

ORDINANCE NO. 105

AN ORDINANCE OF THE CITY OF STOCKTON REGULATING THE LOCATION AND MAINTENANCE OF MANUFACTURED HOMES AND PRESCRIBING PENALTIES FOR VIOLATION THEREOF.

THE CITY COUNCIL OF THE CITY OF STOCKTON, WINONA, COUNTY MINNESOTA, HEREBY ORDAINS:

SECTION 1. DEFINITIONS.

a. MANUFACTURED HOMES. 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.

b. MANUFACTURED HOME PARK Manufactured Home Park is a site or tract of land which is licensed pursuant to applicable laws, and rules and regulations of the State of Minnesota, and is prepared and improved for the location and maintenance of two or more manufactured homes.

The laws, rules and regulations of the State of Minnesota concerning Manufacture Home Parks (heretofore known as Mobile Home Parks) are incorporated herein in their entirety by this reference as if set out hereat in full.

**SECTION 2. LOCATION AND MAINTENANCE OF MANUFACTURED HOMES.**

a. Manufactured Homes are permitted in all residential districts of the City of Stockton provided they conform to the following standards:

1. Have a minimum usable living areas of 900 square feet above ground.
2. Are designed at the factory where fabricated without chassis and for location on permanent foundation only, which said foundation shall not be less than 48" below finished grade.
3. Have a minimum width of twenty-four (24) feet.
4. Are designed with a roof line similar to roof lines of other on site constructed single family dwellings in the immediate area where manufactured home is to be located, especially similar to adjacent structures.
5. Meet all state, local and other applicable regulations.

b. Manufactured Homes not meeting the standard prescribed in subparagraph (a) above shall be located and maintained only in Manufactured Home Parks.

**SECTION 3. PENALTIES AND ENFORCEMENT .** Violations of this Ordinance are hereby deemed public nuisances and are subject to abatement by injunctive or other appropriate relief as provided by law. The violation of any provision of this ordinance is deemed a misdemeanor

and upon conviction thereof, punishable according to the laws of the State of Minnesota appertaining. Each day a violation exists is deemed a separate offense.

SECTION 4. REPEALER, SEVERABILITY AND EFFECT. The provisions of all other City of Stockton Ordinances in conflict herewith are to that extent hereby repealed. Should any provision hereof be declared a nullity by a Court of competent jurisdiction, all other provisions hereof shall remain in full force and effect. This ordinance shall become effective upon its due passage and enactment and publication according to law.

Passed and adopted by the City Council of the City of Stockton this 13th day of January, 1983.

Attest: Ruth Elaine Brown  
Clerk-Treasurer

Hadwin Lee Henry, Sr  
Mayor