

ORDINANCE NO. 2A

AN ORDINANCE RELATING TO THE LOCATION, SIZE, USE AND ARRANGEMENT OF TRAILER-HOUSES, MOBILE HOMES, MOTOR HOMES, RAIL OR MOTOR COACH, SHEDS, QUONSET HUTS, BASEMENT HOMES FOR SAN FRANCISCO TOWNSHIP, CARVER COUNTY.

WHEREAS, San Francisco Township has a large area of land which is inaccessible because of woodland that cannot be served by roadways; and

WHEREAS, a substantial area of woodland within the township lies along the Northern bluffs and ridges of the Minnesota River Valley and along the Minnesota River bottom land; and

WHEREAS, the high density of woodland within San Francisco Township provides an undisturbed beauty and unspoiled natural habitat for wildlife and is adjacent to tracts of land designated by the Minnesota Department of Natural Resources for park and recreation use combined with a trails system;

THE TOWN BOARD OF SUPERVISORS FOR SAN FRANCISCO TOWNSHIP, CARVER COUNTY ORDAINS:

Section 1. The establishment of a mobile home park or trailer house camp or park is prohibited. The definition of a "park" or "camp" shall mean the permanent locating or setting of more than one mobile home or trailer house within or on a tract of land which has been subdivided and platted into individual lots, regardless of size, or upon a tract of farm land which is undivided and not platted and is less than forty (40) acres as defined and regulated by the Carver County Zoning Ordinance No. 8.

Section 2. The locating, setting, erection or construction for occupancy or habitation of motor homes, rail or motor coaches, sheds, separate unit structures, quonset huts, or basement homes shall be prohibited. This definition does not include a mobile home or trailer house as defined in Section 1.

Section 3. The owner and occupant of a farm engaged in farming in an Agricultural District or Restricted Agricultural District as defined by the Carver County Zoning Ordinance may occupy and live in a trailer house or mobile home as a supplemental residential unit of the existing farm residence and buildings for such length of time and on such terms as the Town Board shall find reasonable, upon the owner first having applied for and obtaining a Special Use Permit from the Town Board; provided further that such trailer-house or mobile home shall be located at a distance no greater than 700 hundred (500) feet from a corner wall of the existing farm dwelling house. "Farming" for the purpose of this Ordinance shall be defined as a tract of land previously or presently being used by the owner for crop, beef or dairy farming, or other type of farm operation in which the operator realizes more than 50 (50 %) percent of his income, having an area of eighty (80) acres or more.

Section 4. Mobile Home or Trailer House is a structure having five hundred (500) square feet or more of floor space which is so constructed as to provide facilities for person or persons to eat and

sleep, has provisions for connecting to central utility system when ready for occupancy; the principal structure has a width not less than ten (10) feet, having no foundation other than wheels or removable jacks. Before occupancy is permitted, a permanent cement block or concrete foundation shall be laid and the unit shall be attached thereto.

Passed and unanimously adopted by the Town Board of Supervisors at a special meeting held at the Town Hall, San Francisco Township, Carver County, Minnesota, this 26 day of Aug, 1974.

TOWN BOARD OF SAN FRANCISCO

Edwin J. Harms
Carroll May
Henry W. Sten

ATTEST:

Edw. A. Johnson
Clerk