

Sec. 26-636 Policy

The policy of this Article shall be to set requirements for mobile home development and mobile home parks as well as to regulate the placement of individual mobile homes in such manner as will not impede other growth and planning for various land use districts.

Sec. 26-637 Construction Project Uses

- (1) Mobile homes may be used:
 - a) For office space on construction sites for up to 1 year.
 - b) To house workers on construction sites for up to 1 year.
- (2) These uses of mobile homes shall require permits and meet all setbacks in this Chapter.

Sec. 26-638 Storage Allowed

Mobile homes not used for residential purposes may be located and stored in mobile home sales yards without permit for mobile home.

Sec. 26-639 Mobile Home Parks

A Mobile Home Park shall meet all State statutes and rules as well as the requirements of this Chapter.

Sec. 26-640 Individual Lot Size

The individual lots within a Mobile Home Park shall be at least 50 feet wide and at least 6,000 square feet in size.

Sec. 26-641 Application Information

The applicant shall submit a plan addressing the requirements of this Chapter with their application.

Sec. 26-642 Compliance and Conditions

All structures shall comply with the standards in this Chapter. All sewer and water systems shall receive local and State approval before construction begins. The Planning Commission/Board of Adjustment may impose conditions in conjunction with approvals mobile home parks.

Secs. 26-643—26-655 Reserved

ARTICLE 25 FENCE STANDARDS

Sec. 26-656 General Fence Standards

- (1) Construction of fences as defined in Article 43 of this ordinance shall require a permit.
- (2) Fences shall not be erected where they create a safety hazard.
- (3) Fences shall consist of posts and metal, wood, concrete, brick or smooth wire. No barbed wire shall be used except in conjunction with agricultural or commercial use where allowed.
- (4) All finished sides of a fence shall face out from the interior of the lot on which the fence is located, meaning that the fence posts shall be constructed on the interior side of the fence.

- (5) All finished exteriors of a fence shall be colored in a uniform manner; no florescent colored paint will be applied to any exterior portion of a fence. All exteriors of fences shall not include any signage that is not integral to the construction elements of the fence.
- (6) Fences shall not exceed 54 inches in height in shore impact zone 2 (SIZ2).
- (7) Fences shall not be erected in shore impact zone 1 (SIZ1).
- (8) It shall be the responsibility of the property owner to determine and mark the property line prior to erecting a fence.
- (9) Temporary fences, including but not limited, to construction site enclosure, snow drift fencing, or for special events shall be allowed without a permit provided:
 - a. Fence shall be setback 5 feet from property line or ordinary high water mark;
 - b. Fence shall not exceed 4 feet in height;
 - c. Snow fencing shall only be allowed from October 1 to May 1;
 - d. Fence shall be removed within 10 days of completion of construction project or 48 hours of the conclusion of a special event.

Sec. 26-657 RESERVED

Sec. 26-658 RESERVED

Sec. 26-659 Fence Setbacks

Fences shall meet the following setback standards**:

Land Use District	Sideyard	Public Road Right-of-Way	Public Waters	Bluff	Adjacent Residential Use
Shoreland	0'	10'	Per lake or river class structure setback*	30'	0'
Rural Residential-5	0'	10'			0'
Water Oriented Commercial	0'	10'	Per lake or river class structure setback*	30'	
Limited Commercial	0'	10'	Per lake or river class structure setback*	30'	10'
Downtown Commercial	0'	10'	Per lake or river class structure setback*	30'	10'
Commercial/Light Industrial	0'	10'	Per lake or river class structure setback*	30'	10'

*-- fences no greater than 54 inches in height may be erected from the structure setback up to shore impact zone 1 (SIZ1); Fences shall not be erected in Shore Impact Zone 1 (SIZ1).

FAMILY

One or more persons, each related to the other by blood, marriage, adoption or foster care, or a group of no more than three persons not so related but maintaining a common household and using common kitchen facilities.

FARM BUILDINGS

Agricultural buildings are structures designed for farming and agricultural practices, including but not limited to: growing and harvesting of crops and raising livestock and small animals. Specific examples of farm buildings include: barns, greenhouses, storage buildings for farm equipment, animal supplies or feed storage buildings for equipment used to implement farming and/or agricultural practices, storage buildings for crops grown and raised on site (cold storage), and horticultural nurseries.

FARMLAND

Land specifically used for agricultural purposes in the raising of crops or livestock.

FENCE

Any partition, structure, wall or gate erected as a dividing marker, barrier or enclosure within 5 feet of a side property line and within 15 feet of the public road ROW. An open type fence of posts and wire is not considered to be a structure under this ordinance.

FILLING

The act of depositing any rock, soil, gravel, sand or other material so as to fill or partially fill a water body, watercourse, wetland, or other area.

FIREPIT

For the purposes of this ordinance, a firepit located in the shoreland impact zone 1 cannot exceed 5 feet in diameter or include an impervious area surrounding the firepit.

FLOOD

A temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas.

FLOOD FREQUENCY

The frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

FLOOD FRINGE

The portion of the Special Flood Hazard Area (one percent annual chance flood) located outside of the floodway. Flood fringe is synonymous with the term "floodway fringe" used in the Flood Insurance Study for Crow Wing County, Minnesota.

FLOOD INSURANCE RATE MAP

An official map on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

FLOODPLAIN

The beds proper and the areas adjoining a wetland, lake or watercourse which have been or hereafter may be covered by the regional flood.

FLOOD PRONE AREA

Any land susceptible to being inundated by water from any source (see "Flood").