

CREDIT RIVER TOWNSHIP ORDINANCE NO. 5

AN ORDINANCE REGULATING THE PARKING OF MOBILE HOMES, MOBILE HOUSES AND MOBILE COACHES WITHIN LIMITS OF THE TOWNSHIP OF CREDIT RIVER, MINNESOTA, TO PROTECT THE PUBLIC HEALTH AND SAFETY BY DEFINING, LICENSING AND REGULATING MOBILE HOMES AND PROVIDING A PENALTY FOR VIOLATION THEREOF.

THE TOWNSHIP OF CREDIT RIVER ORDAINS:

SECTION I - DEFINITIONS.

For the purpose of this Ordinance, the following words and terms shall have the meaning herein ascribed to them as follows:

A. The words Mobile Home and Mobile Coaches, and variations of the same, when used in this Ordinance shall mean any vehicle used or so constructed as to permit its being used as a conveyance upon the public streets or highways, and shall include self-propelled or nonselfpropelled vehicles as designed, constructed, reconstructed or added to by means of an enclosed addition or room in such manner as will permit the occupancy thereof as a dwelling or sleeping place for one or more persons or for business or storage purposes, having no foundation other than wheels, jacks or skirtings, and the fact that the wheels have been removed therefrom for a foundation, of whatever nature, placed thereunder shall not exclude it herefrom.

B. The word "person" shall include the singular and the plural, and shall mean and include any individual, firm, association, syndicate, co-partnership, corporation, trust or other association of persons.

C. The word township shall mean the Township of Credit River, Scott County, Minnesota.

SECTION II - PROHIBITED PARKING AND USE.

A. No person shall park, or cause to be parked in any

street, alley, highway or other public place within the Township unless such place has been set aside for such purpose or such use thereof has been authorized by the Town Board.

B. No Mobile Home shall be parked on any privately owned tract of ground in any residential area except as hereinafter provided.

C. No Mobile Home shall be parked within the limits of Credit River Township unless such tract of land is set aside for such purpose, or such use has been authorized by the Township for more than 48 consecutive hours unless a permit therefor shall have been granted, as hereinafter provided.

D. Any person desiring to secure a permit to park a Mobile Home after the expiration of the 48-hour period as provided in sub-paragraph C above, shall file with the Town Clerk of the Township an application therefor in writing. Such application shall state the name and place of residence of the applicant and of the owner of the Mobile Home, shall identify the Mobile Home by name and model, and the legal address or description of the place where same is to be parked and the reason therefor. No permit shall be granted where a licensed Mobile Home Park is reasonably available in the general area unless said occupant owns the land where said Mobile Home is to be parked, and unless adequate sanitary and water facilities are available for occupant's use 24 hours each day.

Permits shall be of two classifications, (a) temporary parking, and (b) permanent parking. Temporary parking shall be described as a period not exceeding 16 days, as herein contemplated; any parking of a Mobile Home beyond the 16-day period contemplated shall be considered as permanent parking,

and be subject to the provisions of the Ordinance regulating such permanent parking. An owner of a Mobile Home may secure a permit for temporary parking which shall be good for one additional period of two weeks from and after the 48-hour period provided hereinbefore. Any applicant for a permanent permit must at the time of the filing of the application for such permit, have the written consent of not less than 75% of all owners of real property lying adjacent to and within 600 feet of the land on which said Mobile Home is to be parked. Such permit, if granted, shall be for a term of not to exceed one year, provided, however, that said applicant, or his successor, may apply for a one-year extension. New consents of the adjoining property owners within 600 feet shall be secured by the applicant and filed with such application for renewal.

If the Town Clerk finds from such application and from such further investigation as he may make, that such parking will be lawful under the provisions of this Ordinance, he shall grant the permit for a period of not in excess of that hereinbefore provided. The fee for the permit for temporary parking, as outlined herein, shall be \$2.00 payable at the time permit is applied for; for permanent parking, or any renewal thereof, the fee shall be \$25.00. Every permit shall be prominently displayed on the outside of the Mobile Home for which it is issued, in such a manner as to be readily noticeable at all times.

SECTION III.

All kitchen sinks, wash basins or lavatories, shower or bath tubs in any Mobile Home shall empty into a receptacle, approved by the Building Inspector, or into a sewer disposal system. No waste water or liquid waste of any kind shall be emptied upon the ground or any paved area. No parking permit

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shall be issued until the premises upon which it is proposed to park such Mobile Home has been inspected by the Building Inspector to ascertain that adequate facilities are afforded to comply with the requirements of this Section.

SECTION IV.

The removal of the wheels, except for temporary purposes for repair or for changing, or other action to attach the Mobile Home to the ground by means of posts, piers or other foundations, shall subject said Mobile Home to the requirements of the then current Building Code and Zoning Ordinance of the Township, so far as such provisions are reasonably applicable to such a structure.

SECTION V.

It shall be the duty of the Building Inspector of the Township to enforce the provisions of this Ordinance by proceedings under Section VIII thereof, or by appropriate civil proceedings. The Building Inspector shall have authority to enter and inspect at any reasonable time any premises upon which the mobile home is parked, used or occupied for the purpose of ascertaining that the owner, operator or occupant thereof is complying with all statutes, ordinances, rules and regulations governing the same.

SECTION VI.

If any mobile home is parked within the limits of Credit River Township, except in properly licensed and designated mobile home parks, on the effective date of this Ordinance, and shall have been continuously so parked therein for at least sixty days prior to such date, it shall be lawful to continue such

parking, provided however that in the event the said mobile home so parked is used for rental purposes or there is a change of ownership then application for permit and requirements for permit shall be the same as for any other mobile home, it being further provided that such mobile home shall conform to the township requirements as to sewer and water as herein contained.

SECTION VII.

This ordinance is not intended to prohibit the storage of such recreational vehicles as campers or camping trailers, when such vehicles are stored on the owner's premises and are not being used or occupied as such within the township.

SECTION VIII.

Any person violating any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction, may be fined not less than Five (\$5.00) Dollars nor more than One Hundred (\$100.00) Dollars, or imprisoned for not more than ninety (90) days. Each day that the violation is permitted to continue after any such conviction will constitute a separate and distinct offense. The Township or any individual adversely affected by the parking of a mobile home, in violation of this Ordinance, may proceed by injunction or other appropriate civil action to prevent the continuance of such unlawful act.

SECTION IX. - VARIANCE.

The Town Board may grant a variance from these regulations following a finding that all of the following conditions exist: (1) Variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner; (2) the granting of a variance will not be detrimental to the

public welfare or injurious to other property in the territory in which said mobile home is parked.

SECTION X.

If any section, provision, clause or sentence of this Ordinance shall be declared invalid by any Court of competent jurisdiction, such invalidity shall not affect the validity of any other provision herein.

SECTION XI.

This Ordinance shall become effective from and after the date of its publication according to law.

Adopted this 26 day of June, 1968.

Richard R. [Signature]
Chairman, Town Board

ATTEST:

John F. Cusny
Town Clerk

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