

B. Parking

Refer to Article 6, Parking and Loading.

C. Detailed Site Development Requirements

Refer to Article 3, Standards General to All Development.

Chapter 2.12. – “MH” Manufactured Home District

SECTION 2.12-1. GENERAL DESCRIPTION

The MH (Manufactured Home) District is established as a district in which the principal use of land is for manufactured home parks or manufactured home subdivisions. The MH District falls within the Manufactured Home Park Land Use Category of the City of Minot Comprehensive Plan.

SECTION 2.12-2. USES

All uses allowed in this district, either Permitted, Conditional, Accessory, or Interim, can be found by referencing Table 2.2, Table of Uses. Any regulations applicable to a specific use can be found in Article 4, Standards Specific to Uses and Districts.

SECTION 2.12-3. LOT, HEIGHT, AREA, AND YARD SETBACK REQUIREMENTS

Table 2.12-3. Lot, Height, Area, and Yard Setback Requirements (MH District)	
Dimension	Requirement
Maximum Height of Building	35 feet
Maximum Lot Coverage	35%
Minimum Yard Setbacks	Front (private street) – 15 feet Front (public street) – 25 feet Side – 10 feet Side (corner lot or abutting private or public street) – 15 feet Rear – 10 feet
Minimum Lot Dimensions – Townhome Development	Width (interior lot) – 40 feet Width (corner lot) – 50 feet
Minimum Lot Area (Interior lot)	3,000 square feet
Minimum Lot Area (Corner lot)	4,000 square feet
Minimum District Area	2 acres

SECTION 2.12-4. PLAN REQUIRED WITH MH ZONE APPLICATION

An application that a specific parcel of land to be zoned "MH" shall be accompanied by a detailed plan that is reviewed and approved by the Planning Division for completeness. Application checklists are established and maintained by the Planning Division.

SECTION 2.12-5. DRAINAGE PLAN REQUIRED

As part of the application for the plan approval, the applicant shall submit a drainage study and/or plan that is reviewed and approved by the Engineering Department. Drainage study and/or plan checklists are established and maintained by the Engineering Department.

SECTION 2.12-6. DESIGN AND CONSTRUCTION STANDARDS FOR MANUFACTURED HOME DISTRICTS

Manufactured home development in a MH district must be in accordance with the following design and construction standards:

A. Lot Requirements

1. Lot layout shall provide a pattern that is functional and provides for efficient provision of utilities, and for convenient pedestrian and vehicular access. Lot lines shall not be required to be perpendicular to streets or radial to curves, and lot shapes may take any form. In no case shall any area of the lot be more than fifty (50) feet from the manufactured home site, nor any portion of the lot less than fifteen (15) in minimum dimensions between opposing lot lines, be included in required lot area or open space area. Density shall be prescribed in the plan required in Section 17-4 but not to exceed density limits allowed under licensing of the district by North Dakota State Health Department.
2. Land within an MH district may be divided into individual manufactured home lots, which lots are collectively owned by one (1) person or one entity, as in a manufactured home park. Or the lots may be individually owned by the persons who own the manufactured homes resting thereon, as in a manufactured home subdivision. Alternatively, the land, whether or not subdivided into individual manufactured home lots, may be collectively owned by the persons who own the manufactured homes resting thereon as in a manufactured home condominium or cooperative.

B. Building to Building Setbacks

Detached manufactured homes must be placed at least fifteen (15) feet from one another. Attached manufactured home arrangements may be specifically provided as part of the plan required under Section 2.12-4.

C. Access Routes

1. Streets, drives, parking and service areas shall provide space and convenient access to manufactured home units and project facilities, and for service and emergency vehicles, but streets shall not be so laid out as to encourage outside traffic to traverse the development on minor streets.
2. All-weather walkways for pedestrians shall be included to provide access from the street to all manufactured home units. A parking slab or improved driveway may serve as part or all of a walkway.

D. Required Open Space

At least eight percent (8%) of the total area of any manufactured home district established under these regulations must be devoted to common recreational areas (and/or maintained open space) and facilities such as playgrounds, swimming pools and community buildings. Where only one (1) recreational area is provided, it shall be in a central location conveniently accessible to all manufactured home units. Recreational areas and facilities shall be located, designed and improved so as to minimize traffic hazards to users and adverse effects in surrounding residential uses.

E. Required Parking

There shall be two (2) parking spaces provided with respect to each site within the district that is designed or used for the placement of a manufactured home. The parking spaces shall be within one hundred (100) feet of the site. In addition, at least one quarter (1/4) parking spaces per unit shall be provided for guest parking. These spaces shall be located throughout the development. Parking for other uses within the district shall be governed by Article 6.

F. Date of Installation

Any manufactured home structure installed within a manufactured home district created after the date of adoption of this ordinance shall be built to the Manufactured Home Construction and Safety Standards (Federal Housing and Urban Development Code) and display a red certification label on the exterior of each transportable section.

G. Manufactured Home District Standards

Any manufactured home district approved after the date of this ordinance shall provide the City with manufactured home standards for moving units into the district, site placement, and anchoring, skirting, parking and overall operation of the newly creating district.

H. Buffer Yard

A buffer yard of not less than thirty (30) feet in width shall be landscaped with appropriate grass, shrubbery and trees around the entire perimeter of the manufactured home park. This buffer yard shall be maintained by the owner of the manufactured home park.

I. Garbage and Construction Materials

All waste material, debris, refuse, garbage, fuel or materials not currently in use for construction shall be stored indoors, or totally screened from the eye level view of public streets and adjacent properties.

J. Storm Shelter or Evacuation Plan

All manufactured home parks shall have a storm shelter or evacuation plan approved by the city.

K. Conformance with R1 Standards

If land within a MH district is so platted as to meet the requirements of Section 2.6 with respect to an R1 district, then such land can be improved in accordance with R1 standards established in Section 2.6-3, rather than as required by this section.

L. Streets

Streets that are to be dedicated to the City, if any, shall be dimensioned and improved in accordance with general subdivision regulations. All non-public streets shall be hard surfaced for all-weather travel with designs approved by the City Engineer and shall not be less than thirty-six (36) feet in width, unless the street is a one-way street serving less than twenty (20) manufactured home sites, in which case the street need only be twenty (20) feet wide.

SECTION 2.12-7. DEVELOPMENT TO BE SUBSTANTIALLY IN ACCORDANCE WITH APPROVED PLAN

An application for MH zoning shall be construed as an express representation by the applicant that if the zoning is granted the premises so zoned will be developed in substantial conformance with the plan submitted as part of the application. If there is material deviation from such plan, the City, after providing the landowner with appropriate notice and an opportunity to be heard, may revoke or suspend the grant of MH zoning and any building permit issued pursuant thereto. Nothing in this paragraph shall be construed so as to prevent the landowner from requesting an amendment to an approved manufactured home development plan, which request shall be subject to the same procedures for approval as though it were an original application for MH zoning.

SECTION 2.12-8. EXCLUSIONS

Those prior valid non-conforming manufactured home parks in existence as of July 6, 1981, shall not be required to comply with MH requirements, except when modifications, alterations, or additions which require building permits are made to an existing park. In those cases, the modifications, alterations, or additions must conform to the MH guidelines.

Chapter 2.13. – “C1” Neighborhood Commercial District

SECTION 2.13-1. GENERAL DESCRIPTION

The C1 (Neighborhood Commercial) District is intended to support the establishment of highly limited scale neighborhood commercial centers that offer basic convenience type goods and services to the immediately surrounding residential neighborhoods. It is not intended to permit major commercial or service establishments. Extension of this district along major streets in a "strip" fashion is not intended and shall be discouraged. The C1 District falls within the Neighborhood Commercial Land Use Category of the City of Minot Comprehensive Plan.

SECTION 2.13-2. USES

All uses allowed in this district, either Permitted, Conditional, Accessory, or Interim, can be found by referencing Table 2.2, Table of Uses. Any regulations applicable to a specific use can be found in Article 4, Standards Specific to Uses and Districts.