

TITLE XV: LAND USAGE

Chapter

15.1 BUILDING REGULATIONS

15.2 MANUFACTURED HOME PARKS

15.3 COMPREHENSIVE LAND USE PLAN

CHAPTER 15: BUILDING REGULATIONS

Section

Building Code

15.1.01 Minnesota State Building Code adopted

Numbering of Homes and Business Places

15.1.02 Display

15.1.03 Size of numbers

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BUILDING CODE

' 15.1.01 MINNESOTA STATE BUILDING CODE ADOPTED.

(A) Adoption. The 1997 Minnesota State Building Code, established pursuant to M.S. " 16B.59 through 16B.75, as they may be amended from time to time, and published in Minnesota Rules Chapters 1300 through 1370, as they may be amended from time to time, and incorporating the Minnesota Plumbing Code and the Minnesota Energy Code, Chapters 4715 and 7670 respectively of the Minnesota Rules, is hereby adopted as the building code for the city, and is incorporated into this chapter as if set out in full subject to the following specifications:

(B) Mandatory enforcement provisions. The following chapters of Minnesota Rules, as they may be amended from time to time, shall be enforced and administered without change by the city as mandatory provisions of the Minnesota State Building Code:

Chapter 1300	Minnesota State Building Code
Chapter 1301	Building Official Certification
Chapter 1302	Construction Approvals
Chapter 1305	Amendments to the Uniform Building Code (UBC) (Adoption of the 1997 Uniform Building Code). The adoption of this chapter specifically includes UBC Appendix Chapters: 3, Division I "Detention and Correctional Facilities"; 12, Division II "Sound Transmission Control"; 15, "Reroofing"; 16, Division 1, "Snowload Design"; 29 "Minimum Plumbing Fixtures"; and 31, Division II, "Membrane Structures." The adoption of optional UBC Appendix chapters under section 1305.0020 shall be as indicated in division (C) of this section.
Chapter 1307	Elevators and Related Devices
Chapter 1315	Electrical Code (Adoption of 1993 National Electrical Code (NBC))
Chapter 1325	Solar Energy Systems
Chapter 1330	Fallout Shelters
Chapter 1335	Floodproofing; Except Sections 1335.0600 through 1335.1200 which are optional and shall be enforced as adopted in division (C) of this section.
Chapter 1340	Facilities for the Handicapped
Chapter 1346	Uniform Mechanical Code
Chapter 1350	Manufactured Homes
Chapter 1360	Prefabricated Buildings
Chapter 1361	Industrialized/Modular Buildings
Chapter 1370	Storm Shelters
Chapter 4715	Minnesota Plumbing Code

Chapter 7670 Minnesota Energy Code

- (C) Optional enforcement provisions adopted.
- (1) The following chapters of Minnesota Rules, as they may be amended from time to time, representing optional provisions of the Minnesota State Building Code as provided in Chapter 1300.2900, are hereby adopted by the city without change and shall be enforced and administered by the city as a part of the Minnesota State Building Code for the city:
- (a) Chapter 1306 - Special Fire Protection Systems. The city shall enforce

Note: The city must select Subpart 3(8a):

Subpart 3(8a) "Group M mercantile, S storage, or F factory occupancies with 5,000 or more gross square feet of floor area or three or more stories in height."

- (b) Chapter 1310 - Building Security
- (c) Chapter 1335 - Floodproofing; Sections 1335.0600 through

1335.1200

- (2) The following Appendix Chapters of the 1997 Uniform Building Code, representing optional provisions of the Minnesota State Building Code as provided in Minnesota Rules Chapter 1305.0020, as it may be amended from time to time, are hereby adopted by the city and shall be enforced and administered by the city without change, except to the extent that the city may adopt revised fee schedules and bonding requirements under UBC Appendix Chapter 33, as a part of the Minnesota State Building Code for the city:
- (a) UBC Appendix Chapter 3, Division III - Requirements for Group R, Division 3 Occupancies.
- (b) UBC Appendix Chapter 19 - Protection of Residential Concrete Exposed to Freezing and Thawing.
- (c) UBC Appendix Chapter 33 - Excavation and Grading.

(D) Application, administration, and enforcement. The application, administration, and enforcement of the Minnesota State Building Code in the city shall be in accordance with M.S. Ch. 16B and Minnesota Rules Chapters 1300 and 1305, as they may be amended from time to time. The City Council, pursuant to M.S. ' 16B.65, as it may be amended from time to time, shall appoint a Building Official who shall attend to all aspects of Building Code administration. Additional members of a city's Building Department shall be authorized by the City Council as needed. Organization of the city's Building Department shall be as established by Chapter 1 of the 1997 Uniform Building Code, as amended by Minnesota Rules. The Minnesota State Building Code shall be enforced within the incorporated limits of the city, and within the extraterritorial limits permitted by M.S. ' 16B.62, as it may be amended from time to time.

(E) Permits, inspections, and fees. Permits shall be issued, inspections conducted, and fees collected as provided for in M.S. ' 16B.62, as it may be amended from time to time, Chapter 1 of the 1997 Uniform Building Code, and Minnesota Rules 1305.0106 and 1305.017, as they may be amended from time to time. The city shall adopt its own fee schedule.

(F) Surcharge. In addition to the permit fee required under division (E) of this section, the applicant for a building permit shall pay a surcharge to be remitted to the Minnesota Department of Administration as prescribed by M.S. ' 16B.70, as it may be amended from time to time.

NUMBERING OF HOMES AND BUSINESS PLACES

' 15.1.02 DISPLAY OF ADDRESS FOR EMERGENCY PURPOSES.

The current address of all homes and other buildings occupied for living purposes and business buildings shall be displayed on the exterior of the home or business facing the street adjacent to the home or business building in compliance with this sub-chapter. To promote the health safety and welfare of its citizens and residents, the City requires that each household be assigned a specific four digit number which will be coordinated with the 911 emergency phone system to enhance law enforcement and emergency safety personnel response times. The number assigned to each home or building will be assigned by the City of Cromwell consistent with the Uniform Addressing Plan adopted by Carlton County.

' 15.1.03 SIZE OF NUMBERS.

Each number of the address attached to the home or business shall be no less than three inches in height. The number shall be of a color that contrasts to the color of the building to which it is attached. The number of the address shall be in arabic numbers. Roman numerals, numbers in writing, or in other forms, are insufficient and, if used, arabic numerals shall also be displayed in accordance with this sub-chapter and as prescribed by the Fire Chief of the Cromwell Volunteer Fire Department. All numbers and address signs will be at the cost of the owner or resident.

' 15.1.04 LOCATION.

All numbers which are attached to a home or business place shall display the address of the home or business place and shall be located in a position near the front door of the building so that it may be clearly seen from the street or road at night with a spotlight or a porch light attached to the building. In addition, if because of the distance of the setback of the building, or because of other visibility concerns the address is not clearly visible, the owner or resident shall be required to put the address on a sign or pole in close proximity to the road for easy reference by emergency personnel. The Fire Chief for the Volunteer Fire Department of the City Cromwell will determine the need for such additional signing and failure to comply with all reasonable requirements of this provision will be a petty misdemeanor. Each continuing violation in excess of thirty (30) days will be considered a separate offense.

15.2: MANUFACTURED HOME PARKS

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GENERAL PROVISIONS

' 15.2.01 CONFLICT WITH STATE LAWS AND RULES.

The provisions of M.S. ' 327 and Minnesota Rules parts 4630.0200 to 4630.2210, as the statute and rules may be amended from time to time, are hereby adopted by reference as part of this code. The provisions of this chapter are intended to supplement this law and rules. The state law and rules shall govern when there is a conflict between the law and rules and the provisions of this chapter.

' 15.2.02 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

DRIVEWAY. A driveway means a minor private way used by vehicles on a manufactured home lot.

INSPECTOR. The city building inspector.

MANUFACTURED HOME COURT. Any site, lot, field, or tract of land on which two or more occupied manufactured homes are harbored, either free of charge or for revenue purposes, and shall include any building, structure, tent, vehicle, or enclosure used or intended for use as an accessory building or part of the equipment of such manufactured home court. The term manufactured home court shall include the terms trailer park, trailer court, and manufactured home park.

MANUFACTURED HOME LOT. A plot of ground within a manufactured home park designed and designated for the accommodation of one manufactured home.

MANUFACTURED HOME PAD. A manufactured home pad means that part of an individual lot which has been reserved for the placement of one manufactured home unit.

PARK MANAGER. A park manager means the person who owns or has charge, care, or control of the manufactured home park.

PARK STREET. A park street means a private way which affords principal means of access to individual manufactured home lots, or auxiliary buildings.

PERMIT. A permit means a written permit or certification issued by the building inspector permitting the construction, alteration, and extension of any permanent structure within the manufactured home park under provisions of this chapter and regulations issued hereunder.

PERSON. A person means any individual, firm, trust, partnership, public or private association, corporation, or any other legal entity.

SERVICE BUILDING. A service building means a structure housing toilet, lavatory, laundry, and such other facilities as may be required by this part.

' 15.2.03 MANUFACTURED HOMES REGULATED; PROHIBITED.

(A) Manufactured homes shall be prohibited from being located in a manufactured home park that:

- (1) Do not conform to the requirements of the vehicle code of the state of Minnesota;
- (2) Are in any unsanitary condition or having an exterior in bad repair; and
- (3) Are structurally unsound and do not protect the inhabitants against the elements.

' 15.2.04 OUTDOOR CAMPING PROHIBITED.

There shall be no outdoor camping anywhere in a manufactured home park.

' 15.2.05 SALES LOT PROHIBITED.

No sales lot for new or used manufactured homes shall be permitted within a manufactured home park.

' 15.2.06 PURCHASE AS A CONDITION OF RENT.

No person shall be required to purchase a manufactured home from any particular person or place as a condition of rental of a lot.

' 15.2.07 ADVERTISING.

Advertising shall be limited to one sign not to exceed 25 square feet with lighting, height, and location as approved by the governing body. Signs shall be set back at least 15 feet from the front lot line.

' 15.2.08 REGISTRY REQUIRED; BUILDING PERMIT REQUIRED.

(A) Registry. The operator of every manufactured home park shall maintain a registry of the manufactured home park showing:

- (1) The name and address of each guest or permanent resident;
- (2) The make, type, and license number of each manufactured home; and
- (3) The date each unit entered and departed the park.

(B) Building permits. All buildings shall require a building permit.

' 15.2.09 SKIRTING.

The area beneath a manufactured home in a manufactured home park shall be skirted or enclosed, provided that the enclosure must be designed to provide an opening for maintenance and inspection purposes.

' 15.2.10 CLOTHES LINES.

Laundry and clothes shall be hung out to dry only on lines located in approved areas established and maintained exclusively for that purpose in manufactured home parks.

' 15.2.11 SEWER AND WATER.

A manufactured home park shall be provided with an approved centralized sewage disposal system and water supply system, both of which must meet the minimum requirements of applicable local and state regulations. If a municipal system exists, the manufactured home park shall be required to use the public system. The capacity of the water supply shall be sufficient to provide for fire protection in addition to an adequate household supply system for the park.

' 15.2.12 SCREENING.

All manufactured home parks shall be screened in an aesthetic manner to protect the privacy of adjacent lot owners.

' 15.2.13 APPEARANCE.

All manufactured home parks and campgrounds shall be constructed and maintained in a manner compatible with the appearance and use of the surrounding area.

' 15.2.14 PERMIT REQUIRED.

It shall be unlawful for any person to construct, alter, or expand any manufactured home park or to construct, alter, or expand any permanent structure as part of a manufactured home park within the limits of the city without first obtaining a conditional use permit issued by the City Council. The conditional use permit shall contain the name of the person whose ownership or control the construction, alteration, or expansion is proposed.

' 15.2.15 APPLICATION FOR PERMITS; FEE.

(A) Application. Each application for a manufactured home conditional use permit shall contain the following information:

- (1) The name and address of the applicant;
- (2) The legal description and size in acres of the property proposed for a manufactured home park;
- (3) A sketch of the existing topography of the property;
- (4) The number, location, and size of all manufactured home lots;
- (5) The location and width of roadways and walkways;
- (6) The location of all water and sewer lines, including the location of riser pipes;
- (7) Plans and specifications of the water supply sewage disposal and refuse disposal facilities;
- (8) Plans and specifications of all existing and proposed buildings constructed or to be constructed within the manufactured home park;
- (9) The location and details of lighting and electrical systems, including street lighting facilities;
- (10) A landscaping plan approved by City Council;
- (11) A plan of the park ground area and recreation facilities;
- (12) A survey by registered surveyor of the boundaries of the proposed park; and
- (13) A plan showing existing and proposed streets designed to accommodate the traffic generated by the proposed park.

(B) Fee. The applicant shall pay to the city a fee in the amount of \$500 at the time the application is filed. When a conditional use permit is granted hereunder, the applicant shall pay an additional amount equal to \$5 per manufactured home lot. This fee is imposed for the purpose of defraying expenses incurred by the city in the administration of this chapter, and the fee shall not be construed to be a license.

' 15.2.16 REVIEW OF APPLICATIONS.

The planning commission shall review all applications for conditional use permits issued hereunder and shall hold a hearing as it may deem proper with respect thereto. The findings and recommendation of the planning commission shall be forwarded to the City Council for appropriate action.

' 15.2.17 DENIAL.

Any person whose application for permit under this chapter has been denied may request and shall be granted a hearing on this matter before the City Council.

' 15.2.18 PERMIT RENDERED VOID.

Any conditional use permit for a manufactured home park issued hereunder shall be conditioned upon compliance with the terms hereof and any conditions attached to the conditional use permit. Any substantial and continued violation of these terms after issuance of the conditional use permit shall void the conditional use permit.

' 15.2.19 OCCUPANCY.

After issuance of a conditional use permit, the park may be constructed but may not be occupied until it has been inspected by the inspector and an occupancy permit issued. An occupancy permit may be issued by the inspector when it is found that construction is complete and that all terms of the permit have been complied with. A temporary occupancy permit may be issued for and upon completion of a portion of the park, allowing occupancy of the completed portion, if the developer or applicant furnished the city with a public contractors performance bond, with corporate surety in an amount equal to the total cost of the uncompleted portion of the project. The bond shall be subject to approval by the City Council and filed with the Clerk-Treasurer.

' 15.2.20 TRANSFER OF PERMIT.

Every person holding a conditional use permit shall give notice in writing to the inspector within 72 hours after having sold, transferred, given away, or otherwise disposed of interest in or control of any manufactured home park. The notice shall be made to the

inspector to include the name and address of the person succeeding to the ownership or control of the manufactured home park. Upon application in writing for transfer of the conditional use permit, the conditional use permit shall be transferred.

' 15.2.21 APPLICATION AND RENEWAL OF PERMIT.

The application for original conditional use permit shall be in writing, signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the application, together with a fee to be determined by the City Council from time to time to cover the inspections required herein, and shall contain the applicant's name and address, the location and legal description of the manufactured home park, and a site plan of the manufactured home park, showing all manufactured home lots, structures, roads, walkways, and other service facilities.

' 15.2.22 SUSPENSION AND REVOCATION.

Whenever, upon inspection of any manufactured home park, the inspector finds that conditions or practices exist which are in violation of this chapter, the inspector shall give notice in writing to the person to whom the conditional use permit was issued, stating the nature of the conditions or practices which constitute a violation hereunder and stating that the conditions or practices shall be corrected within a period of 30 days following the delivery of such notice by the inspector. The date of mailing the notice by certified mail shall constitute delivery. Upon expiration of the 30-day period, the inspector shall re-inspect the manufactured home park in violation, and, if such conditions or practices have not been corrected, shall notify the City Council, and the City Council will give notice in writing of the suspension of the permit to the person to whom the conditional use permit was issued.

' 15.2.23 TIME WITHIN WHICH TO COMPLY.

If the work necessary to correct the conditions or practices which are the subject of a notice cannot be completed in the 30-day period, written extensions may be granted by the City Council if reasons for hardship prevail and can be verified.

' 15.2.24 HEARING.

Any person affected by any notice which has been issued in connection with the enforcement of any provisions of these regulations may request and shall be granted a hearing of the same before the City Council.

' 15.2.25 FINAL SUSPENSION.

If, after the 30-day period of notice has expired, the conditions and practices which constitute a violation of these regulations have not been corrected and the permittee has not within the prescribed 30-day period requested a hearing, the City Council may suspend or revoke the conditional use permit previously issued for the manufactured home park by sending by certified mail or by delivering personally a notice of the suspension or revocation to the permittee. Upon receipt of the notice of suspension or revocation, the permittee shall cease operation of the manufactured home park.

' 15.2.26 EMERGENCY.

Whenever the inspector finds that an emergency exists which requires immediate action to protect the public health, the inspector may, without notice or hearing, issue an order reciting the existence of the emergency and requiring that such action be taken as the inspector may deem necessary to meet the emergency, including the suspension of the conditional use permit. Notwithstanding any other provision of these regulations, the order shall be effective immediately. Any person to whom the order is directed shall comply therewith immediately, but upon petition to the inspector shall be afforded a hearing before the planning commission as soon as possible. Pending the hearing, emergency orders shall be in full force and effect until and unless later removed, modified, or changed by the inspector, planning commission, or the City Council.

INSPECTIONS

' 15.2.27 COMPLIANCE WITH CHAPTER.

The inspector is hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with these regulations, including the power to enter at reasonable times upon any private or public property for this purpose.

' 15.2.28 REGISTRATION RECORD.

The inspector, chief of police, or duly authorized representatives, shall have the power to inspect the register containing a record of all residents of the manufactured home park.

' 15.2.29 ACCESS.

It shall be the duty of the park management to give the inspector free access to all lots at reasonable times for the purpose of inspection.

' 15.2.30 REPAIRS.

It shall be the duty of every occupant of a manufactured home park to give the owner thereof or the owner's agent or employee access to any part of such manufactured home park at reasonable times for the purpose of making such repairs or alterations as are necessary to effect compliance with this chapter.

ENVIRONMENTAL, OPEN SPACED, AND ACCESS REQUIREMENTS

' 15.2.31 GENERAL REQUIREMENTS.

The conditions of all soil, groundwater level, drainage, and topography shall not create hazards to the property or the health and safety of the occupants. The site should not be exposed to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to unpredictable or sudden flooding.

' 15.2.32 SOIL AND GROUND COVER REQUIREMENTS.

Exposed ground surfaces in all parts of every manufactured home park shall be paved or covered with stone, screenings, or other solid materials, or protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.

' 15.2.33 SITE DRAINAGE REQUIREMENTS.

The ground surface in all parts of every manufactured home park shall be graded and equipped to drain all surface water in a safe, efficient manner.

' 15.2.34 USE REQUIREMENTS.

No part of any park shall be used for non-residential purposes, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park or such other uses as are permitted in single-family dwellings and approved by the park management.

' 15.2.35 REQUIRED SEPARATION BETWEEN MANUFACTURED HOMES.

Unless separated by fireproof structures approved by the Fire Marshal and the City Council, manufactured homes shall be separated from each other and from other buildings and structures by at least 20 feet or the sum of the heights of both trailer units, whichever is greater. Unless separated by fireproof structures approved by the Fire Marshal and the City Council, manufactured homes placed end to end must have minimum clearance of 15 feet; an accessory structure such as an awning, cabana, storage cabinet, carport, windbreak, or porch which has a floor area exceeding 25 feet and has an opaque top or roof shall for purposes of all separation requirements, be considered to be a part of the manufactured home. Minimum lot sizes shall be not less than 5,000 square feet.

' 15.2.36 OPEN SPACE.

A minimum of 500 square feet per manufactured home shall be provided for definable play areas and open space within the manufactured home park. Such areas of open space and play area shall not be areas included within any setback nor shall they include any areas of less than 20 feet in length or width.

' 15.2.37 REQUIRED SETBACKS, BUFFER STRIPS, AND SCREENING.

All manufactured homes shall be located at least 30 feet from any property line abutting upon a public a public street or highway and at least 20 feet from other property boundary lines; there shall be a minimum distance of 15 feet between the manufactured home stand and abutting park street. All manufactured home parks located adjacent to residential, recreational, commercial, or industrial land uses shall provide screening such as fences, shrubs, and trees along the property boundary line separating the park and such uses and shall be maintained in a neat and orderly fashion.

' 15.2.38 AVERAGE DENSITY.

Notwithstanding the type of development concept used, the maximum density shall be seven manufactured homes per acre.

' 15.2.39 ACCESSORY BUILDINGS.

One accessory building for storage of equipment and refuse is required, and the accessory building shall be a minimum of 48 square feet and designed of water-resistant material that will enhance the general appearance of the lot.

' 15.2.40 PARK STREET SYSTEM AND CAR PARKING.

(A) General requirements. All manufactured home parks shall be provided with safe and convenient vehicular access from abutting public streets or roads to each manufactured home lot. Such access shall be provided by streets, driveways, or other means.

(B) Park entrance. Entrances to manufactured home parks shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets. No parking shall be permitted on the park entrance street for a distance of 30 feet from its point of beginning.

(C) Internal streets. Surfaced roadways shall be of adequate width to accommodate anticipated traffic and, in any case, shall meet the following minimum requirements:

- (1) All streets except minor streets shall be a minimum of 30 feet in width from face of curb to face of curb. Streets without curb shall be considered minor streets.
 - (2) Dead-end streets shall be limited in length to 500 feet and shall be provided at the closed end with a cul-de-sac having an outside roadway diameter of at least 100 feet. All dead-end streets shall be marked with approved signs at the entrance to the dead-end street.
- (D) Street construction and design standards.
- (1) Pavements. All streets shall be provided with a paved concrete or bituminous surface. Pavement edges shall be protected to prevent raveling of the wearing surface and shifting of the pavement base. Street surfaces shall be maintained reasonably free of cracks, holes, and other hazards.
 - (2) Grades. Longitudinal grades of all streets shall range between 0.4% and 8.0% percent. Transverse grades (crown) of all streets shall be sufficient to insure adequate transverse drainage.
 - (3) Storm sewers. If conditions warrant, an adequate storm sewer system shall be provided to dispose of all runoff water. The storm sewer system shall be connected to existing city storm sewer systems upon city approval.
 - (4) Intersections. Within 50 feet of an intersection, streets shall be at right angles. Intersections of more than two streets at one point shall be avoided.
 - (5) Car parking. For all new manufactured home parks or additions to present parks, off-street parking areas for the use of park occupants and guests are required. Such areas shall be furnished at a rate of at least two car spaces for each manufactured home lot, of which at least one-half of the spaces may be in compounds. All off-street parking areas shall be paved concrete or bituminous surface.

' 15.2.41 WALKS.

- (A) General requirements. All parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and

convenient to maintain, between individual manufactured homes, park streets, and all community facilities provided for park residents. Sudden changes in alignment and gradient shall be avoided.

(B) Common walk system. A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Common walks shall have a minimum width of 42 feet.

(C) Individual walks. All manufactured homes shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Individual walks shall have a minimum width of two feet.

' 15.2.42 PATIO.

Each manufactured home lot shall have a patio of 4-inch concrete, with minimum dimensions of nine feet by 20 feet.

' 15.2.43 TREES.

A minimum of one tree per lot is required. In open areas and park areas, a minimum of 20 trees per acre is required.

SERVICE BUILDING AND OTHER COMMUNITY SERVICE FACILITIES

' 15.2.44 GENERAL PROVISIONS.

The requirements of this subchapter shall apply to service buildings, recreation buildings, and other community service facilities, such as management offices, repair shops, storage areas, sanitary facilities, laundry facilities, indoor recreation areas, and commercial uses supplying essential goods or services for the exclusive use of park occupants.

' 15.2.45 STRUCTURAL REQUIREMENTS FOR BUILDINGS.

All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and other destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

' 15.2.46 BARBECUE PITS, FIREPLACES, STOVES, AND INCINERATORS.

Cooking shelters, barbecue pits, fireplaces, woodburning stoves, and incinerators shall be so located, constructed, and maintained and used as to minimize

fire hazards and smoke nuisances both on the property on which used and on neighboring property and shall comply with all appropriate ordinances, laws, or other regulations.

SOLID WASTE

' 15.2.47 REFUSE HANDLING.

The storage, collection, and disposal of refuse in the manufactured home parks shall be so constructed as to create no health hazards, rodent harborage, insect breeding, accident or fire hazards, or air pollution.

INSECT AND RODENT CONTROL

' 15.2.48 GROUNDS, BUILDINGS, AND STRUCTURES.

Grounds, buildings, and structures shall be maintained free of insects and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the state and county health code.

' 15.2.49 PARKS.

Parks shall be maintained free of accumulation and of debris which may provide rodent harborage or breeding places for flies, mosquitoes, and other pests.

' 15.2.50 STORAGE AREAS.

Storage areas shall be so maintained as to prevent rodent harborage.

' 15.2.51 SCREENS.

Where the potential for insect and rodent infestation exists, all exterior opening in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials.

' 15.2.52 BRUSH, WEEDS, AND GRASS.

The growth of brush, weeds, and grass shall be controlled to prevent harborage of ticks, chiggers, and other noxious insects. Parks shall be maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac, and other noxious weeds

considered detrimental to health. Open areas shall be maintained free of heavy undergrowth of any description.

FIRE PROTECTION

' 15.2.53 LITTER, RUBBISH, AND THE LIKE.

Manufactured home parks shall be kept free of litter, rubbish, and other flammable material.

' 15.2.54 FIRE EXTINGUISHERS

Portable fire extinguishers rated for classes A, B, and C fires shall be kept visible and in service buildings and other locations conveniently located and maintained in good operating condition. Their capacity shall be not less than 10 pounds.

' 15.2.55 FIRES.

Fires shall be made only in stoves, indoor incinerators, and other equipment intended for such purposes.

§ 15.2.56 FIRE HYDRANTS.

Fire hydrants shall be installed if the park water supply system is capable to serve them in accordance with the following requirements: the water supply system shall permit the operation of standard city fire hydrants; and fire hydrants, if provided, shall be located within 300 feet of any manufactured home, service building, or other structure in the park.

PARK MANAGEMENT RESPONSIBILITIES

' 15.2.57 GENERAL REQUIREMENTS.

The person to whom a license for a manufactured park is issued shall operate the park in compliance with this chapter and shall provide adequate supervision to maintain the park, its facilities, and equipment in good repair and in a clean and sanitary condition.

' 15.2.58 INSPECTION OF REGISTER.

The park manager shall keep the required register available for inspection at all times by law enforcement officers, public health officers, and other officials whose duty necessitates acquisition of the information contained in the register. The register record for such occupant registration shall not be destroyed for a period of three years following the date of departure of the registrant from the park.

CHAPTER 15.3 COMPREHENSIVE LAND USE PLAN

Section

15.3 Adoption of the City Comprehensive Land Use Plan For Zoning

GENERAL PROVISIONS

' 15.3 ADOPTION OF THE CITY COMPREHENSIVE LAND USE PLAN

By specific reference the City Comprehensive Land Use Plan is hereby adopted and codified as the zoning ordinance of the City of Cromwell. For purposes of the economy of space a copy of the plan is attached to this code and can be reviewed in the office of the City Clerk/Treasurer during business hours. The plan can be amended by the City Council from time to time.