

ORDINANCE NO. 120

AN ORDINANCE REGULATING THE USE AND OCCUPANCY OF MOBILE HOMES WITHIN THE CITY OF CARLTON.

The City Council of the City of Carlton does ordinate as follows:

Section 1: The purpose of this Ordinance is to promote health, safety, order, convenience and general welfare by restricting the use of mobile homes on residential properties within the City of Carlton, Minnesota.

Section 2: Definitions 2.1 Mobile home - means a manufactured, transportable, single family dwelling unit over 29 feet in length, 5,000.00 in weight, suitable for year-round occupancy and containing water supply, waste disposal and electrical conveniences designed for attachment to outside systems.

2.2 Mobile home park - means a continuous parcel of land which has been developed for the placement of mobilehomes and is owned by an individual, a firm, trust, partnership, public or private association or corporation.

2.3 Person - means any individual, firm, trust, partnership, public or private association or corporation.

Section 3: All structures in the residential districts of the City of Carlton, Minnesota, shall be permanent-type structures and no mobile homes may be continued to a new owner. Double wide mobile homes placed or erected on permanent foundations or basements shall not be restricted under this Ordinance, provided that their construction or installation be in conformity with all other zoning regulations and restriction enacted and enforced within the City of Carlton, Minnesota. The present owner of a mobile home may continue to own it and maintain his house trailer or mobile home upon any property owned by him for so long as the mobile home is habitable and be able to maintained in a state of reasonable repair, and he further may remove an older house trailer or mobile home and replace it with a newer mobile home, provided that the same is habitable and in a state of reasonable repair. The City Council of the City of Carlton shall determine whether or not the older mobile home or newer mobile home is in fact habitable and in a state of reasonable repair. In the event the present owner shall sell the real estate upon which the house trailer or mobile home is situated, the said house trailer or mobile home must be removed from the premises and will not be permitted to remain thereon. In the event that a mobile home park or trailer court established under appropriate rules, regulations and ordinances established by the Council of the City of Carlton, Minnesota, the City Council may reconsider the relocation of mobile homes out of the residential districts. All new mobile homes or house trailers moved into the City shall be required to be placed in said mobile home park or trailer court.

This Ordinance shall be deemed supplementary to the zoning and building code of the City of Carlton and shall be enforced in harmony and conjunction therewith.

Section 4: Anyone violating any of the provisions of this Ordinance shall be guilty of an offense punishable by a fine of not more than \$300.00 and/or by commitment to jail for a period not to exceed ninety (90) days. Each month during which compliance is delayed shall constitute a separate offense.

Section 5: If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held invalid, such decision shall not effect the validity of the remaining portions of the Ordinance.

Section 6: This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Larry W Beckstrom 8/20/75
Larry Beckstrom, Clerk-Treasurer

ATTEST:

Francis Roy, Mayor