

ORDINANCE NO 111

AN ORDINANCE AMENDING ORDINANCE NO 96, ZONING ORDINANCE, CITY OF HOKAH, ENTITLED, "AN ORDINANCE REGULATING THE LOCATION, SIZE, USE AND HIEGHT OF BUILDINGS; THE USE OF LAND, THE ARRANGEMENT OF BUILDINGS ON LOTS; ESTABLISHING DISTRICT AND REGULATIONS FOR SAID DISTRICT; ADOPTING A DISTIRCT MAP CONTAINING SAID DISTRICTS AND THE BOUNDARIES THEREOF; MAKING PROVISIONS FOR PARKING; DEFINING CERTAIN TERMS USED HEREIN; PROVIDING FOR AMENDMENTS AND APPEALS; PROFIDING FOR ADMINISTRATION AND ENFORCEMENT AND IMPOSING PENALTIES FOR VIOLATIONS"

The City Council of the City of Hokah, Houston County, Minnesota, hereby ordains:

SECTION I. The definitions of "mobile home" and "mobile home park" contained in SECTION ii of said ordinance No. 96 are hereby stricken and the following two definitions substituted therefore"

"MANUFACTURED HOME": "Manufactured home" is a general term meaning a structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and including the plumbing, heating, air conditioning and electrical systems contained therein; except that the term includes any structure which meets all of the requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development, or the duly authorized agent or successor thereof, and complies with the standards established in Chapter 327, Minnesota General Statutes, as amended. This general definition includes structures heretofore commonly known as "mobile homes" as well as "manufactured buildings" built without chassis and designed only for erection on permanent foundation and which possess roof lines such as conventional on the site constructed homes and buildings.

MANUFACTURED HOME PARK: Any site, lot, field or tract of land upon which two or more occupied manufactured homes as hereinafter defined are located, either free of charge, or for revenue purposes, and which parks are constructed and maintained in a manner consistent with the laws of the State of Minnesota thereunto appertaining and are duly licensed pursuant thereto. For purposes of this definition, manufactured home is a factory assembled structure or structures equipped with the necessary service connections and made so as to be readily moveable as a unit or units on its or their own running gear and designed to be used as a swelling unit or units without a permanent foundation. The phrase "without a permanent foundation" indicated that the support system is constructed with the intent that the manufactured home placed thereon will be moved from time to time at the convenience of the owner."

SECTION II. The provisions of SECTION IV, entitled DISTRICT REQUIREMENTS, Paragraph A. PERMITTED USES, are hereby amended as follows:

A. Subparagraph b of paragraph 1. (A) Agricultural is hereby stricken and substituted therefore the following language:

“b. One family, accessory to agricultural uses, year-round and their normal accessory buildings, also seasonal dwellings including manufactured homes provided the manufactured home permitted in this District shall be minimally 24 feet in width, shall have a roof line such as conventional on the site construction homes and buildings, meets all building code regulations and is designed for erection on permanent foundation only.”

B. Subparagraph a of paragraph 2, (RA) Residential with respect to permitted uses is hereby stricken, and substituted therefore the following language:

“a. Single family dwellings and their normal accessory buildings, also manufactured homes provided the manufactured home permitted in this District shall be minimally 24 feet in width, shall have roof line such as conventional on the site construction homes and buildings, meets all building code regulations and is built for erection on permanent foundation only.”

SECTION III. The provisions of SECTION IV entitled DISTRICT REQUIREMENTS Paragraph B. SPECIAL USES are hereby amended to read as follows:

A. Subparagraph e of paragraph 1. under (A) Agricultural is stricken, and substituted therefore is the following language:

“e. manufactured home parks.”

B. Subparagraph c of paragraph 2. under (RA) Residential A is stricken, and substituted therefore is the following language:

“c. manufactured home parks.:

SECTION IV. This ordinance shall be in full force and effect from and after its due passage and enactment and publication according to law.

Passed and enacted this 7<sup>th</sup> day of December 1982

Approved:  
Edward Lonkoski  
Mayor

Attest:  
Ernest Sloan  
City Clerk-Administrator