

Section 330.06 PERFORMANCE STANDARDS.

- Subd. 1. Purpose. The performance standards established in this Section are designed to encourage a high standard of development, and to prevent and eliminate those conditions that cause blight. All future development in all districts shall be required to meet these standards. The standards shall also apply to existing development where so stated. Before any building permit is approved, the Zoning Administrator shall determine whether the proposed use will conform to the performance standards. The developer or land owners shall supply data necessary to demonstrate such conformance.
- Subd. 2. Exterior Storage. In residential districts, all materials and equipment shall be stored within a building or be fully screened so as not to be visible from adjoining properties, except for the following in good order: Laundry drying and recreational equipment, construction and landscaping materials and equipment currently being used on the premises, agricultural equipment and materials, if these are intended for use on the premises, off-street parking of passenger automobiles and pick-up trucks, and fire wood. Boats and unoccupied trailers are permissible. Existing uses shall comply with this provision within twelve (12) months following enactment of this Ordinance.
- Subd. 3. Nuisances. No noise, odors, vibration, smoke, air pollution, refuse, toxic or noxious matters, liquid or solid wastes, heat, glare, dust, or other such adverse influences shall be permitted in any district that will in any way have an objectionable effect upon adjacent or nearby property. Regulation of nuisances within the City of Lanesboro shall be as outlined in City Ordinance #5A.
- Subd. 4. Screening. Screening shall be required in residential zones where:
- a. Any off-street parking area contains more than four (4) parking spaces and is within thirty (30) feet of an adjoining residential zone, and,
 - b. Where the driveway to a parking area of more than six (6) parking spaces is within fifteen (15) feet of an adjoining residential use or zone. Where any new or existing business (structure, parking or storage) is adjacent to property zoned or developed for residential use, that business or industry shall provide screening along the boundary of the residential property. Screening shall also be provided where a business, parking lot, or industry is located across the street from a residential zone, but not on that side of a business or industry considered to be the front.
- The screening required in this section may consist of a fence, trees, shrubs, and berms, but shall not extend within fifteen (15) feet of any street or driveway. The screening shall be placed along property lines or in case of screening along a street, twenty (20) feet from the street right-of-way with landscaping between the screening and pavement. Planting of a type approved by the City Council may also be required in addition to or in lieu of fencing.
- Subd. 5. Fencing. The following requirements apply to fences:
- a. All boundary line fences shall be entirely located upon the property of the person, firm or corporation constructing, or causing the construction, of such fence unless the owner of the property adjoining agrees, in writing, that such fence may be erected on the division line of the respective properties. The Zoning Administrator may require the owner of the property upon which a fence now exists, or may require any applicant wishing to construct a fence, to establish the boundary lines of this property by a survey thereof to be made by any Registered Land Surveyor.
 - b. Fences shall not exceed six (6) feet in height in residential districts of eight (8) feet in height in commercial-industrial districts. Fences higher than these shall require a conditional use permit.
 - c. Required fences shall be at least 6 feet high and not more than 8.
- Subd. 6, Landscaping. In all districts where setbacks exist or are required, all developed uses shall provide a landscaped yard including grass, decorative stones and/or shrubs and trees, along all streets. In all districts, all structures and areas requiring landscaping and fences shall be maintained so as not to be unsightly or present harmful health or safety conditions.
- Subd. 7, Bulk Storage (liquid). All uses associated with the bulk storage of oil, gasoline, liquid fertilizer, chemicals, and similar liquids shall require a conditional use permit in order that the City Council may have assurance that fire,

explosion, or water or soil contamination hazards are not present (that would be detrimental to the public health, safety, and general welfare). All existing, above-ground liquid storage tanks having a capacity in excess of ten thousand (10,000) gallons shall secure a conditional use permit within twenty-four (24) months following enactment of this Ordinance. The City Council may require the development of diking around said tanks. Diking shall be suitably and shall hold a leakage capacity equal to one hundred fifteen (115) percent of the tank capacity. The City Council may require pressure testing of storage tanks on a periodic basis. Any existing above or below ground storage tank that, in the opinion of the Minnesota Pollution Control Agency, constitutes a hazard to the public safety shall discontinue operations within five (5) years or a shorter period if so determined by the City Council, following enactment of this Ordinance.

Subd. 8. Height Restrictions.

- a. No building shall hereafter be erected or structurally altered to exceed thirty-five feet in height above the average grade of the adjoining ground.
- b. A Conditional Use Permit shall be required for all new grain elevators, barns, silos, windmills, cooling towers, corn dryers, water towers, chimneys and smoke stacks, church spires, electric transmission lines, radio or television towers, and other uses, in excess of the height limitations described in a, above.
- c. In evaluating Conditional Use Permit requests to exceed the height standards in a., above, the effect of the proposed deviation on visual blight, safety, operation of the proposed use, and the public welfare shall be considered.

Subd. 9. Parking.

- a. **Surfacing and Drainage.** Off-street parking areas shall be improved with a durable and dust-less surface. Such areas shall be graded and drained to dispose of all surface water without damage to adjoining property. These requirements shall also apply to open sales lots. Durable and dustless surface may include crushed rock and similar treatment. The Council may require the use of asphalt, concrete, or other surface (water sealed) when circumstances warrant it.
- b. **Location.** All accessory off-street parking facilities required herein shall be located as follows:
 1. Spaces accessory to one and two family dwellings on the same lot as the principal use served.
 2. Spaces accessory to multiple-family dwellings on the same lot as the principal use served or within two hundred feet of the main entrance to the principal building served.
 3. There shall be no off-street parking space within five feet of any street right-of-way.
 4. No off-street open parking area containing more than four parking spaces shall be located closer than five feet from an adjacent lot zoned or used for residential purposes.
- c. **General Provisions.**
 1. Access drives may be placed adjacent to property lines except that drives consisting of crushed rock or other non-finished surfacing shall be no closer than one foot to any side or rear lot line.
 2. **Parking spaces:** Each parking space shall not be less than nine feet wide and twenty feet in length for diagonal parking and eight feet wide and twenty-two feet in length for parallel parking.
 3. **Control of off-street parking facilities.** When required accessory off-street parking facilities are provided elsewhere than on the lot in which the principal use served is located, they shall be in the same ownership or control, either by deed or long-term lease, as the property occupied by such principal use, and the owner of the principal use shall file a recordable document with the City requiring the owner and his or her heirs and assigns to maintain the required number of off-street spaces during the existence of said principal use.
 4. **Use of parking area.** Required off-street parking space in any District shall not be utilized for open storage or goods or for the storage of vehicles which are inoperable or for sale or for rent.
- d. **Design and Maintenance of Off-Street Parking Areas.**

1. Parking areas shall be designed so as to provide adequate means of access to a public alley or street. Such driveway access shall not exceed twenty-two (22) feet in width and shall be so located as to cause the least interference with traffic movement.
 2. Signs. No signs shall be located in any parking area except as necessary for orderly operation of traffic movement and such signs shall not be a part of the permitted advertising space.
 3. Curbing and Landscaping. All open off-street parking area designed to have head-in parking along the property line shall provide a bumper curb not less than three feet from the side property line or a guard of normal bumper height not less than one foot from the side property line. When said area is for six spaces or more, a curb or fence not over five feet in height shall be erected along the front yard setback line and grass or planting shall occupy the space between the sidewalk and curb or fence.
 4. Parking space for six or more cars. When a required off-street parking space for six cars or more is located adjacent to the Residential District, a fence of adequate design, not over five feet in height or less than four feet in height shall be erected along the Residential District property line.
 5. Maintenance of off-street parking space. It shall be the joint and several responsibilities of the operator and owner of the principal use, uses and/or building to maintain, in a neat and adequate manner, the parking space, access ways, landscaping and required fences.
 6. Determination of areas. A parking space shall not be less than three hundred square feet per vehicle of standing and maneuvering area.
- e. Parking in Residential Areas. Parking in residential areas (off-street and on-street) shall be limited to the use of the residents of those homes.
- f. Off-Street Spaces Required for New Construction (One space equals 300 square feet),
1. All Residences: Two spaces per dwelling unit.
 2. Churches, Theaters, Auditoriums, and other places of assembly: One space for each three seats or for each five feet of pew length. Based upon maximum design capacity.
 3. Businesses and Professional Offices: One space for each 200 square feet of gross floor space.
 4. Medical and Dental Clinics, Hospitals and Nursing Homes: Five spaces per doctor or dentist, plus one space for each employee, plus one space for each five beds.
 5. Hotels, Motels: One space per rental unit plus one space per employee.
 6. Schools: At least one parking space for each four students based on design capacity, plus one additional space for each classroom.
 7. Drive-in Food Establishment: At least one parking space for each fifteen square feet of gross floor space in building allocated to drive-in operation.
 8. Automobile Service Station: At least two off-street parking spaces plus four off-street parking spaces for each service stall.
 9. Retail Store: At least one off-street parking space for each 150 square feet of gross floor area.
 10. Restaurants, Cafes, Bars, Taverns, Night Clubs: At least one space for each three seats based on design capacity.
 11. Uses Not Specifically Noted: As determined by the Council following review by the Planning Commission.
- Subd. 10. Development on Corner Lots. The yard at a corner lot located at the intersection of two streets shall be kept free from any man-made obstruction or plant material reaching a height of greater than two and one-half feet. The clear line of vision shall be maintained at a radius of thirty (30) feet from the intersection of the front and side lot lines, when said lot lines form the boundaries of a corner lot.
- Subd. 11. Dwelling Unit Restrictions.

- a. Except for permitted earth sheltered structures, no cellar, basement, garage, tent or accessory building shall at any time be used as an independent residence or dwelling unit, temporarily or permanently, except in multiple family dwellings, with additional living units located above ground.
- b. Basements may be used as living quarters or rooms as a portion of residential dwellings.
- c. Tents play houses or similar structures may be used for play or recreational purposes.
- d. Existing cellars or basements used as an independent dwelling unit shall be considered a nonconforming use, subject to the provisions of Section 330.03, Subd. 4 of this Ordinance.
- e. All dwellings other than mobile homes in approved mobile home parks shall be located upon a permanent foundation.
- f. Site built dwellings and manufactured homes other than mobile homes shall be no less than 30 feet in length and no less than 16 feet in width over that entire minimum length. Width measurements shall not take account of overhangs and other projections beyond the principal walls.
- g. Single family dwellings other than approved earth sheltered homes shall have a pitched roof covered with shingle or tiles and have eaves of not less than six inches.
- h. All structures will be required to connect to water and sewer if available.
 - i. Sheet metal or corrugated metal siding shall not be permitted.

Subd. 12. Accessory Building and Structure,

- a. Accessory buildings shall be located in conformance with the setback requirements of the specific district, except where the rear property line bounds against an alley, in which case, the building may be located no closer than five (5) feet from the property line.
- b. No accessory building shall be located nearer the front property line than the principal building on the lot.
- c. No accessory building shall exceed the height of the principal building.

Subd. 13. Signs,

- a. Purpose. The purpose of this Subdivision is to protect, insure, maintain and regain the natural and scenic beauty and attractiveness of the roadside throughout the City.
- b. Signs are recognized as accessory uses and are permitted in all Districts subject to the regulations of this Chapter.
- c. No sign shall be allowed that is a hazard to the public health, safety, convenience, welfare, or that prevents ingress or egress from any door; window or fire escape; that tends to accumulate debris as a fire hazard, or that is attached to a standpipe or fire escape.
- d. Signs shall not resemble, imitate, or approximate the shape, size, form or color of railroad or traffic signs, signals or devices. No sign shall be placed so as to obstruct or interfere with traffic visibility or traffic control.
- e. Private signs are prohibited within the public right-of-way or any street or easement.
- f. All signs on State and Federal highways right-of-way shall conform to State and Federal sign regulations.
- g. Permitted Signs. The following signs will be permitted in all Districts subject to the specific standards indicated:
 1. Business identification signs located on the premises, not exceeding 40 square feet in area.
 2. Temporary real estate signs advertising the sale, rental, or lease of premises not exceeding 16 square feet in area.
 3. Memorial signs, tablets, and names of buildings and date of erection, provided said signs are cut into masonry surface or affixed on a metal plate flat against a structure.
 4. Official signs such as traffic control, parking restrictions, information and notices.

5. Political signs not exceeding 20 square feet in area, providing signs are placed with the consent of the property owner and are removed within seven day following the date of the election
 6. Temporary construction signs not exceeding 20 square feet in area, provided said signs are removed when the project is completed.
 7. Temporary signs or banners as authorized by the City Council.
 8. Signs at apartment buildings, not to exceed 25 square feet in area.
- h. Signs proposed for location within the Heritage Preservation District must be reviewed by the Heritage Preservation Commission before they can be erected. Said signs shall be subject to all the requirements of this Ordinance, in addition to the City Ordinance 320.40, the Heritage Preservation Ordinance.
- i. Signs Requiring a Conditional Use Permit.
1. All illuminated signs.
 2. Billboards.
 3. Freestanding or protruding signs with an area greater than is otherwise allowed.
 4. Other signs not specifically described.
- j. Non-conforming Signs. Signs lawfully existing at the effective date of this Ordinance may be continued. In the event the use of the property changes and a new sign is required, said sign shall conform to the requirements of this Ordinance.
- k. Sign Maintenance. The owner of any sign shall be required to have such sign properly painted at least once every five years, if needed, including all parts and supports of the sign, unless such part or supports are galvanized or otherwise treated to prevent rust.
1. Obsolete Signs. Any sign which no longer advertises a bona fide business conducted or a product sold shall be taken down and removed by the owner, agent, or person having the beneficial use of the building or land on which the sign is found. Said removal shall take place as soon as the sign becomes obsolete, or within ten days after the owner or agent receives written notification from the Zoning Administrator.
- m. Unsafe or Dangerous Signs. Any sign which becomes structurally unsafe or endangers the safety of a building or premises or endangers the public safety shall be taken down and removed by the owner, agent or person having the beneficial use of the building, structure, or land upon which the sign is located within ten days after written notification from the Zoning Administrator.
- Subd. 14. Permitted Encroachments. The following shall be considered as permitted encroachments on setback and height requirements except as hereinafter provided:
- a. In any yard: Posts, off-street open parking spaces, flues, sills, pilasters, lintels, cornices, eaves, gutters, awnings, open terraces, service station pump islands, steps, chimneys, flag poles, ornamental features, open fire escapes, sidewalks and fences, and all other similar devices incidental and appurtenant to the principal structure except as hereinafter amended.
- Subd. 15. Relocating. Structures.
- a. Permit Required. Every licensed house moved shall, in each and every instance, before rising, holding up or moving any building, obtain a permit thereafter from the Zoning Administrator. An application for such permit shall designate the lot on which the house is to be located, the dimensions of the lot and the proposed location of the structure on the lot along with setback distance. No permit to move a building shall be issued unless and until the following conditions are fully complied with and approved by the Zoning Administrator:
 1. The lot on which the building is to be located must meet all the minimum dimensional requirements of the zoning district in which it is located.

2. The building must be placed on the lot so as to meet all the front, side, and rear yard requirements as set forth in the Zoning Ordinance.

- b. Electrical Connection Requirements. In the event that electrical wires need to be removed in order to allow relocation of a structure, it shall be the duty of the person, association, or corporation operating and controlling overhead electrical or other wires to remove or displace the same. The person to whom the relocation permit has been issued shall notify the party controlling overhead electrical or other wires, to obtain their assistance in the wire removals necessary to allow passage of the building through the street. Any expense incurred in removing or replacing overhead wires shall be paid for by the person who makes application for the relocation permit.
- c. Application Procedure. Relocation permits must be acted upon by the Planning Commission, which will forward its recommendations to the City Council. The Planning Commission shall determine whether relocation applications conform to the immediate surrounding community. The Commission, at its discretion, may call a public meeting of resident owners with property adjacent to the subject property for owner's review of the proposed application.

Subd. 16. Vacated Streets. Whenever any street, alley, easement, or public way is vacated by official action, the zoning classification of the district abutting the centerline of the vacated area shall not be affected by such proceeding.

Subd. 17. Access Drives and Access.

- a. Access drives may not be placed closer than five (5) feet to any side or rear lot line. No access drive shall be closer than three (3) feet to any single or two family residences, no closer than five (5) feet to any multiple family building or commercial building. The number and types of access drives onto major streets may be controlled and limited in the interests of public safety and efficient traffic flow.
- b. All lots or parcels shall have direct adequate physical access for emergency vehicles along the frontage of the lot or parcel from either an existing dedicated public roadway, or an existing private roadway approved by the City Council.

Subd. 18. Private Sewer Systems. The standards as found in Minnesota Pollution Control Agency's Standards for Sewage Treatment Systems (WPC-40) are hereby adopted by reference. If there are any inconsistencies between the standards found in this Ordinance and WPC-40 or in WPC-40 as amended, the standards found in WPC-40 shall prevail.

Subd. 19. Soil Erosion and Sedimentation Control.

a. General Standards.

- 1. No land occupier or person may cause or conduct, contract for, or authorize any activity which causes accelerated erosion or sediment damage within the City.
- 2. Slopes over 18 percent in grade shall not be developed.
- 3. Development on slopes with a grade between 12 to 18 percent shall be carefully reviewed to insure adequate measures have been taken to prevent erosion, sedimentation, and structural damage.
- 4. Erosion and siltation control measures shall be coordinated with the different stages of development. Appropriate control measures shall be installed prior to development when necessary to control erosion.
- 5. Land shall be developed in increments of workable size such that adequate erosion and siltation controls can be provided as construction progresses. The smallest practical area of land shall be exposed at any one period of time.
- 6. The drainage system shall be constructed and operational as quickly as possible during construction.
- 7. Whenever possible, natural vegetation shall be retained and protected.
- 8. Where the topsoil is removed, sufficient arable soil shall be set aside for re-spreading over the developed area. The soil shall be restored to a depth of four (4) inches and shall be of a quality at least equal to the soil quality prior to development.

9. When soil is exposed, the exposure shall be for the shortest feasible period of time. No exposure shall be planned to exceed 60 days. Said time period may be extended only if the Planning Commission is satisfied that adequate measures have been established and will remain in place.

10. The natural drainage system shall be used as far as is feasible for storage and flow of runoff. Storm water drainage shall be discharged to marshlands, retention basins or other treatment facilities. Temporary storage areas or retention basins scattered through developed areas shall be encouraged to reduce peak flow, erosion damage, and construction cost.

b. Exposed Slopes. The following control measures shall be taken to control erosion during any construction/subdivision plan that will disturb over 10,000 square feet.

1. The developer shall include a proposed erosion control plan as part of the overall plan.

2. No exposed slope should be steeper in grade than five (5) feet horizontal to one (1) foot vertical.

3. Exposed slopes steeper in grade than ten (10) feet horizontal to one (1) foot vertical should be contour plowed to minimized direct runoff of water.

4. At the foot of each exposed slope, a channel and berm should be constructed to control runoff. The channelized water should be diverted to a sedimentation basin (debris basin, silt basin, or silt trap) before being allowed to enter the natural drainage system.

5. Along the top of each exposed slope, a berm should be constructed to prevent runoff from flowing over the edge of the slope. Where runoff collecting behind said berm cannot be diverted elsewhere and must be directed down the slope, appropriate measures shall be taken to prevent erosion. Such measures should consist of either an asphalt paved flow apron and drop chute laid down the slope or a flexible slope drain. At the base of the slope drain or flow apron, a gravel energy dissipater should be installed to prevent erosion at the discharge end.

6. Exposed slopes shall be protected by whatever means will effectively prevent erosion considering the degree of slope, soils material, and expected length of exposure. Slope protection shall consist of mulch, sheets of plastic, burlap or jute netting, sod blankets, fast growing grasses or temporary seeding's of annual grasses. Mulch consists of hay, straw, wood chips, corn stalks, bark, or other protective material. Mulch should be anchored to slopes with liquid asphalt, stakes, and netting, or should be worked into the soil to provide additional slope stability.

7. Control measures, other than those specifically stated above, may be used in place of the above measures if it can be demonstrated that they will as effectively protect exposed slopes.

c. Erosion Control on Agricultural Land. Any land occupier of agricultural land shall be considered in compliance with this ordinance provided that:

1. He is using approved soil conservation practices approved by the Fillmore County Soil and Water Conservation District Board to prevent erosion.

2. He does not have rills, gullies, or sediment deposits in his fields.

3. His farming methods do not create erosion or sediment problems on adjoining properties.

4. He is properly managing wooded land for pasture in a manner which prevents accelerated erosion or sedimentation due to overgrazing or cattle paths.

Subd. 20. Tree and Woodland Preservation. The following restrictions shall apply to all residential development occurring in wooded areas:

a. Structures should be located in such a manner that the maximum number of trees is preserved.

b. Forestation, reforestation or landscaping shall utilize a variety of tree species and shall not utilize any species presently under disease epidemic. Species planted shall be hardy under local conditions and compatible with the local landscape.

- c. Development including grading and contouring shall take place in such a manner that the root zone aeration stability of existing trees shall not be affected and shall provide existing trees with a watering equal to one-half the crown area.

Subd. 21. Home Occupations.

- a. General. An annual permit shall be required for all home occupations. Home occupations shall be allowed subject to the following additional standards:
 - 1. Such occupation is carried on in the principal or accessory building.
 - 2. Not more than twenty-five percent (25%) of the gross floor area of the residence or an equivalent area in an accessory building is used for this purpose.
 - 3. Only articles made or originating on the premise shall be sold on the premise, unless such articles are incidental to a permitted commercial service. Liquor may not be served or sold to the patrons of the business located on the premises, and then only by servers properly licensed under State and City of Lanesboro beverage laws.
 - 4. No articles for sale shall be displayed so as to be visible from any street.
 - 5. No person is employed other than a member of the household residing on the premises.
 - 6. No mechanical or electrical equipment is used if the operation of such equipment interferes unreasonably with the desired quiet residential environment of the neighborhood and the health and safety of the residents is endangered.
 - 7. No outside storage of material shall be allowed.
 - 8. Conducting the home occupation shall result in no change of the outside appearance of the building.
- b. Retail Sales. Home occupations allowing retail sales may be permitted if the following conditions are met:
 - 1. No articles for sale shall be displayed so as to be visible from any street.
 - 2. No mechanical or electrical equipment is used if the operation of such equipment interferes unreasonably with the desired quiet residential environment of the neighborhood.
 - 3. Such occupation does not generate more than two vehicles at any one time.
 - 4. Such occupation must provide off-street parking.
 - 5. Signs associated with such occupation shall conform to the setback requirements contained in this Ordinance, and shall not exceed nine (9) square feet in area. No illuminated signs are permitted for retail home occupations.
- C. Bed and Breakfasts.
 - 1. All bed and breakfasts shall comply with all state and federal bed and breakfast licensing requirements.
 - 2. A host or host family must live on the premises of a bed and breakfast.
 - 3. Breakfast may be provided by the host at a bed and breakfast; no other meals are permitted other than those served to overnight guests.
 - 4. The lighting used on bed and breakfasts in residential neighborhoods shall be similar to the kind which is normal in such neighborhoods. There shall be no floodlights, blinking lights, neon lights, or lights create a glare or constitute a nuisance to the neighborhood.
 - 5. No cooking shall be allowed in the guest rooms of any bed and breakfast.
 - 6. At least two off-street parking spaces shall be provided for each bed and breakfast. Said parking shall not be provided in any required front yard.
 - 7. Only one sign may be provided for a bed and breakfast. Such sign shall not exceed six (6) square feet in area, nor shall it be illuminated in any way.

Subd. 22. Sinkholes.

- a. Placing Substances and Objects in Sinkholes. No person shall place to cause to be placed any substances or objects, other than those approved by the City of Lanesboro, in any sinkhole.
- b. Development of Property with Sinkholes. Developers of property containing sinkholes shall be required to take corrective and protection measures deemed reasonable and necessary to minimize, and if possible eliminate, the entry of pollutants into subsurface water through such sinkholes. Such corrective and protective measures include but are not limited to:
 1. Buffer zones covered with grass or other appropriate vegetation.
 2. Installation of diversion methods or structures.
 3. Installation of concrete or plastic lines.
 4. Termination of any current activity which creates a pollution hazard.
 5. Removal of substance and objects from the sinkhole.

Subd. 23. Feedlots.

- a. Permit Required. Any person who owns, maintains, or operates an animal feedlot as defined in Section 330.01 shall obtain a permit for such use from the City.
- b. Feedlot Standards. The following general standards shall be applicable to animal feedlot areas:
 1. No animal feedlot area shall be located within a floodplain or shore land, or within one hundred (100) feet of a sinkhole, a naturally occurring body of water, or a well-used for domestic or municipal purposes.
 2. All animal feedlot areas shall be designed to restrict infiltration or other movement of livestock wastes to the aquifer.
 3. Where practical, the landowner shall maintain an impermeable surface for the floor of an animal feedlot area to minimize infiltration.
 4. Animal feedlot areas shall have adequate surface drainage to prevent the accumulation of surface water in the area. The landowner shall construct embankments to prevent or significantly retard surface runoff into or out of the animal feedlot area. The inner side and upper surface of the embankment shall be lined with an impermeable substance. The animal feedlot shall not drain directly to a sinkhole or naturally occurring body of water.
- c. Manure Storage. No individual or corporation within the sewered area of Lanesboro shall be permitted to temporarily store on the premises or property more than one (1) ton of manure for a period of more than five (5) days.
- d. Enforcement of Feedlot Standards. Enforcement of feedlot standards shall be initiated upon receipt of a written or verbal complaint. In the event the feedlot owner or operator is found to have violated the standards contained herein, he shall pay such fines as established by the City Council.

Subd. 24. Mobile Home Parks.

- a. Permit Required. It shall be unlawful for any person to construct, alter, or extend any mobile home park or structures within the park that are permanent in nature unless he holds a valid permit issued by the City of Lanesboro, for the specific construction, alteration or extension proposed. Said mobile home park shall be approved by the Minnesota Department of Health in accordance with Minnesota Statute 327.14 through 327.34 as amended, and Minnesota Agency Rule 2MCAR 1.90103.
- b. Subdivision Permit Required. The developer of a new mobile home park shall obtain a subdivision permit in accordance with the requirements of the Lanesboro Subdivision Ordinance.
- c. Park Area and Location. No mobile home park shall have an area less than five acres, nor shall it be located in any area other than a Mobile Home (MH) District.

d. Application Requirements. In addition to the application requirements associated with any proposed subdivision, the owner and or developer of a mobile home park shall provide the following additional information:

1. The method of disposing of garbage and refuse.
2. Floor plans of all service buildings to be constructed within the mobile home park.
3. Detailed description of maintenance procedures and grounds supervision.
4. Floor plans of all service buildings to be constructed within the mobile home park.

e. Performance Standards.

1. All mobile homes shall be properly connected to a central water supply and a public sanitary sewer system. All water and sewer systems shall be constructed in accordance with plans and specifications approved by the Zoning Administrator and other relevant City staff. Where a public water supply is available to the mobile home park or at the boundary of the park, a connection to say public water supply shall be provided for each mobile home.
2. All mobile home parks shall have one or more recreational areas which shall be easily accessible to all park residents. Recreational areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located. The size of such recreational area shall be based upon a minimum of 10% of the land area (exclusive of streets), but no outdoor recreational area shall contain less than 2,000 square feet. All equipment installed in such an area shall be owned and maintained by the owner or operator at his own expense.
3. All utilities, such as sewer, water, fuel, electric, and telephone and television antenna lead-ins shall be buried to a depth specified by the Zoning Administrator, and there shall be no overhead wires or support poles except those essential for street or other lighting purposes.
4. A properly landscaped area shall be adequately maintained around each mobile home park.
5. Signs shall be limited to one nameplate or identification sign not to exceed twenty-five square feet, with lighting height and location as approved by the Zoning Administrator.
6. The area beneath all mobile homes shall be enclosed with a material that shall be generally uniform through the entire mobile home park, except that such an enclosure must be so constructed that it is subject to reasonable inspection. No obstruction shall be permitted that impedes the inspection of plumbing, electrical facilities, and related mobile home equipment.
7. Each mobile home lot shall be served by a central fuel supply system such as natural gas or a central LP system. No separate private fuel containers, such as fuel oil tanks or LP tanks shall be allowed in the mobile home park.
8. All mobile home parks shall have an area or areas set aside for dead storage. Boats, boat trailers, hauling trailers, and all other equipment not generally stored within the mobile home or within the utility enclosure, that may be provided, shall be stored in a separate place provided by the park owner. This storage place shall be screened. Such equipment shall not be stored upon a mobile home lot which is occupied by a mobile home nor upon the streets within the mobile home park. The storage area shall be no less than 200 square feet per unit.
9. Each mobile home lot within a mobile home park shall abut on and have access to a private road used by the inhabitants of the park and built and maintained by the owner thereof. This road shall lead to and furnish ingress and egress from a public street through controlled driveways which shall have a right-of-way at least sixty feet in width.
10. Every structure in the mobile home park shall be developed and maintained in a safe, approved and substantial manner. The exterior of every such structure shall be kept in good repair. Portable fire extinguishers rated for electrical and liquid fires shall be kept in all service buildings and other locations conveniently and readily accessible for use by all occupants.

11. Storm shelters. All mobile home parks shall comply with the Minnesota Statutes 327.20, Subdivision 1, regarding required storm shelters. This Statute provides that:

a. In the case of a manufactured home park with less than 10 manufactured homes, a plan shall be provided for the sheltering or safe evacuation to a safe place of shelter of the residents of the park in times of severe weather conditions, such as tornadoes, high winds and floods. Said plan shall be approved by the City of Lanesboro.

b. In the case of a manufactured home park with 10 or more manufactured homes, a safe place of shelter shall be provided for shelter residents, including a plan for evacuation of park residents to a safe place of shelter within a reasonable distance of the park for use by park residents in times of severe weather, including tornadoes and high winds. The plan shall be subject to the approval of both the City of Lanesboro and Minnesota Department of Health. Construction of the storm shelter shall comply with the design standards as outlined in M.S. 327.205.

12. All structures shall require a building permit.