

FRIDLEY CITY CODE
CHAPTER 203. MOBILE HOME PARKS
(Ref. 92, 285, 887)

203.01. SPECIAL PERMIT REQUIRED

No person shall hereinafter construct, establish, conduct, operate or maintain a mobile home park as defined in Minnesota Statutes, Section 327.14 Subd. 3, within the City of Fridley, except after obtaining a special permit therefor as hereafter provided. (Ref. 92)

203.02. APPLICATION FOR PERMIT

1. Generally.

A special permit to construct, establish, conduct, maintain, and operate a mobile home park, to be licensed by the State Department of Health of the State of Minnesota, may be issued when approved by the City Council after a finding by the City Council that such mobile home park when constructed, established, maintained, conducted, and operated, complies and will comply in all respects with the standards, regulations, and requirements applicable thereto as established by the Department of Health of the State of Minnesota, and such further laws, standards and regulations applicable thereto enacted and required by the City of Fridley and not in conflict with said State law.

2. Considerations.

The Council in making its determination may consider the effect upon public health, safety and general welfare, and the effect on community planning, aesthetic considerations for the neighborhood and property values.

3. Recommendations Required.

The application for such permit shall be made upon forms furnished by the City and, when presented to the Council, shall show the recommendations of the City Engineer/Director of Planning and the Building Inspector.

4. Site Size.

Each site in a mobile home park hereinafter designed shall have a minimum of 3,500 square feet for each trailer or mobile home. (Ref. 285)

203.03. LICENSE REQUIREMENTS

1. After the original permit is issued, and after the applicant is duly licensed with respect to such mobile home park by the State of Minnesota, acting by and through its Department of Health, no license therefor shall be required by the City of Fridley and no further license fee shall be due to or collectible by the City of Fridley, except as may be provided by State law.

2. The operation of a mobile home park in the City of Fridley without a valid existing license therefor issued by the State Department of Health, or the violation of any law, regulation or standard applicable to any mobile home park by the State Department of Health, or as provided and made applicable to such mobile home park by the City of Fridley, and not in conflict with State law, is a violation of this Chapter. Each day of violation is a separate offense.

203.04. SUSPENSION

Violation of any law, regulation or standard applicable to any such mobile home park, as may be adopted by the State Department of Health, or as provided and adopted by the City of Fridley and as is not in conflict with Minnesota Statutes, Chapter 327, shall subject the operator of such park to having his or her certificate of continued operation suspended by the City while such violation exists. A suspension is prima facie evidence of violation of the law. Further, such violation will authorize the City of Fridley to move the State Department of Health to suspend, revoke and therefore deny the State license then in existence and in effect with respect to such mobile home park. Before any such move is made to suspend the certificate of continued operation or to suspend, revoke, or deny the State license, the City shall afford the licensee an opportunity to be heard, giving ten (10) days prior notice by mail of such hearing and intent and stating the alleged violation and the action to be taken.

203.05. CONSTRUCTION OF STATUTE

This Chapter shall be construed and interpreted in all its parts in conformity with and not in conflict with Minnesota Statutes, Sections 327.14 - 327.47.

203.06. PENALTIES

Any violation of this Chapter is a misdemeanor and is subject to all penalties provided for such violations under the provisions of Chapter 901 of this Code.