

CHAPTER 9 BUILDING AND HOUSING

Section 900 - Minnesota State Building Code

900.01 Codes Adopted by Reference. The Minnesota State Building Code, as adopted by the Commissioner of Administration pursuant to Minnesota Statutes Chapter 16B50 to 16B75, including all of the amendments, rules and regulations established, adopted and published from time to time by the Minnesota Commissioner of Administration, through the Building Codes and Standards Division is hereby adopted by reference with the exception of the optional chapters, unless specifically adopted in this chapter.

The Minnesota State Building Code is hereby incorporated in this chapter as if fully set out herein.

(Am. Res. 04-3, passed 3-8-04)

900.002 Application, Administration and Enforcement. The application, administration and enforcement of the Code shall be in accordance with Minnesota State Building Code. The code shall be enforced within the extraterritorial limits permitted by Minnesota Statutes, ' 16B.62, subdivision 1, when so established by this ordinance.

The code enforcement agency of this municipality is called the Department of Building Safety.

This code shall be enforced by the Minnesota Certified Official designated by the City of New Richland to administer the code (Minnesota statute ' 16B.65) subdivision 1.

(Am. Res. 04-3, passed 3-8-04)

900.03 Permits and Fees. The issuance of permits and the collection of fees shall be as authorized in Minnesota Statutes ' 16B.62, subdivision 1. Permit fees shall be assessed for work governed by this

code in accordance with the fee schedule adopted by the City of New Richland, by resolution. In addition, a surcharge fee shall be collected on all permits issued for work governed by this code in accordance with Minnesota Statute ' 16B.70.

(Am. Res. 04-3, passed 3-8-04)

900.04 Violations and Penalties. A violation of the Code is a misdemeanor (Minnesota Statutes ' 16B.69).

(Am. Res. 04-3, passed 3-8-04)

900.045 Building Code Optional Chapters. The Minnesota State Building Code, established pursuant to Minnesota Statutes ' ' 16B.59 to 16B.75 allows the municipality to adopt by reference and enforce certain optional chapters of the most current edition of the Minnesota State Building Code.

The following optional provisions identified in the most current edition of the State Building Code are hereby adopted and incorporated as part of the building code for this municipality.

1. Chapter 1335, Flood-proofing Regulations, parts 1335.0600 to 1335.1200.

(Am. Res. 04-3, passed 3-8-04)

900.05 Modification to State Fire Code. The Chief of the Fire Department, with the approval of the Council shall have power to modify any of the provisions of the State Fire Code which is adopted as a part of the State Building Code, but only to enact more stringent requirements as authorized by Minn. Stat. 299F.011. The particulars of any modification shall upon adoption by the Council, be entered upon the records of the Fire Department.

900.06 Modification to State Plumbing Code. The State Plumbing Code, adopted as a part of the State Building Code, is amended as follows:

Subd. 1 Surface Drains. No surface drainage shall discharge into the sanitary sewer system of the City.

Subd. 2 Cast Iron Pipe. Cast iron must be used from the property line to the sewer main.

Subd. 3 Copper Pipe. 3/4 K copper shall be used for water flowage from the residence to the water main.

Subd. 4 Ditch. No ditch shall be filled until inspected by the building inspector.

Subd. 5 Culverts in Developments With Rural Section. No building permit shall be issued for any parcel served by a roadway with a rural ditch section until the applicant installs or is

served by a driveway culvert of a type and in a manner to avoid obstruction of water flow, as determined by the City engineer, or until the City engineer determines that no culvert is necessary.

900.07 Completion Time. Any residence for which a building permit has been issued under this Section shall be completed and ready for occupancy according to the approved plans and specifications within one year following issuance of the permit, unless otherwise authorized by the Council.

900.08 Building Permits. No person shall erect, alter, move, demolish or remove a building or structure as covered by this ordinance without first obtaining a permit from the city. A use permit is permissive only as it relates to this ordinance and is applied for and obtained at the discretion of the city. No liability shall be incurred by the city upon granting of a permit. Any person applying for a building permit, filing a petition for an amendment to this Ordinance, requesting a variance, conditional use permit or a change in regulations within any district shall pay a prescribed fee according to a schedule established by the City Council. Fees shall be set annually by the City Council by resolution.

Section 910 - Construction

910.01 Pole Construction Buildings. Pole construction buildings shall not be permitted in a

residential district. Pole construction buildings maybe erected in other districts upon the application for and issuance of a special use permit for the pole building construction by the Council.

910.02 Incompatible Structures.

Subd. 1 Referral by Inspector and Clerk. Whenever an application is filed with the City for a building permit for any structure to be built, enlarged, or altered within, or moved in or into the City, and the building inspector finds that the application, plans, and specifications, and the plot plan submitted (the application papers) comply with the Code of the City except that the application papers provide for a structure, the exterior design, appearance, and functional plan which the building inspector and the clerk feel may be so at variance or so similar with the exterior design, appearance, and functional plan of structures in the neighborhood and same zoning district of the proposed structure as to cause a material depreciation generally to property in the neighborhood, then the building inspector shall within 10 days after the receipt of the application papers, file the papers and the opinion in writing, signed by the building inspector and the clerk, with the planning commission.

Subd. 2 Call of Hearing. Within seven days after the receipt of the application papers and opinions, the clerk shall give notice to each member of the planning commission and to the public by publication in the official paper, and to any other persons the clerk deems advisable, of a hearing to be held by the planning commission with respect to the application. The notice shall state the purpose of the hearing and the location of the structure. Notice to the applicant shall be by registered mail at least three days in advance of the hearing, provided appearance

at the hearing shall constitute a waiver of any defect in the notice of the hearing. The hearing on the application shall be held not less than one week nor more than two weeks after receipt of the application by the City.

Subd. 3 Hearing and Findings. Before or during the hearing, each member of the planning commission may view the premises upon which the structure is located or to be located, and at the hearing the commission shall examine the application papers and hear the applicant. It may also hear any citizens of the neighborhood and other individuals who request to be heard. Within 48 hours of the close of the hearing, the commission shall, pursuant to a majority vote of all the members of the commission, file written findings of the fact. It shall determine whether the exterior design, appearance and functional plan of the structure is or is not at a variance or so similar with the exterior design, appearance and functional plan of structures constructed or in the course of construction in the neighborhood of the proposed structures, (in the same zoning district) as to cause material depreciation generally to property in the neighborhood. The commission shall further make a recommendation that the application be accordingly granted or denied. The finding, determination and recommendation shall be in writing, signed on behalf of the planning commission by its chairperson. The Clerk-Treasurer shall file a certified copy of the finding, determination and recommendation with the building official and shall mail a copy to the applicant. The application papers, the written opinions, and the findings, determinations, and recommendations of the planning commission shall immediately be presented by the clerk to the Council at its next regular meeting. Further action

with respect to the application shall be held in abeyance pending order and direction of the Council. In such case, no permit with respect to the application shall be issued except upon order and direction of the Council.

910.03 Protection of Adjoining Property. Any person making or causing an excavation to be made a depth of twelve feet (12') or less, below grade, shall protect the excavation so that the soil of adjoining property will not cave in or settle or shall be liable for the expense of underpinning or extending the foundation on adjoining property where the excavation necessitates such work.

Section 920 - Mobile Home Parks

920.01 Purpose. The purpose of this Section is to maintain property values and otherwise promote the health, safety, order, convenience and general welfare by defining a certain class of manufactured housing as mobile homes, by regulating the location and use of mobile homes; and by establishing minimum standards for the design, construction, alteration and enlargement of mobile home parks; providing for the inspection of mobile home parks, the licensing of operators of the mobile home parks, and fixing penalties for violations of the provisions in this Section.

920.02 Definitions. Unless the context clearly indicates otherwise, the following terms have the meaning given them in this Section.

Subd, 1 Driveway. A driveway means a minor private way used by vehicles on a mobile home lot.

Subd. 2 Mobile Home. A mobile home is a manufactured home that is less than 20 feet wide over at least 30 feet of its length in the erected mode, suitable for a year-round occupancy, and containing the same water supply, waste disposal and electrical conveniences as immobile housing and subject to tax or registration under state law, and having no foundation other than wheels, jacks or skirtings. Width measurement shall not take account of overhangs and other projections beyond the principal exterior walls.

Subd. 3 Mobile Home Lot. Means a plot of ground within a mobile home park designed and designated for the accommodation of one mobile home.

Subd. 4 Mobile Home Court. Any site, lot, field or tract of land upon which two or more occupied mobile homes are harbored, either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as an accessory building or part of the equipment of the mobile home court. The term mobile home court shall include the terms trailer park, trailer court and mobile home park.

Subd. 5 Mobile Home Pad. A mobile home pad means that part of an individual lot which has been reserved for the placement of one mobile home unit.

Subd. 6 Park Manager. A park manager means the person who owns or has charge, care or control of the mobile home park.

Subd. 7 Park Street. A park street means a private way which affords principal means of access to individual mobile home lots or auxiliary buildings.

Subd. 8 Permit. A permit means a written permit or certification issued by the building inspector permitting the construction, alteration and extension of any permanent structure within the mobile home park under provisions of this Section and regulations issued under this Section.

Subd. 9 Person. A person means any individual, firm, trust, partnership, public or private association, corporation, or any other legal entity.

Subd. 10 Service Building. A service building means a structure housing toilet, lavatory, laundry and other facilities as may be required by this Section.

Subd. 11 Inspector. An inspector means the City building inspector.

920.03 General Provisions.

Subd. 1 Mobile Homes Regulated. Unless meeting the requirements of the applicable district zoning regulation, no mobile home shall be permitted on any lot or parcel within the City which is not located within an approved mobile home park as established in this Section.

Subd. 2 Mobile Homes Prohibited. Mobile homes shall be prohibited that:

- A. Do not conform to the requirements of state law;
- B. Are in any unsanitary condition or have an exterior in bad repair;
- C. Are structurally unsound and do not protect the inhabitants against the elements.

Subd. 3 Outdoor Camping Prohibited. There shall be no outdoor camping anywhere in a mobile home park.

Subd. 4 Sales Lot Prohibited. No sales lot for new or used mobile homes shall be permitted within a mobile home park.

Subd. 5 Purchase as a Condition of Rent. No person shall be required to purchase a mobile home from any particular person or place as a condition of rental of a lot.

Subd. 6 Advertising. Advertising shall be limited to one sign not to exceed 25 square feet with lighting, height and location as approved by the governing body. Signs shall be set back at least 15 feet from the front lot line.

Subd. 7 Registry Required. The operator of every mobile home park shall maintain a registry of the mobile home park showing:

- A. The name and address of each guest or permanent resident;

- B. The make, type, and license number of each mobile home;
- C. The date each unit entered and departed the park.

Subd. 8 Building Permits Required. All buildings shall require a building permit.

Subd. 9 Skirting. The area beneath a mobile home in a mobile home park shall be skirted or enclosed, provided that such enclosure must be designed to provide an opening for maintenance and inspection purposes.

Subd. 10 Clothes Lines. Laundry and clothes shall be hung out to dry only on lines located in approved areas established and maintained exclusively for that purpose in mobile home parks.

Subd. 11 Sewer and Water. A mobile home park shall be provided with an approved centralized sewage disposal system and water supply system, both of which must meet the minimum requirements of applicable local and state regulations. If a municipal system exists, and it is feasible, the mobile home park shall be required to use the public system. The capacity of the water supply shall be sufficient to provide for fire protection in addition to an adequate household supply system for the park.

Subd. 12 Screening. All mobile home parks shall be screened in an aesthetic manner to protect the privacy of adjacent lot owners.

Subd. 13 Appearance. All mobile home parks and campgrounds shall be constructed and maintained in a manner compatible with the appearance and use of the surrounding area.

920.04 Permits.

Subd.1 Permit Required. It shall be unlawful for any person to construct, alter or expand any mobile home park or to construct, alter or expand any permanent structure as part of a mobile home park within the limits of the City without first obtaining a permit issued by the Council. The permit shall contain the name of the person under whose ownership or control the construction, alteration or expansion is proposed.

Subd. 2 Application for Permits. Each application for a mobile home permit shall contain the following information:

- A. The name and address of the applicant;
- B. The legal description and size in acres of the property proposed for a mobile home park;
- C. A sketch of the existing topography of the property;
- D. The number, location and size of all mobile home lots;
- E. The location and width of roadways and walkway;

- F. The location of all water and sewer lines, including the location of riser pipes;
- G. Plans and specifications of the water supply sewage disposal, and refuse disposal facilities;
- H. Plans and specifications of all existing and proposed buildings constructed or to be constructed within the mobile home park;
- I. The location and details of lighting and electrical systems, including street lighting facilities;
- J. A landscaping plan approved by the Council;
- K. A plan of the park ground area and recreation facilities;
- L. A survey by a registered surveyor of the boundaries of the proposed park;
- M. A plan showing existing and proposed streets designed to accommodate the traffic generated by the proposed park.

Subd. 3 Permit Fee. The applicant shall pay to the City a fee in an amount as set by the Council from time to time. When a permit is granted under this Section, the applicant shall pay an additional fee per mobile home lot as set forth by the Council. This fee shall be imposed for

the purpose of defraying expenses incurred by the City in the administration of this Section and the fee shall not be construed to be a license.

Subd. 4 Review of Applications. The planning commission shall review all applications for permits issued under this Section. The planning commission shall hold hearings as they may deem proper with respect to the application. The findings and recommendation of the planning commission shall be forwarded to the Council for appropriate action.

Subd. 5 Denial. Any person whose application for permit under this Section has been denied may request and shall be granted a hearing on this matter before the Council.

Subd. 6 Permits Rendered Void. Any special use permit for a mobile home park issued under this Section shall be conditioned upon compliance with the terms of this Section and any conditions attached to the permit. Any substantial and continued violation of these terms after issuance of the permit shall void the permit.

Subd. 7 Occupancy. After issuance of a permit, the park may be constructed, but may not be occupied until it has been inspected by the inspector and an occupancy permit issued. An occupancy permit may be issued by the inspector when it is found that construction is complete and that all terms of the permit have been complied with. A temporary occupancy permit may be issued for and upon completion of a portion of the park, allowing occupancy of the completed portion if the developer or applicant furnished the City with a public contractors performance bond, with corporate surety in an amount equal to the total cost of the uncompleted

portion of the project. A bond shall be subject to approval by the Council and filed with the clerk.

920.05 Annual Permits.

Subd. 1 Permit Required. It shall be unlawful for any person to operate any mobile home park within the limits of the City unless the person holds a valid permit issued annually by the clerk in the name of the person for the specific mobile home park. All applications for permits shall be made to the Council. The Council shall issue a permit upon compliance by the applicant with provisions of this Section.

Subd. 2 Transfer of Permit. Every person holding a permit shall give notice in writing to the inspector within 72 hours after having sold, transferred, given away or otherwise disposed of interest in or control of any mobile home park. The notice shall be made to the inspector to include the name and address of the person succeeding to the ownership or control of the mobile home park. Upon application in writing for transfer of the permit, the permit shall be transferred.

Subd. 3 Application and Renewal of Permit.

A. Application for original permit shall be in writing, signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application, together with a fee as set forth in Section 305.05 to cover the inspections required in this Section, and

shall contain the applicant's name and address, the location and legal description of the mobile home park and a site plan of the mobile home park, showing all mobile home lots, structures, roads, walkways and other service facilities.

B. Applications for the renewal of a permit shall be made in writing by the holders) of the permit; shall be accompanied by a fee as set forth in Section 305.05 for the inspections required in this Section; and shall contain any change in the information which has occurred since the original permit was issued or the latest renewal granted.

Subd. 4 Suspension and Revocation. Whenever, upon inspection of any mobile home park, the inspector finds that conditions or practices exist which are in violation of this Code, the inspector shall give notice in writing to the person to whom the permit was issued. The notice shall state the nature of the conditions or practices which constitute a violation under this Section, and stating that the conditions or practices shall be corrected within a period of 30 days following the delivery of the notice by the inspector. The date of mailing the notice by certified mail shall constitute delivery. Upon expiration of the 30-day period, the inspector shall reinspect the mobile home park in violation and, if the conditions or practices have not been corrected, shall notify the Council and the Council will give notice in writing of the suspension of the permit to the person to whom the permit was issued.

Subd. 5 Time Within Which to Comply. If the work necessary to correct the conditions or practices which are the subject of a notice cannot be completed in the 30-day period, written extensions may be granted by the Council if reasons for hardship prevail and can be verified.

Subd. 6 Hearing. Any person affected by any notice which has been issued in connection with the enforcement of any provisions of these regulations may request and shall be granted a hearing of the same before the Council.

Subd. 7 Emergency. Whenever the inspector finds that an emergency exists which requires immediate action to protect the public health, the inspector may, without notice or hearing, issue an order reciting the existence of an emergency and requiring that action be taken as the inspector may deems necessary to meet the emergency. Notwithstanding any other provision of these regulations, the order shall be effective immediately. Any person to whom an order is directed shall comply with it immediately. Upon petition to the inspector, the person shall be afforded a hearing before the planning commission as soon as possible. Pending the hearing, the emergency orders shall be in full force and effect until and unless later removed, modified or changed by the inspector, planning commission or the Council.

920.06 Inspection.

Subd. 1 Compliance With Ordinance. The inspector is authorized and directed to make inspections as are necessary to determine satisfactory compliance with these regulations, including the power to enter at reasonable times upon any private or public property for inspections.

Subd. 2 Registration Record. The inspector, chief of police, or their duly authorized representatives, shall have the power to inspect the register containing a record of all residents of the mobile home park.

Subd. 3 Access. It shall be the duty of the park management to give the inspector free access to all lots at reasonable times for the purpose of inspection.

Subd. 4 Repairs. It shall be the duty of every occupant of a mobile home park to give the owner of the mobile home park or the owner's agent or employee access to any part of the mobile home park at reasonable times for the purpose of making the repairs or alterations necessary to effect compliance with this Section.

920.07 Environmental, Open Space and Access Requirements.

Subd. 1 General Requirements. The condition of all soil, groundwater level, drainage, and topography shall not create hazards to the property or the health and safety of the occupants. The site should not be exposed to objectionable smoke, noise, odors, or other adverse influences and no portion subject to unpredictable or sudden flooding.

Subd. 2 Soil and Ground Cover Requirements. Exposed ground surfaces in all parts of the mobile home park shall be paved or covered with stone, screenings, or other solid materials or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

Subd. 3 Site Drainage Requirements. The ground surface in all parts of the mobile home park shall be graded and equipped to drain all surface water in a safe, efficient manner.

Subd. 4 Use Requirements. No part of any park shall be used for non-residential purposes, except uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park or other uses that are permitted in single-family dwellings and approved by the park management.

Subd. 5 Required Separation Between Mobile Homes. Unless separated by fireproof structures approved by the fire marshal and the Council, mobile homes shall be separated from each other and from other buildings and structures by at least 20 feet or the sum of the heights of both trailer units, whichever is greater. Unless separated by fireproof structures approved by fire marshal and the Council, mobile homes placed end-to-end must have minimum clearance of 15 feet; an accessory structure such as an awning, cabana, storage cabinet, carport, windbreak, or porch which has a floor area exceeding 25 feet, and has an opaque top or roof, shall for purposes of all separation requirements, be considered to be a part of the mobile home; and minimum lot sizes shall not be less than 5,000 square feet.

Subd. 6 Open Space. A minimum of 500 square feet per mobile home shall be provided for definable play areas and open space within the mobile home park. Areas of open space and play area shall not be areas included within any setback nor shall they include any areas of less than 20 feet in length or width.

Subd. 7 Required Setbacks, Buffer Strips and Screening. All mobile homes shall be located at least 30 feet from any property line abutting upon a public street or highway and at least 20 feet from other property boundary lines; there shall be a minimum distance of 15 feet between the mobile home stand and abutting park street; and all mobile home parks located adjacent to residential, recreational, commercial or industrial land uses shall provide screening such as fences, shrubs, trees, along the property boundary line separating the park and such uses, and shall be maintained in a neat and orderly fashion.

Subd. 8 Average Density. Notwithstanding the type of development concept used, the maximum density shall be seven mobile homes per acre.

Subd. 9 Accessory Buildings. One accessory building for storage of equipment and refuse is required and the accessory building shall be a minimum of 48 square feet and designed of water resistant material that will enhance the general appearance of the lot.

Subd. 10 Park Street System and Car Parking.

A. **General Requirements.** All mobile home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each mobile home lot. The access shall be provided by streets, driveways or other means.

B. **Park Entrance.** Entrances to mobile home parks shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets. No parking

shall be permitted on the park entrance street for a distance of 30 feet from its point of beginning.

C. **Internal Streets.** Surfaced roadways shall be of adequate width to accommodate anticipated traffic and, in any case, shall meet the following minimum requirements.

1. All streets except minor streets shall be a minimum of 30 feet in width from face of curb to face of curb. Streets without curb shall be considered minor streets.
2. Dead-end streets shall be limited in length to 500 feet and shall be provided at the closed end with a cul-de-sac having an outside roadway diameter of at least 100 feet. All dead-end streets shall be marked with approved signs at the entrance to the dead-end street.

D. **Street Construction and Design Standards.**

1. **Pavements.** All streets shall be provided with a paved concrete or bituminous surface. Pavement edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base. Street surfaces shall be maintained reasonably free of cracks, holes, and other hazards.
2. **Grades.** Longitudinal grades of all streets shall range between 0.4 percent and 8.00

percent. Transverse grades (crown) of all streets shall be sufficient to insure adequate transverse drainage.

3. **Storm Sewers.** If conditions warrant, an adequate storm sewer system shall be provided to dispose of all runoff water. The storm sewer system shall be connected to existing City storm sewer systems upon City approval.

4. **Intersections.** Within 50 feet of an intersection, streets shall be at right angles. Intersections of more than two streets at one point shall be avoided.

5. **Car Parking.** For all new mobile home parks, or additions to present parks, off-street parking areas for the use of park occupants and guests are required. The areas shall be furnished at a rate of at least two car spaces for each mobile home lot, of which at least one-half of the spaces may be in compounds. All off-street parking areas shall be paved concrete or bituminous surface.

Subd.11 Walks.

A. **General Requirements.** All parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual mobile homes, the park's streets and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

B. **Common Walk System.** A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. The common walks shall have a minimum width of four and one-half feet.

C. **Individual Walks.** All mobile homes shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. The individual walks shall have a minimum width of two feet.

Subd. 12 Patio. Each mobile home lot shall have a patio of 4" concrete with minimum dimensions of nine feet by 20 feet.

Subd. 13 Trees. A minimum of one tree per lot is required. In open area and park area, a minimum of 20 trees per acre is required.

920.08 Service Building and Other Community Service Facilities.

Subd. 1 General. The requirements of this Section shall apply to service buildings, recreation buildings and other community service facilities such as management offices, repair shops, storage areas, sanitary facilities, laundry facilities, indoor recreation areas, and commercial uses supplying essential goods or services for the exclusive use of park occupants.

Subd. 2 Structural Requirements for Buildings. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion; termites and other

destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

Subd. 3 Barbecue Pits, Fireplaces, Stoves and Incinerators. Cooking shelters, barbecue pits, fireplaces, woodburning stoves and incinerators shall be so located, constructed, and maintained and used as to minimize fire hazards and smoke nuisances both on the property on which used and on neighboring property and shall comply with all appropriate ordinances, laws or other regulations.

920.09 Refuse Handling. The storage, collection and disposal of refuse in the mobile home parks shall be so constructed as to create no health hazards, rodent harborage, insect breeding, accident or fire hazards, or air pollution.

920.10 Insect and Rodent Control.

Subd. 1 Buildings. The grounds, buildings and structures shall be maintained free of insects and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the state and county health code.

Subd. 2 Parks. Parks shall be maintained free of accumulation of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests.

Subd. 3 Storage Areas. Storage areas shall be so maintained as to prevent rodent harborage.

Subd. 4 Screens. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

Subd. 5 Brush, Weeds and Grass. The growth of brush, weeds and grass shall be controlled to prevent harborage of ticks, chiggers and other noxious insects. Parks shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac and other noxious weeds considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

920.11 Fire Protection.

Subd. 1 Litter, Rubbish, etc. Mobile home parks shall be kept free of litter, rubbish and other flammable material.

Subd. 2 Fire Extinguishers. Portable fire extinguishers rated for classes A, B, and C fires shall be kept visible and in service buildings and at other locations conveniently maintained in good operating condition. Their capacity shall not be less than 10 pounds.

Subd. 3 Fires. Fires shall be made only in stoves, indoor incinerators and other equipment intended for such purposes.

Subd. 4 Fire Hydrants. Fire hydrants shall be installed if the park water supply system is capable to serve them in accordance with the following requirements:

- A. The water supply system shall permit the operation of standard City fire hydrants; and
- B. Fire hydrants, if provided, shall be located within 300 feet of any mobile home, service building or other structure in the park.

920.12 Responsibilities of the Park Management.

Subd. 1 General Requirements. The person to whom a permit for a mobile park is issued shall operate the park in compliance with this Section and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

Subd. 2 Inspection of Register. The park manager shall keep the required register available for inspection at all times by law enforcement officers, public health officers and other officials whose duty necessitates acquisition of the information contained in the register. The register record for the occupant registration shall not be destroyed for a period of three years following the date of departure of the registrant from the park.

Section 930 - General Housing Requirements

930.01 Purpose. The purpose of this Section is to provide a system by which the owners of all principal buildings located in the City are required to post the address number assigned their principal building in specified locations in accordance with this Section, and to promote the public health, safety and general welfare and to further the implementation of the emergency services.

930.02 Address Numbers.

Subd. 1 Requirements. The current address numbers for all homes and other buildings shall be displayed on houses or principal buildings in Arabic numerals not less than four (4") inches high, and of contrasting color to the background.

Subd. 2 Clearly Visible. Numbers shall be clearly visible from the nearest street.

Subd. 3 Posted Sign. In those cases where the principal building is obscured from the view from the street address by accessory buildings, trees, shrubbery or other visual obstruction, the number shall be displayed from a permanent mounting on the property, clearly visible from the street, displayed prominently in Arabic numerals not less than four (4") inches high and of contrasting color to the background.

Subd. 4 Mailboxes. Those wishing to display their physical address in conjunction with their mailing address on their mailbox, must display the physical address above the mailing address,

in numerals not less than two (2") inches high, of alight reflective material and of contrasting color to the background.

