

**CITY OF LEXINGTON
COUNTY OF ANOKA
STATE OF MINNESOTA**

ORDINANCE #17-01

**AN ORDINANCE AMENDING CITY CODE CHAPTER 11.60
PERFORMANCE STANDARDS – SUBD. 19 MANUFACTURED HOMES**

Section 1. The City Council of Lexington does hereby ordain as following changes to Chapter 11 Lexington City Code:

SECTION 11.60 – PERFORMANCE STANDARDS

Subd. 19. Housing Standard~~Manufactured Homes~~.

A. The placement of ~~residential dwellings~~manufactured homes within the City is authorized in all residential zones if such homes comply with the following conditions:

- 1) Such homes shall comply with all zoning regulations for the residential and multiuse zone in which they are located.
- 2) A building permit and any other required permits shall be obtained ~~for such~~manufactured homes.
- 3) No such home shall have ground floor space of less than ~~960~~600 square feet.
- 4) No such home shall have a width of less than twenty (20) feet.
- 5) A permanent foundation of concrete, concrete block or wood as approved by the Uniform Building code as adopted in the State of Minnesota is required with frost footings of at least forty-four (44) inches.
- 6) ~~Any such manufactured~~Residential dwellings ~~homes~~ shall have exterior siding extending from within six (6) inches of the ground or two (2) inches of concrete, which siding shall be of a conventional exterior dwelling-type material. Any metal siding would have horizontal edges and overlap in sections no wider than twelve (12) inches. Sheet metal siding is prohibited.
- 7) Such homes shall have a pitched roof covered with shingles or tile and have eaves of not less than six (6) inches.

8) All such ~~manufactured homes~~residential dwelling shall be built in compliances with Minnesota Statutes 327.31 - 327.35, or the -standards of the National Manufactured Housing Construction and Safety Standards Act, or its predecessor in effect at the time the building permit is granted.

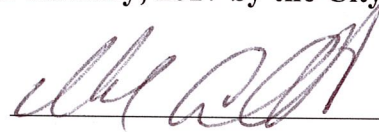
9) All manufactured homes shall have available for inspection, manufacturer's instructions specifying how said home is to be situated on a permanent foundation.

10) All exterior and bearing stud walls are to be of at least 2' x 4' construction.

~~11) The current Minnesota State Building Codes/ Manufactured Homes is hereby adopted as though set forth verbatim herein.~~

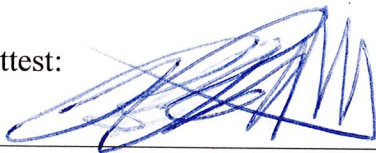
~~B. Exemptions. This Subdivision shall have no application to manufactured homes built in compliance with the Uniform Building Code as adopted in the State of Minnesota or to manufactured housing place in a manufactured home park.~~

PASSED AND DULY ADOPTED this 5th day of January, 2017 by the City Council of the City of Lexington.



Mark Kurth, Mayor

Attest:



Bill Petracek, City Administrator

