

**ORDINANCE NO. 16- \_\_, SECOND SERIES**  
**AN ORDINANCE AMENDING CHAPTER 17 OF THE CITY CODE**  
**REGARDING MANUFACTURED AND PRE-BUILD HOUSING**  
**DEVELOPMENT**  
**CITY OF PEQUOT LAKES**  
**COUNTY OF CROW WING**  
**STATE OF MINNESOTA**

The City Council of the City of Pequot Lakes does ordain as follows:

**Purpose and Intent:** The purpose of this ordinance amendment is to amend Chapter 17 of the Pequot Lakes City Code relating to manufactured and pre-build housing developments.

**Amendment:** Chapter 17, Article 8.3 shall be amended as follows:

**Section 17-8.3**      **MANUFACTURED AND PRE-BUILD HOUSING**  
**DEVELOPMENT**

1.      General. Manufactured housing development shall be considered a form of P.U.D. and administered as a Conditional Use in the zoning district where said use is allowed. Development of this type creates a heavy demand and reliance on municipal type facilities including roads, sewer, water and fire protection. In addition these developments are often the most dense in a community requiring heavier streets, more public recreation facilities and nearby shopping.
  
2.      Minimum Standards.
  - A.      A Minnesota Department of Health Permit shall be required.
  - B.      Parcel size shall be a minimum of 20 acres.
  - C.      At least two (2) acres shall be set aside for parks & recreation.
  - D.      Minimum individual lot dimensions shall be 60' x 140'.
  - E.      At least 20% of the land shall be in common ownership not used for individual lots.
  - F.      The common roadway area, where private, shall be a minimum of 40-feet wide with a 24-foot wide bituminous surfaced road.
  - G.      There shall be a minimum of 2 and a maximum of three parking spaces for each unit.

- H. Each unit shall be a minimum of 640 square feet.
- I. All units must be skirted, unless placed on an enclosed foundation.
- J. Landscaping shall be required as per the direction of the Planning Commission.
- K. When served by public utilities, there shall be individualized sewer, water and electrical connection for each site.
- L. Solid waste storage and removal shall be centralized within the development and shall be the responsibility of the owner of the development.
- M. Each unit must meet the requirements of the state building code, HUD standards and Minn. Stat. §§327.21 -327.35, as amended; ~~and shall be no older than five (5) years at time of installation and have the required state seal attached.~~
- N. Units older than five (5) years at time of installation shall require evidence the standards of Section 17-4.5 (5) BUILDING STANDARDS are met; and have their manufacturer seal verified or re-issued by the Institute for Building Technology; and evidence of the valid seal shall be provided to the city before a land use permit is issued for placement of the unit.
- ~~N~~O. Sufficient storm shelter shall be provided to accommodate all residents of the development.

Passed and adopted by the Pequot Lakes City Council this \_\_\_\_ day of \_\_\_\_\_, 2016.

**Effective Date:** This ordinance amendment shall be in full force and effect from and after passage and publication according to state law.

**Repeal:** This ordinance shall repeal all ordinances inconsistent herewith.

\_\_\_\_\_  
David Sjoblad, Mayor

ATTEST:

\_\_\_\_\_  
Nancy Malecha  
City Administrator/Clerk