

FRIDLEY CITY CODE
SECTION 205.10. R-4 MOBILE HOME PARK DISTRICT REGULATIONS

1. USES PERMITTED

A. Principal Uses.

The following is a principal use in R-4 Districts:

Mobile home park developments

B. Accessory Uses.

The following are accessory uses in R-4 Districts:

(1) Parking facilities

(2) Individual storage buildings, with a maximum of 150 square feet per lot.

(3) Private recreational facilities or a central building which includes swimming pools, tennis courts, laundry facilities, etc., intended solely for the use and enjoyment of the residents of the principal use and their guests.

(4) Home occupations.

C. Uses Permitted With A Special Use Permit.

The following are uses permitted with a Special Use Permit in R-4 Districts:

(1) Wind generators and other tower mounted energy devices exceeding a height of twenty (20) feet above the dwelling roof.

(2) Solar energy devices NOT an integral part of the principal structure.

(3) Exterior storage of materials.

(4) Day Care Centers provided they are to be located in places of worship, schools or in other buildings. (Ref. 1121)

(a) At least one (1) off-street parking space shall be provided for each 100 square feet of useable day care floor area.

(b) Reduction of parking spaces may be allowed when provision of space required for parking stalls, due to the particular nature of the proposed use or other considerations, would be an unnecessary hardship. Adequate open space shall be provided to satisfy the total number of required parking spaces.

(c) When the provisions for required parking space is inadequate, the City may require additional off-street parking be provided. (Ref. 864)

(d) Minimum lot size is 12,000 square feet. (Ref. 1121)

D. Additional Restrictions.

For uses other than principal uses, requirements as to lot size, setbacks, building, parking, landscaping, screening, etc., shall be at least comparable to similar uses in other districts, but also subject to additional provisions as provided by the City.

2. USES EXCLUDED

Any use allowed or excluded in any other district unless specifically allowed under Uses Permitted of this district are excluded in R-4 Districts.

3. LOT REQUIREMENTS AND SETBACKS

A. Lot Area.

(1) Each dwelling site in a mobile home park shall have a minimum of 3,500 square feet.

(2) Each mobile home park shall have a minimum of ten percent (10%) of the total land area to be used for open space recreation areas.

B. Lot Coverage.

Not more than thirty percent (30%) of total area used for the mobile home park shall be covered by all units and accessory structures.

C. Setbacks.

No mobile home shall be placed any closer to a public street right-of-way than thirty-five (35) feet nor any closer to any other district than fifteen (15) feet.

4. PARKING REQUIREMENTS

A. Stall Provisions.

Two (2) off-street parking spaces shall be provided for each unit unless the private access roads are surfaced to a thirty-six (36) foot minimum width.

B. Curbing And Drainage.

All interior streets shall have concrete curbs and the road surface constructed according to City standards to handle drainage according to a City approved drainage plan.

5. LANDSCAPE REQUIREMENTS

- A. As of February 1, 1983, the minimum landscaped area for all mobile home dwellings shall be thirty-five percent (35%) of the total site.
- B. All open areas of any site, except for areas used for parking, driveways or storage shall be landscaped and be incorporated in a landscape plan.
- C. The landscape plan shall be submitted for approval by the City, and indicate the location, size and species, and method and quantity of all proposed plants including designation of any existing vegetation which is to be removed or which will remain with construction.

6. PERFORMANCE STANDARDS

A. Parking Requirements.

All driveways and parking stalls shall be surfaced with blacktop, concrete or other hard surface material approved by the City.

B. Prohibited Parking.

No outside parking or storage of motor vehicles shall occur except on approved hardsurface driveways and parking stalls. (Ref. 1017)

C. Exterior Storage.

(1) Nothing shall be stored in the required front yard.

(2) All materials shall be kept in a building or shall be fully screened, so as not to be visible from any public right-of-way.

(3) The City shall require a Special Use Permit for any exterior storage of materials.

D. Refuse.

All waste materials, refuse or garbage shall be contained in closed containers as required under the chapter entitled "Waste Disposal" of the Fridley City Code.

E. Screening.

(1) Screening shall consist of a solid fence or wall not less than six (6) feet high in the side and rear yards and a maximum of four (4) feet high in the front yard, and shall not extend to within fifteen (15) feet of any street right-of-way line. Plantings may also be required in addition to, or in lieu of, fencing. The type, size and location of such plantings must be approved by the City.

- (2) Plantings shall not be placed so as to obstruct lines of sight at street corners and driveways.
- (3) The screening requirements shall be satisfied by the use of a screening fence or planting screen according to the following standards:
 - (a) A screening fence shall be attractive and compatible with the principal building and the surrounding land use.
 - (b) A planting screen shall consist of a closely grown hedge, a row of trees, evergreens or other vegetation approved by the City.
 - (c) If the topography, natural growth of vegetation, permanent buildings or other barriers meet the standards for screening as approved by the City, they may be substituted for all or part of the screening fence or planting screen.
- (4) Screening of off-street parking shall be required for:
 - (a) Any off-street parking area requiring more than four (4) spaces or adjoining an R-1 or R-2 District.
 - (b) Any driveway to a parking area of four (4) or more spaces is within thirty (30) feet of an adjoining R-1 or R-2 District.
 - (c) Any parking facility between the building and frontage street must be screened from the street by a hedge, solid fence or closely grown planting strip, at least thirty-six (36) inches in height.
- (5) All refuse or garbage storage receptacles and loading docks must be located in the rear or side yard, and be totally screened from view from any public right-of-way. Provisions must be taken to protect screening from vehicle damage.
- (6) Where any mobile home park district is adjacent to any other residential district, there shall be a minimum fifteen (15) foot wide screening strip to provide for a physical separation.
- (7) All roof equipment, except alternate energy devices, must be screened from public view unless the equipment is designed as an integral part of the building and is compatible with the lines of the building.

F. Drainage And Grade Requirements.

A finished ground grade shall be established such that natural drainage away from all buildings is provided. The following minimum criteria shall apply:

- (1) The minimum elevation of a finished grade shall not be less than one-fourth (1/4) inch rise per horizontal foot of setback measured from curb grade.
- (2) The City may specify a minimum finished ground grade for any structures in order to allow proper drainage and connection to City utilities.

G. Landscaping.

The following shall be minimum criteria for landscaping:

- (1) Sodding and landscaping shall extend across the entire front yard and side yards, including the boulevard.
- (2) All other open areas of any site, except areas used for parking, driveways or storage, shall have ground cover and be landscaped with trees, shrubs, berms, and other landscape materials.
- (3) All uses shall provide water facilities to yard areas for maintenance of landscaping.
- (4) It shall be the owner's responsibility to see that all required landscaping is maintained in an attractive, well- kept condition.
- (5) All vacant lots, tracts or parcels shall be properly maintained in an orderly manner free of litter and junk.

H. Maintenance.

It shall be the responsibility of the property owner to ensure that :

- (1) Every exterior wall, foundation and roof of any building or structure shall be reasonably watertight, weathertight and rodentproof and shall be kept in a good state of maintenance and repair. Exterior walls shall be maintained free from extensive dilapidation due to cracks, tears or breaks of deteriorated plaster, stucco, brick, wood or other material that give evidence of long neglect.
- (2) The protective surface on exterior walls of a building shall be maintained in good repair and provide a sufficient covering and protection of the structural surface against its deterioration. Without limiting the generality of this Section, a protective surface of a building shall be deemed to be out of repair if:
 - (a) More than twenty-five percent (25%) of the area of any plane or wall on which the protective surface is paint is blistered, cracked, flaked, scaled or chalked away, or

- (b) More than twenty-five percent (25%) of the pointing of any brick or stone wall is loose or has fallen out.
- (3) Every yard and all structures, walls, fences, walks, steps, driveways, landscaping and other exterior development shall be maintained in an attractive, well kept condition.
- (4) The boulevard area of a premises shall be properly maintained, groomed and cared for by the abutting property owner.

I. Essential Services.

- (1) Connection is required on each lot served by City sanitary sewer.
- (2) Connection is required on each lot served by a City water line.