

Manufactured Home Requirements

GENERAL REQUIREMENTS

1. City of Twin Valley Ordinance allows only manufactured homes which comply with the Manufactured Home Building Code, established by M.S. 327.31, may be located in and used as a dwelling within the city.
2. The City of Twin Valley authorizes the placement of manufactured homes in residential districts within the city if such manufactured homes comply with the following conditions:
 - a. Manufactured homes shall comply with all zoning regulations for the district in which they are located.
 - b. A building permit and any other required permits shall be obtained for manufactured homes.
 - c. All such manufactured homes shall be built in compliance with any Minnesota Statutes regulating manufactured homes.
3. Manufactured Home Parks must be licensed by the Minnesota Department of Health and this license must be displayed consciously or available upon request.
4. Lot Requirements and setbacks
 - a. *Lot area.* Each individual manufactured home site shall contain at least 5,000 square feet for exclusive use of the occupant.
 - b. *Lot width.* Each individual manufactured home site shall have a lot width of at least 50 feet,
 - c. *Setbacks for each individual manufactured home site:*
 - i. *Front yards*—Not less than 15 feet.
 - ii. *Side yards*—Not less than 5 feet.
 - iii. *Rear yards*—Not less than 8 feet.
5. Any used manufactured home or structure that is moved into the City of Twin Valley is required to comply with the "Notice of Compliance Form" required by law. The Notice of Compliance Form must be signed by the seller and the purchaser.
6. All Manufactured homes must have a permanent State Construction Seal affixed in a location that is plainly visible for inspection.

REQUIRED SUBMITTALS

- A completed application for land use/zoning/building permit which is to include:
 - A site (lot) plan showing the location of the home/distance from other structures on the lot and to adjacent lots.
 - Building size and dimensions for all existing and proposed structures on the lot including but not limited to the home, decks, stairs, stoops, sheds, and garages.
 - Specific timeframe for any necessary renovations to be made.
- A copy or picture of the State Construction Seal.
- A copy of the Notice of Compliance Form (if applicable).
- Proof of Ownership/Title.
- Written approval must be obtained from park Manager (if applicable).
- Proof of all required permits for the relocation of manufactured home.

**** ALL REQUIRED DOCUMENTATION/PERMITS MUST BE RECEIVED AND APPROVED BY THE CITY OF TWIN VALLEY
PRIOR TO THE INSTALLATION OF A MANUFACTURED/MOBILE HOME****