

ORDINANCE NO. 884

STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF NEW BRIGHTON

**AN ORDINANCE TO REZONE PROPERTIES FROM R-3B AND R-2 (THE
LAKESIDE AND OAK GROVE MANUFACTURED HOME PARKS) TO MHC
(MANUFACTURED HOME COMMUNITY), AND TO UPDATE REGULATIONS
RELATING TO MANUFACTURED HOMES IN CHAPTER 16 OF CITY CODE
AND CHAPTER 4 OF THE ZONING CODE**

THE CITY OF NEW BRIGHTON ORDAINS:

SECTION 1. Pursuant to Chapter 8, Article 3 of the New Brighton City Zoning Ordinance, and as illustrated in **Exhibit A**, the official zoning map for the City of New Brighton is hereby amended to rezone the following properties from **R-3B to MHC**:

<u>Parcel ID</u>	<u>Site Address</u>
1363M00016	1000 CESSNA DR
1363M12300	1001 CESSNA DR
1363M15520	1020 CESSNA DR
1363M20525	1021 CESSNA DR
1363M29650	1030 CESSNA DR
1363M11620	1031 CESSNA DR
1363M15700	1050 CESSNA DR
1363M00017	1051 CESSNA DR
1363M07200	1070 CESSNA DR
1363M00018	1071 CESSNA DR
1363M17380	1080 CESSNA DR
1363M02160	1081 CESSNA DR
1363M04600	1090 CESSNA DR
1363M12950	1091 CESSNA DR
1363M05200	1100 CESSNA DR
1363M17500	1101 CESSNA DR
1363M22400	1120 CESSNA DR
1363M10500	1121 CESSNA DR
1363M00019	1130 CESSNA DR
1363M00020	1131 CESSNA DR
1363M00021	1150 CESSNA DR
1363M36200	1151 CESSNA DR
1363M00500	1170 CESSNA DR

<u>Parcel ID</u>	<u>Site Address</u>
1363M25000	1171 CESSNA DR
1363M02100	1180 CESSNA DR
1363M00022	1250 CESSNA DR
1363M04750	1270 CESSNA DR
1363M05630	1280 CESSNA DR
1363M30100	1281 CESSNA DR
1363M20550	1290 CESSNA DR
1363M00100	1291 CESSNA DR
1363M00023	1300 CESSNA DR
1363M17000	1301 CESSNA DR
1363M27650	1320 CESSNA DR
1363M00024	1321 CESSNA DR
1363M08650	1330 CESSNA DR
1363M33800	1331 CESSNA DR
1363M31550	1350 CESSNA DR
1363M29400	1351 CESSNA DR
1363M29150	1370 CESSNA DR
1363M22300	1371 CESSNA DR
1363M20905	1380 CESSNA DR
1363M11425	1381 CESSNA DR
1363M00025	1390 CESSNA DR
1363M23700	1391 CESSNA DR
1363M23250	1400 CESSNA DR
1363M00026	1401 CESSNA DR
1363M00027	1420 CESSNA DR
1363M00028	1421 CESSNA DR
1363M13930	1430 CESSNA DR
1363M01500	1431 CESSNA DR
1363M33750	1450 CESSNA DR
1363M16890	1451 CESSNA DR
1363M03150	1470 CESSNA DR
1363M03125	1471 CESSNA DR
1363M29100	1480 CESSNA DR
1363M09100	1481 CESSNA DR
1363M27640	1490 CESSNA DR
1363M18790	1491 CESSNA DR
1363M25200	1500 CESSNA DR
1363M33300	1501 CESSNA DR
1363M00029	1520 CESSNA DR
1363M06415	1521 CESSNA DR

<u>Parcel ID</u>	<u>Site Address</u>
1363M00030	1530 CESSNA DR
1363M29470	1531 CESSNA DR
1363M19900	1550 CESSNA DR
1363M18450	1551 CESSNA DR
1363M11020	1570 CESSNA DR
1363M15850	1571 CESSNA DR
1363M32200	1580 CESSNA DR
1363M15100	1581 CESSNA DR
1363M03400	1590 CESSNA DR
1363M06650	1591 CESSNA DR
1363M00031	1601 CESSNA DR
1363M25010	880 CESSNA DR
1363M00048	881 CESSNA DR
1363M00012	890 CESSNA DR
1363M03350	891 CESSNA DR
1363M00013	900 CESSNA DR
1363M26100	901 CESSNA DR
1363M24190	920 CESSNA DR
1363M05900	921 CESSNA DR
1363M00014	930 CESSNA DR
1363M25500	931 CESSNA DR
1363M11350	950 CESSNA DR
1363M33100	951 CESSNA DR
1363M04500	970 CESSNA DR
1363M34670	971 CESSNA DR
1363M26700	980 CESSNA DR
1363M00015	981 CESSNA DR
1363M18425	990 CESSNA DR
1363M25650	991 CESSNA DR
1363M27850	1390 CHAMPION DR
1363M27500	1400 CHAMPION DR
1363M05100	1401 CHAMPION DR
1363M27600	1420 CHAMPION DR
1363M17300	1421 CHAMPION DR
1363M03900	1430 CHAMPION DR
1363M31475	1431 CHAMPION DR
1363M08500	1450 CHAMPION DR
1363M34880	1451 CHAMPION DR
1363M21200	1471 CHAMPION DR
1363M21405	1481 CHAMPION DR

<u>Parcel ID</u>	<u>Site Address</u>
323023240008	1200 FOSS RD
323023230002	1200 FOSS RD
1363M06430	1000 MOONEY DR
1363M16050	1001 MOONEY DR
1363M19000	1020 MOONEY DR
1363M24200	1021 MOONEY DR
1363M14825	1030 MOONEY DR
1363M14960	1031 MOONEY DR
1363M16700	1050 MOONEY DR
1363M17825	1051 MOONEY DR
1363M37200	1070 MOONEY DR
1363M00047	1071 MOONEY DR
1363M18375	1080 MOONEY DR
1363M29300	1081 MOONEY DR
1363M31800	1090 MOONEY DR
1363M03325	1091 MOONEY DR
1363M21100	1100 MOONEY DR
1363M36700	1101 MOONEY DR
1363M26200	1120 MOONEY DR
1363M30400	1121 MOONEY DR
1363M33775	1130 MOONEY DR
1363M35500	1131 MOONEY DR
1363M12940	1150 MOONEY DR
1363M28850	1151 MOONEY DR
1363M35300	1170 MOONEY DR
1363M21300	1171 MOONEY DR
1363M00033	1400 MOONEY DR
1363M33225	1401 MOONEY DR
1363M15175	1420 MOONEY DR
1363M22485	1421 MOONEY DR
1363M50000	1430 MOONEY DR
1363M22500	1431 MOONEY DR
1363M34615	1450 MOONEY DR
1363M02200	1451 MOONEY DR
1363M09400	1470 MOONEY DR
1363M16850	1471 MOONEY DR
1363M00200	1480 MOONEY DR
1363M33400	1481 MOONEY DR
1363M33900	1490 MOONEY DR
1363M00034	1491 MOONEY DR

<u>Parcel ID</u>	<u>Site Address</u>
1363M14900	1500 MOONEY DR
1363M05000	1501 MOONEY DR
1363M18840	1521 MOONEY DR
1363M19650	1531 MOONEY DR
1363M10400	880 MOONEY DR
1363M18500	881 MOONEY DR
1363M06600	890 MOONEY DR
1363M31400	891 MOONEY DR
1363M04430	900 MOONEY DR
1363M28400	901 MOONEY DR
1363M24900	920 MOONEY DR
1363M25100	921 MOONEY DR
1363M00032	930 MOONEY DR
1363M34700	931 MOONEY DR
1363M12400	950 MOONEY DR
1363M14200	951 MOONEY DR
1363M17725	970 MOONEY DR
1363M34285	971 MOONEY DR
1363M03700	980 MOONEY DR
1363M26550	981 MOONEY DR
1363M25025	990 MOONEY DR
1363M09600	991 MOONEY DR
1363M11050	1000 PIPER DR
1363M33000	1001 PIPER DR
1363M35050	1020 PIPER DR
1363M18200	1021 PIPER DR
1363M32700	1030 PIPER DR
1363M00001	1031 PIPER DR
1363M30525	1050 PIPER DR
1363M18550	1051 PIPER DR
1363M14950	1070 PIPER DR
1363M19770	1071 PIPER DR
1363M36900	1080 PIPER DR
1363M16600	1081 PIPER DR
1363M02400	1090 PIPER DR
1363M06675	1091 PIPER DR
1363M13301	1100 PIPER DR
1363M32180	1101 PIPER DR
1363M29200	1120 PIPER DR
1363M22600	1121 PIPER DR

<u>Parcel ID</u>	<u>Site Address</u>
1363M35705	1130 PIPER DR
1363M24025	1131 PIPER DR
1363M00037	1150 PIPER DR
1363M00038	1151 PIPER DR
1363M00039	1170 PIPER DR
1363M18760	1171 PIPER DR
1363M23800	1180 PIPER DR
1363M04800	1181 PIPER DR
1363M31465	1221 PIPER DR
1363M20500	1231 PIPER DR
1363M14740	1251 PIPER DR
1363M10550	1271 PIPER DR
1363M23300	1281 PIPER DR
1363M28825	1291 PIPER DR
1363M12975	1301 PIPER DR
1363M00040	1321 PIPER DR
1363M00041	1331 PIPER DR
1363M00042	1351 PIPER DR
1363M14990	1371 PIPER DR
1363M32000	1380 PIPER DR
1363M34900	1381 PIPER DR
1363M28600	1390 PIPER DR
1363M16430	1391 PIPER DR
1363M00050	1400 PIPER DR
1363M23100	1401 PIPER DR
1363M34300	1420 PIPER DR
1363M34070	1421 PIPER DR
1363M24198	1430 PIPER DR
1363M00044	1431 PIPER DR
1363M01800	1450 PIPER DR
1363M15000	1451 PIPER DR
1363M00045	1470 PIPER DR
1363M17880	1471 PIPER DR
1363M26000	1480 PIPER DR
1363M04450	1481 PIPER DR
1363M25900	1490 PIPER DR
1363M34875	1491 PIPER DR
1363M19825	1500 PIPER DR
1363M00046	1501 PIPER DR
1363M30500	1520 PIPER DR

<u>Parcel ID</u>	<u>Site Address</u>
1363M30300	1521 PIPER DR
1363M27775	1530 PIPER DR
1363M16680	1531 PIPER DR
1363M23600	1551 PIPER DR
1363M36550	1571 PIPER DR
1363M16470	1581 PIPER DR
1363M11330	880 PIPER DR
1363M07800	881 PIPER DR
1363M06300	890 PIPER DR
1363M08150	891 PIPER DR
1363M00035	900 PIPER DR
1363M18650	901 PIPER DR
1363M16300	920 PIPER DR
1363M25400	921 PIPER DR
1363M33600	930 PIPER DR
1363M00700	931 PIPER DR
1363M27700	950 PIPER DR
1363M15500	951 PIPER DR
1363M08480	970 PIPER DR
1363M19350	971 PIPER DR
1363M32993	980 PIPER DR
1363M19940	981 PIPER DR
1363M05701	990 PIPER DR
1363M00036	991 PIPER DR

- 20 **SECTION 2.** Pursuant to Chapter 8, Article 3 of the New Brighton City Zoning Ordinance, and as illustrated in
21 **Exhibit B**, the official zoning map for the City of New Brighton is hereby amended to rezone the
22 following properties from **R-2 to MHC**:

<u>Parcel ID</u>	<u>Site Address</u>
1463M12200	201 MEHIGAN ST NW
1463M00001	204 MEHIGAN ST NW
1463M13775	207 MEHIGAN ST NW
1463M36360	208 MEHIGAN ST NW
1463M08100	209 MEHIGAN ST NW
1463M00003	210 MEHIGAN ST NW
1463M15120	211 MEHIGAN ST NW
1463M34250	212 MEHIGAN ST NW
1463M11000	213 MEHIGAN ST NW

<u>Parcel ID</u>	<u>Site Address</u>
1463M77489	214 MEHIGAN ST NW
1463M12690	216 MEHIGAN ST NW
1463M36250	217 MEHIGAN ST NW
1463M23750	218 MEHIGAN ST NW
1463M23275	219 MEHIGAN ST NW
1463M77490	301 MEHIGAN ST NW
1463M70001	304 MEHIGAN ST NW
1463M14850	307 MEHIGAN ST NW
1463M04525	308 MEHIGAN ST NW
1463M27750	309 MEHIGAN ST NW
1463M36000	310 MEHIGAN ST NW
1463M22800	311 MEHIGAN ST NW
1463M70003	312 MEHIGAN ST NW
1463M70004	313 MEHIGAN ST NW
1463M00005	314 MEHIGAN ST NW
1463M70005	324 MEHIGAN ST NW
1463M00006	325 MEHIGAN ST NW
1463M12600	326 MEHIGAN ST NW
1463M00011	101 MORRIS ST NW
1463M00900	104 MORRIS ST NW
1463M12800	107 MORRIS ST NW
1463M70006	109 MORRIS ST NW
1463M70007	110 MORRIS ST NW
1463M24300	111 MORRIS ST NW
1463M12650	112 MORRIS ST NW
1463M01150	113 MORRIS ST NW
1463M14500	114 MORRIS ST NW
1463M15900	115 MORRIS ST NW
1463M03000	116 MORRIS ST NW
1463M08975	117 MORRIS ST NW
1463M00007	118 MORRIS ST NW
1463M26500	119 MORRIS ST NW
1463M06900	120 MORRIS ST NW
1463M13500	121 MORRIS ST NW
1463M14100	122 MORRIS ST NW
1463M22950	123 MORRIS ST NW
1463M14720	124 MORRIS ST NW
1463M13625	125 MORRIS ST NW
1463M12350	130 MORRIS ST NW
1463M09000	131 MORRIS ST NW

<u>Parcel ID</u>	<u>Site Address</u>
1463M21120	132 MORRIS ST NW
1463M11100	133 MORRIS ST NW
1463M03127	134 MORRIS ST NW
1463M01000	135 MORRIS ST NW
1463M23900	136 MORRIS ST NW
293023310044	390 OLD HIGHWAY 8 NW
1463M00008	401 TRUE ST NW
1463M17800	404 TRUE ST NW
1463M70008	407 TRUE ST NW
1463M70009	408 TRUE ST NW
1463M19300	409 TRUE ST NW
1463M12900	410 TRUE ST NW
1463M13350	411 TRUE ST NW
1463M01700	412 TRUE ST NW
1463M21195	413 TRUE ST NW
1463M20000	414 TRUE ST NW
1463M03450	415 TRUE ST NW
1463M04650	416 TRUE ST NW
1463M25810	417 TRUE ST NW
1463M70010	418 TRUE ST NW
1463M77491	419 TRUE ST NW
1463M00009	420 TRUE ST NW
1463M05400	421 TRUE ST NW
1463M19777	422 TRUE ST NW
1463M36500	423 TRUE ST NW
1463M11700	424 TRUE ST NW
1463M03695	425 TRUE ST NW
1463M13340	429 TRUE ST NW
1463M70011	430 TRUE ST NW
1463M77492	431 TRUE ST NW
1463M22490	432 TRUE ST NW
1463M27000	433 TRUE ST NW
1463M07600	501 TRUE ST NW
1463M05475	502 TRUE ST NW
1463M70012	503 TRUE ST NW
1463M16250	504 TRUE ST NW
1463M00250	505 TRUE ST NW
1463M14700	506 TRUE ST NW
1463M04550	507 1/2 TRUE ST NW
1463M31500	507 TRUE ST NW

<u>Parcel ID</u>	<u>Site Address</u>
1463M00010	508 TRUE ST NW
1463M34200	509 TRUE ST NW
1463M23200	510 TRUE ST NW
1463M35000	511 TRUE ST NW
1463M05800	512 TRUE ST NW
1463M10950	513 TRUE ST NW
1463M32400	514 TRUE ST NW
1463M36600	515 TRUE ST NW
1463M33200	516 TRUE ST NW
1463M16450	517 TRUE ST NW
1463M17600	518 TRUE ST NW
1463M14940	519 TRUE ST NW
1463M24195	520 TRUE ST NW
1463M16900	521 TRUE ST NW
1463M01760	522 TRUE ST NW
1463M22200	523 TRUE ST NW
1463M23225	524 TRUE ST NW
1463M08600	525 TRUE ST NW
1463M32800	526 TRUE ST NW
1463M08200	527 TRUE ST NW
1463M77493	528 TRUE ST NW
1463M34635	529 TRUE ST NW
1463M29800	530 TRUE ST NW
1463M36400	531 TRUE ST NW
1463M05300	532 TRUE ST NW
1463M77494	533 TRUE ST NW
1463M31900	534 TRUE ST NW
1463M13215	535 TRUE ST NW
1463M33650	536 TRUE ST NW
1463M15950	537 TRUE ST NW

23 **SECTION 3.** Chapter 16 of the Code of Ordinances of the City of New Brighton, Minnesota, is hereby
24 amended as follows:

25 ARTICLE 1. GENERAL CONDITIONS shall be restated and remain unchanged

26 ARTICLE 2. MANUFACTURED HOME PARKS

27 Divisions 1 & 2 shall be restated and remain unchanged.

Division 3. Site Requirements

Section 16-39 Drainage shall be restated and remain unchanged.

Sec. 16-40. Minimum Area and Maximum Density.

~~The size of a manufactured home park base lot shall determine the maximum number of manufactured homes that can be placed within the park. Steps to make this determination are as follows:~~

- ~~a) At least two percent of the proposed base lot shall be devoted to a recreation area which must be established, constructed, and maintained for the benefit of the manufactured home park residents. This recreation area shall be excluded from land eligible for manufactured homes.~~
- ~~b) The location(s) for an on-site community storm shelter shall be identified along with locations for on-site management facilities (if proposed). All land within 10 feet of such facilities shall be excluded from land eligible for manufactured homes.~~
- ~~c) For every 3,600 square feet of land available after establishment of the required recreation area, storm shelters, and on-site management facilities; one manufactured home may be located within the newly proposed park or park expansion area.~~

(1) Minimum Area

- a) All new manufactured home parks shall be large enough to accommodate a minimum of two (2) manufactured homes after required land set asides for recreation, an on-site storm shelter, storage, and other facilities serving the park.
- b) Expansion areas for existing manufactured home parks can be any size provided the minimum recreation area has been maintained since establishment of the original park, and adequate storm shelter facilities are provided for all existing and proposed units. If minimum standards for either recreation area or storm shelters are not being met by the original park, any expansion area shall be devoted to addressing existing park deficiencies before being utilized for new units.

(2) Maximum Density and Unit Count in New Parks

- a) The maximum density within a new manufactured home park shall be based on the net base lot area after the following deductions:
 - i. First, all non-buildable areas such as open water, wetlands, and any other areas prohibited from building by code shall be removed.

ii. With non-buildable areas removed, at least two percent of the remaining base lot shall then be devoted to a recreation area which must be established, constructed, and maintained for the benefit of the manufactured home park residents. This recreation area shall be excluded from land eligible for manufactured homes.

iii. Next, the location(s) for required and optional community facilities shall be identified and excluded from the land area eligible for manufactured homes. These areas shall include but are not limited to the required on-site community storm shelter, on-site management facilities, storage areas, and other amenities serving the proposed community. All land within 10 feet of such facilities shall also be excluded from land eligible for manufactured homes.

iv. Finally, all areas for private roads shall be excluded from land eligible for manufactured homes.

b) For every 3,600 square feet of land available after removal of land in accordance with subsections (a) above, one manufactured home dwelling unit may be located within the newly proposed park provided the following initial spacing can be met between structures:

i. Long sides of two adjacent manufactured homes shall not be closer than 25 feet.

ii. Short sides of two adjacent manufactured homes shall not be closer than 10 feet.

iii. A long side of one home may be 10 feet to the short side of an adjacent home

iv. All sides of homes shall be 30 feet from adjacent public rights-of-way.

v. All sides of homes shall be 30 feet from all adjacent residentially zoned property having a different zoning classification than the manufactured home park.

vi. All sides of homes shall be 5 feet from all adjacent commercial or industrial zoned property.

(3) Maximum Density and Unit Count in Expansion Areas of Existing Parks

a) The maximum density within an expansion area to an existing manufactured home park shall be based on the net expansion area after removal of all land as may be needed to accommodate the minimum recreation area and storm shelter needs for the proposed new park boundaries as a whole. Minimum recreation space shall be 2% of the total net base lot area after removal of open water, wetlands, and any other areas prohibited from building by code. Adequate storm shelter space shall be based upon MN Department of Health guidelines for the new park boundary as a whole

b) For every 3,600 square feet of expansion land available after removal of land in accordance with subsections (a) above, one manufactured home dwelling unit may be located within the newly proposed expansion area provided the following initial spacing can be met between structures:

i. Long sides of two adjacent manufactured homes shall not be closer than 25 feet.

ii. Short sides of two adjacent manufactured homes shall not be closer than 10 feet.

iii. A long side of one home may be 10 feet to the short side of an adjacent home

iv. All sides of homes shall be 30 feet from adjacent public rights-of-way.

v. All sides of homes shall be 30 feet from all adjacent residentially zoned property having a different zoning classification than the manufactured home park.

vi. All sides of homes shall be 5 feet from all adjacent commercial or industrial zoned property..

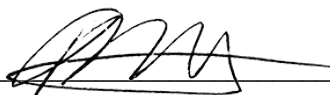
Sections 16-41 through 16-71 shall be restated and remain unchanged.

ARTICLE 3. ACTIVITIES OUTSIDE OF A MANUFACTURED HOME PARK shall be restated and remain unchanged

SECTION 3. Effective Date

This ordinance shall take effect upon its adoption by the City Council, its publication in the City's official newspaper.

ADOPTED this 25th day of May 2021, by the New Brighton City Council with a vote of 5 ayes and 0 nays.


Kari Niedfeldt-Thomas, Mayor


Devin Massopust, City Manager

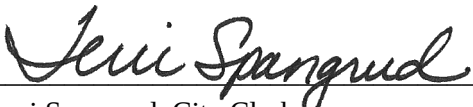


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ATTEST:

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Terri Spangrud, City Clerk