowable width for streets within existing parks shall be twenty-two (22) feet.
- 4.4.6. Minimum Lot Size, Maximum Building Height, Setback Requirements for Mobile Home Parks/Recreational Camping Areas
- 4.4.6.1. Maximum building height — 35 feet;
 - 4.4.6.2. Minimum lot width — 45 feet;
 - 4.4.6.3. Minimum lot depth — 90 feet;
 - 4.4.6.4. Front yard — 10 feet
 - 4.4.6.5. Side yard — 10 feet;
 - 4.4.6.6. Rear yard — 15 feet.
- 4.4.7. License Fee: The fee for every mobile home park/recreational camping area license shall be \$150.00 to cover the initial expense of the public hearing requirements. Thereafter, the annual fee for renewal shall be \$50.00. If a license is allowed to expire for more than 12 consecutive months, the licensing process shall commence from the beginning.

