

**RAMSEY COUNTY
MANUFACTURED HOME PARKS &
RECREATIONAL CAMPING AREAS
ORDINANCE**



Resolution # 92-624

**Approved by the
Ramsey County Board of Commissioners
October 27, 1992**

**Saint Paul - Ramsey County
Department of Public Health
Environmental Health Section
1670 Beam Avenue, Suite A
Maplewood, MN 55109-1176
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MANUFACTURED HOME PARKS AND RECREATIONAL CAMPING AREAS ORDINANCE FOR RAMSEY COUNTY

"The County Board of Ramsey County ordains"

SECTION I - PURPOSE AND AUTHORITY

The purpose of this ordinance is to establish standards to protect and promote the health, safety and the general welfare of the people of Ramsey County pursuant to the authority granted to Ramsey County by Minnesota Statutes Sections 375.51 through 375.55 and 145A.05, Subd. 8, and the Delegation Agreement between the Minnesota Department of Health and Ramsey County executed pursuant to Minnesota Statutes, Section 145A.07.

This ordinance establishes minimum standards for manufactured homes and recreational camping areas which shall supplement existing applicable laws and codes pertaining to manufactured home parks and recreational camping areas. Whenever this ordinance conflicts with other applicable laws, regulations, and ordinances, the most restrictive shall prevail.

SECTION II - SCOPE

This ordinance shall be applicable to all recreational camping area and manufactured home parks, as defined in Minnesota Statutes Chapter 327, which are located in Ramsey County, Minnesota.

SECTION III - GENERAL PROVISIONS

Subsection 1. Administrative Procedures. All of the provisions of the Ramsey County Administrative Ordinance shall apply as if fully set forth herein.

Subsection 2. Administration. This ordinance shall be administered by the Ramsey County Department of Public Health. The term "Department", where used in this ordinance and the Ramsey County Administrative Ordinance, shall mean the Ramsey County Department of Public Health.

Subsection 3. Definitions. Definitions of words, phrases, and terms used in this ordinance shall be those set forth in Minnesota Statutes Section 327.14 and the Ramsey County Administrative Ordinance.

SECTION IV - STANDARDS FOR HEALTH, SAFETY, AND NUISANCE PREVENTION

Subsection 1. Standards Adopted. Minnesota Rules Parts 4630.0200 through 4630.2210, except Part 4630.2000, Subparts 2 through 5, in effect on October 1, 1992, and any future revisions thereof are hereby adopted by reference and made a part of this ordinance.

Subsection 2. Standards Amended. The above adopted rules are hereby amended as follows:

A. Whenever the terms "state board of health" or "commissioner of health" appear in these adopted rules, they shall be held to mean the "Department" except in Minnesota Rules Parts 4630.0600, Subpart 1 and 4630.0700 where it shall remain unchanged.

B. Minnesota Rules Part 4630.2000, Subpart 1 is amended to read as follows: "General. The application for a primary license, or for renewal license to operate a manufactured home park or recreational camping area, as defined by Minnesota Statutes Section 327.14, must be accompanied by fees which shall be established from time to time by resolution of the Ramsey County Board of Commissioners."

SECTION V - EFFECTIVE DATE

This ordinance shall be effective upon passage by the Ramsey County Board of Commissioners.

APPROVED BY THE RAMSEY COUNTY BOARD OF COMMISSIONERS ON OCTOBER 27, 1992.

**MINNESOTA MANUFACTURED HOME PARK AND
RECREATIONAL CAMPING AREA LAW**

MINNESOTA STATUTES 327.14 - 327.28

327.14 DEFINITIONS.

Subdivision 1. Terms. For the purposes of sections 327.10, 327.11, 327.14 to 327.28 the terms defined in this section have the meanings given them.

Subd. 2. Manufactured home. "Manufactured home" has the meaning specified in section 327.31, subdivision 6.

Subd. 3. Manufactured home park. "Manufactured home park" means any site, lot, field or tract of land upon which two or more occupied manufactured homes are located, either free of charge or for compensation, and includes any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of the manufactured home park.

Subd. 4. Municipality. "Municipality" means any city, town or township in this state, however organized.

Subd. 5. Primary license. "Primary license" means the initial license issued to the first person, firm or corporation to establish and maintain, conduct or operate a manufactured home park or recreational camping area at any one location.

Subd. 6. Annual license. "Annual license" means a renewal license issued to the person, firm or corporation operating a previously licensed manufactured home park or recreational camping area.

Subd. 7. Recreational camping vehicle. "Recreational camping vehicle" when used in sections 327.14 to 327.28 includes the following:

- (a) any vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational, and vacation uses;
- (b) any structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation;
- (c) any portable, temporary dwelling to be used for travel, recreation, and vacation, constructed as an integral part of a self-propelled vehicle; and
- (d) any folding structure, mounted on wheels and designed for travel, recreation, and vacation use.

Subd. 8. Recreational camping area. "Recreational camping area" means any area, whether privately or publicly owned, used on a daily, nightly, weekly, or longer basis for the accommodation of five or more tents or recreational camping vehicles free of charge or for compensation. "Recreational camping area" excludes:

- (1) children's camps;
- (2) industrial camps;
- (3) migrant labor camps, as defined in Minnesota Statutes and state commissioner of health rules;
- (4) United States forest service camps;
- (5) state forest service camps;
- (6) state wildlife management areas or state-owned public access areas which are restricted in use to picnicking and boat landing; and
- (7) temporary holding areas for self-contained recreational camping vehicles created by and adjacent to motor sports facilities, if the chief law enforcement officer of an affected jurisdiction determines that it is in the interest of public safety to provide a temporary holding area.

327.15 LICENSE FOR MANUFACTURED HOME PARK AND RECREATIONAL CAMPING AREA.

No person, firm or corporation shall establish, maintain, conduct or operate a manufactured home park or recreational camping area within this state without first obtaining a license therefor from the state department of health. Any person, firm, or corporation desiring to operate either a manufactured home park or a recreational camping area on the same site in connection with the other, need only obtain one license. A license shall expire and be renewed as prescribed by the commissioner pursuant to section 144.122. The license shall state the number of manufactured home sites and recreational camping sites allowed according to state commissioner of health approval. No renewal license shall be issued if the number of sites specified in the application exceeds those of the original application unless the plans for expansion or the construction for expansion are first approved by the department of health. Any manufactured home park or recreational camping area located in more than one municipality shall be dealt with as two separate manufactured home parks or camping areas. The license shall be conspicuously displayed in the office of the manufactured home park or camping area. The license is not transferable as to place.

327.16 APPLICATION.

Subdivision 1. Made to state department of health. The application for license to operate and maintain a manufactured home park or recreational camping area shall be made to the state department of health, at such office and in such manner as may be prescribed by that department.

Subd. 2. Contents. The applicant for a primary license or annual license shall make application in writing upon a form provided by the state department of health setting forth:

(1) The full name and address of the applicant or applicants, or names and addresses of the partners if the applicant is a partnership, or the names and addresses of the officers if the applicant is a corporation.

(2) A legal description of the site, lot, field, or tract of land upon which the applicant proposes to operate and maintain a manufactured home park or recreational camping area.

(3) The proposed and existing facilities on and about the site, lot, field, or tract of land for the proposed construction or alteration and maintaining of a sanitary community building for toilets, urinals, sinks, wash basins, slop-sinks, showers, drains, laundry facilities, source of water supply, sewage, garbage and waste disposal; except that no toilet facilities shall be required in any manufactured home park which permits only manufactured homes equipped with toilet facilities discharging to water carried sewage disposal systems; and method of fire and storm protection.

(4) The proposed method of lighting the structures and site, lot, field, or tract of land upon which the manufactured home park or recreational camping area is to be located.

(5) The calendar months of the year which the applicant will operate the manufactured home park or recreational camping area.

(6) Plans and drawings for new construction or alteration, including buildings, wells, plumbing and sewage disposal systems.

Subd. 3. Fees; approval. The application for the primary license shall be submitted with all plans and specifications enumerated in subdivision 2, and payment of a fee in an amount prescribed by the state commissioner of health pursuant to section 144.122 and shall be accompanied by an approved zoning permit from the municipality or county wherein the park is to be located, or a statement from the municipality or county that it does not require an approved zoning permit. The fee for the annual license shall be in an amount prescribed by the state commissioner of health pursuant to section 144.122. All license fees paid to the commissioner of health shall be turned over to the state treasury. The fee submitted for the primary license shall be retained by the state even though the proposed project is not approved and a license is denied. When construction has been completed in accordance with approved plans and specifications the state commissioner of health shall promptly cause the manufactured home park or recreational camping area and appurtenances thereto to be inspected. When the inspection and report has been made and the state commissioner of health finds that all requirements of sections 327.10, 327.11, 327.14 to 327.28, and such conditions of health and safety as the state commissioner of health may require, have been met by the applicant, the state commissioner of health shall forthwith issue the primary license in the name of the state.

Subd. 4. Sanitary facilities. During the pendency of the application for such primary license any change in the sanitary or safety facilities of the intended manufactured home park or recreational camping area shall be immediately reported in writing to the state department of health through the office through which the application was made. If no objection is made by the state department of health to such change in such sanitary or safety

facilities within 60 days of the date such change is reported, it shall be deemed to have the approval of the state department of health.

Subd. 5. Permit. When the plans and specifications have been approved, the state department of health shall issue an approval report permitting the applicant to construct or make alterations upon a manufactured home park or recreational camping area and the appurtenances thereto according to the plans and specifications presented. Such approval does not relieve the applicant from securing building permits in municipalities that require permits or from complying with any other municipal ordinance or ordinances, applicable thereto, not in conflict with this statute.

Subd. 6. Denial of construction. If the application to construct or make alterations upon a manufactured home park or recreational camping area and the appurtenances thereto or a primary license to operate and maintain the same is denied by the state commissioner of health, the commissioner shall so state in writing giving the reason or reasons for denying the application. If the objections can be corrected the applicant may amend the application and resubmit it for approval, and if denied the applicant may appeal from the decision of the state commissioner of health as provided in section 144.99, subdivision 10.

327.17 Repealed, 1959 c 562 s 1

327.18 Repealed, 1993 c 206 s 25

327.19 Repealed, 1965 c 668 s 14

327.20 RULES.

Subdivision 1. Rules. No domestic animals or house pets of occupants of manufactured home parks or recreational camping areas shall be allowed to run at large, or commit any nuisances within the limits of a manufactured home park or recreational camping area. Each manufactured home park or recreational camping area licensed under the provisions of sections 327.10, 327.11, 327.14 to 327.28 shall, among other things, provide for the following, in the manner hereinafter specified:

(1) A responsible attendant or caretaker shall be in charge of every manufactured home park or recreational camping area at all times, who shall maintain the park or area, and its facilities and equipment in a clean, orderly and sanitary condition. In any manufactured home park containing more than 50 lots, the attendant, caretaker, or other responsible park employee, shall be readily available at all times in case of emergency.

(2) All manufactured home parks shall be well drained and be located so that the drainage of the park area will not endanger any water supply. No waste water from manufactured homes or recreational camping vehicles shall be deposited on the surface of the ground. All sewage and other water carried wastes shall be discharged into a municipal sewage system whenever available. When a municipal sewage system is not available, a sewage disposal system acceptable to the state commissioner of health shall be provided.

(3) No manufactured home shall be located closer than three feet to the side lot lines of a manufactured home park, if the abutting property is improved property, or closer than ten feet to a public street or alley. Each individual site shall abut or face on a driveway or clear unoccupied space of not less than 16 feet in width, which space shall have unobstructed access to a public highway or alley. There shall be an open space of at least ten feet between the sides of adjacent manufactured homes including their attachments and at least three feet between manufactured homes when parked end to end. The space between manufactured homes may be used for the parking of motor vehicles and other property, if the vehicle or other property is parked at least ten feet from the nearest adjacent manufactured home position. The requirements of this paragraph shall not apply to recreational camping areas and variances may be granted by the state commissioner of health in manufactured home parks when the variance is applied for in writing and in the opinion of the commissioner the variance will not endanger the health, safety, and welfare of manufactured home park occupants.

(4) An adequate supply of water of safe, sanitary quality shall be furnished at each manufactured home park or recreational camping area. The source of the water supply shall first be approved by the state department of health.

(5) All plumbing shall be installed in accordance with the rules of the state commissioner of health and the provisions of the Minnesota plumbing code.

(6) In the case of a manufactured home park with less than ten manufactured homes, a plan for the sheltering or the 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. The shelter or evacuation plan shall be developed with the

assistance and approval of the municipality where the park is located and shall be posted at conspicuous locations throughout the park. The park owner shall provide each resident with a copy of the approved shelter or evacuation plan, as provided by section 327C.01, subdivision 1c. Nothing in this paragraph requires the department of health to review or approve any shelter or evacuation plan developed by a park. Failure of a municipality to approve a plan submitted by a park shall not be grounds for action against the park by the department of health if the park has made a good faith effort to develop the plan and obtain municipal approval.

(7) A manufactured home park with ten or more manufactured homes, licensed prior to March 1, 1988, shall provide a safe place of shelter for park residents or a plan for the 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 shelter or evacuation plan must be approved by the municipality by March 1, 1989. The municipality may require the park owner to construct a shelter if it determines that a safe place of shelter is not available within a reasonable distance from the park. A copy of the municipal approval and the plan shall be submitted by the park owner to the department of health. The park owner shall provide each resident with a copy of the approved shelter or evacuation plan, as provided by section 327C.01, subdivision 1c.

(8) A manufactured home park with ten or more manufactured homes, receiving a primary license after March 1, 1988, must provide the type of shelter required by section 327.205, except that for manufactured home parks established as temporary, emergency housing in a disaster area declared by the President of the United States or the governor, an approved evacuation plan may be provided in lieu of a shelter for a period not exceeding 18 months.

(9) For the purposes of this subdivision, "park owner" and "resident" have the meaning given them in section 327C.01.

Subd. 2. Health and safety. The state department of health may prescribe such rules for the operation and maintenance of manufactured home parks or recreational camping areas and for safeguarding the health and safety of persons occupying licensed manufactured home parks and recreational camping areas as the department shall deem to be necessary and expedient. Such rules pertaining to health and safety shall have the force and effect of law.

Subd. 3. Streets and roadways. A manufactured home park owner shall maintain streets and roadways in the park so as to permit passage of emergency vehicles and normal resident travel.

327.205 SHELTER CONSTRUCTION STANDARDS.

The commissioner of administration shall adopt, by rule, minimum standards for the construction of low cost manufactured home park storm shelters by March 1, 1988. All shelters constructed after March 1, 1988, shall be constructed in accordance with these standards.

327.21 Repealed, 1965 c 668 s 14

327.22 Repealed, 1961 c 375 s 5

327.23 CONSTRUCTION OF TERMS; MUNICIPAL PARKS.

Subdivision 1. State parks. Nothing in sections 327.10, 327.11, 327.14 to 327.28 should be construed to include any of the state parks in Minnesota.

Subd. 2. Manufactured home park. The term "manufactured home park" shall not be construed to include manufactured homes, buildings, tents or other structures temporarily maintained by any individual or company on premises associated with a work project and used exclusively to house labor or other personnel occupied in such work project. The state department of health may by rule prescribe such sanitary facilities as it may deem necessary to provide for the sanitation of such structures and the safety of the occupants thereof.

Subd. 3. Municipal parks. Any manufactured home park or recreational camping area owned or operated by any municipality or political subdivision of this state shall meet all sanitary and safety provisions of sections 327.10, 327.11, 327.14 to 327.28, shall be inspected as herein provided, pay all fees, and make all reports, as herein required of a licensee.

327.24 ENFORCEMENT.

Subdivision 1. Repealed, 1993 c 206 s 25

Subd. 2. Repealed, 1993 c 206 s 25

Subd. 3. Private remedies. Any person injured or threatened with injury by a violation of sections 327.14 to 327.28 or of the rules of the department of health applicable to manufactured home parks may bring a private action in any court of competent jurisdiction.

327.25 OPERATION, PART OF YEAR.

If any applicant for a manufactured home park license desires to operate such manufactured home park only during the months from May 1 to October 1, the applicant shall pay the above mentioned annual license fee. If in the opinion of the state department of health the sanitary and facility requirements herein contained are too rigid for the seasonal manufactured home parks, the department may in writing or by rule modify such requirements as circumstances may permit and require.

327.26 LOCAL AUTHORITY OVER PARKS AND CAMPING AREAS.

Subdivision 1. Local licenses prohibited. No municipality may impose any license (1) upon any licensed manufactured home park or recreational camping area, or (2) upon any occupant of a licensed manufactured home park.

Subd. 2. Local law enforcement. Any municipality which enacts or has enacted laws or ordinances relating to the safety and protection of persons and property is empowered to enforce the laws or ordinances within any manufactured home park or recreational camping area located in the municipality, notwithstanding the fact that the park or area may constitute private property.

327.27 REGULATORY PROVISIONS.

Subdivision 1. Fire extinguishers. Each manufactured home owner shall provide each manufactured home with a fire marshal approved type extinguisher, kept in constant usable condition. No manufactured home may be parked more than three days without a usable fire extinguisher in the manufactured home.

Subd. 2. State speed limit. Except as provided in subdivision 2a, it shall be unlawful for any type vehicle to travel at a rate in excess of ten miles per hour while within the limits of a manufactured home park or recreational camping area. The ten miles per hour limit shall be clearly posted throughout the manufactured home park or recreational camping area, and may be enforced by the municipality in which the park or area is located.

Subd. 2a. Local speed limit. A municipality may, by ordinance, set and enforce in a manufactured home park a speed limit which is higher than ten miles per hour but which is not higher than 30 miles per hour. The local speed limit shall be clearly posted throughout the manufactured home park.

Subd. 3. Repealed, 1969 c 427 s 22

Subd. 4. Certain practices prohibited. No animal washing, car washing, or other slop creating practices shall be carried on in any building, structure or other place not designated for such purposes. No pets or domesticated animals shall be allowed to enter the buildings containing the sanitary or washing facilities for the manufactured home park.

327.28 UNLAWFUL PARKING OF MANUFACTURED HOMES.

Where a licensed manufactured home park is reasonably available in the general area it shall be unlawful for any person to occupy any manufactured home located elsewhere than in a licensed manufactured home park unless adequate sanitary and water facilities are provided for occupants' use 24 hours each day. This section shall not apply to manufactured homes parked under section 327.23, subdivision 2.

Minnesota Rules, Chapter 4630
Department of Health
Manufactured Home Parks and Recreational Camping Areas

4630.0200 LOCATION.

No mobile home park or recreational camping area shall be so located that drainage from the park or camp area will endanger any water supply. All such parks and camps shall be well drained and no portion of the park or camp shall be located in an area subject to flooding. No waste water from mobile homes or recreational camping vehicles shall be deposited on the surface of the ground.

4630.0300 CARETAKER.

A responsible attendant or caretaker shall be in charge of every mobile home park or recreational camping area at all times and the duty of said attendant or caretaker shall be to maintain the park, its facilities, and equipment in a clean, orderly, and sanitary condition. The caretaker or attendant shall be the owner or operator of the park or camping area, or that person's appointed representative.

4630.0400 MOBILE HOME AND RECREATIONAL CAMPING VEHICLE SPACING.

No mobile home shall be parked closer than three feet to the side lot lines of a mobile home park if the abutting property is improved property or closer than ten feet to a public street or alley. Each individual mobile home site shall abut or face on a driveway or clear unoccupied space of not less than 16 feet in width, which space shall have unobstructed access to a public highway or alley. There shall be an open space of at least ten feet between the sides of adjacent mobile homes including their attachments, and at least three feet between mobile homes when parked end to end. The space between mobile homes may be used for parking of motor vehicles or other property provided such vehicle or other property be parked at least ten feet from the nearest adjacent mobile home position. All new mobile home parks constructed after July 1, 1970, and additions to existing mobile home parks constructed after July 1, 1970, shall allot the following minimum site sizes for each mobile home: 4,000 square feet if sewage from the park is discharged into a soil absorption system; 2,800 square feet if any other acceptable method of sewage disposal is used.

In recreational camping areas, recreational camping vehicles shall be separated from each other and from other structures by at least ten feet. Any accessory structure such as attached awnings, car ports, or individual storage facilities, shall, for the purpose of this separation requirement, be considered to be part of the recreational camping vehicle. A minimum site size of 2,000 square feet shall be provided for each recreational camping vehicle in camping areas constructed after July 1, 1970. All recreational camping vehicles shall be located at least 25 feet from any camping area property boundary line abutting upon a public street or highway and at least ten feet from other park property boundary lines.

4630.0500 DOMESTIC ANIMALS.

No domestic animals or house pets shall be allowed to run at large or commit any nuisances within the limits of a mobile home park or recreational camping area. Any kennels, pens, or other facilities provided for such pets shall be maintained in a sanitary condition at all times.

4630.0600 WATER SUPPLY.

Subpart 1. Requirement. An adequate supply of water of safe, sanitary, and potable quality shall be provided in each mobile home park and recreational camping area. Water supplies must meet the requirements of chapter 4720 for public water supplies, or chapter 4725 for wells.

Subp. 2. Minimum supply. In mobile home parks, the water supply shall be capable of supplying a minimum of 150 gallons per day per mobile home, and in recreational camping areas, the water supply shall be capable of supplying 50 gallons per site per day for all sites lacking individual water connections, and 100 gallons per site per day for all spaces provided with individual water connections.

Subp. 3. Location. In recreational camping areas, water from the drinking water supply shall be available within at least 400 feet of every campsite.

Subp. 4. Design. All water storage reservoirs shall be covered, watertight, and constructed of impervious material. Overflows and vents of such reservoirs shall be effectively screened. Manholes shall be constructed with covers which will prevent the entrance of foreign material. The system shall be so designed and maintained as to provide a pressure of not less than 20 pounds per square inch under normal operating conditions at service buildings and other locations requiring a potable water supply. In mobile home parks and on recreational camping sites provided with individual water service connections, riser pipes shall be so located and constructed that they will not be damaged by the parking of mobile homes or recreational camping vehicles. Water riser pipes shall extend at least four inches above the ground elevation and the minimum pipe size shall be three-fourths inch. Adequate provisions shall be made to prevent freezing of service lines, valves, and riser pipes. If underground stop and waste valves are installed, they shall be at least ten feet from the nearest buried portion of the sewage system. Water risers on unoccupied sites shall be valved off. There shall be a horizontal distance of at least ten feet between water and sewer riser pipes; provided, that where the sewer riser is constructed of cast iron pipe and the water riser is constructed of copper pipe, the distance between may be less than ten feet. The commissioner shall grant a variance to subparts 2 to 4 only according to the procedures and criteria specified in parts 4717.7000 to 4717.7050.

4630.0700 PLUMBING.

All systems of plumbing in mobile home parks and recreational camping areas shall be installed in accordance with the rules of the commissioner of health and the provisions of chapter 4715, the Minnesota Plumbing Code.

4630.0800 SEWAGE DISPOSAL.

Subpart 1. Discharge. All sewage and other water carried wastes shall be discharged into a municipal sewage system which is being operated under a permit issued by the Minnesota Pollution Control Agency whenever such a system is available. When such a system is not available, a sewage disposal system acceptable to the commissioner of health and the Minnesota Pollution Control Agency shall be provided. All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall be separated from the park water supply system by at least ten feet, unless special acceptable construction of sewer lines is provided.

Subp. 2. Location and construction of sewer lines. All sewer lines shall be constructed of materials approved by the commissioner of health, shall be adequately vented, and shall have water tight joints. Individual site sewer connections shall be at least a four-inch diameter sewer riser pipe. The sewer connections shall consist of one pipe line only without any branch fittings. All joints shall be water tight. All materials used for sewer connections shall be corrosive resistant, nonabsorbent, and durable. The inner surface shall be smooth. Provisions shall be made for capping the sewer riser pipe when a mobile home or recreational camping vehicle does not occupy the site. Surface drainage shall be directed away from the riser; the rim of the riser pipe shall extend at least 4 inches above ground elevation.

Subp. 3. Compliance with pollution control agency standards. Systems of sewage disposal utilizing the discharge of effluents to bodies of surface water must receive the approval and comply with the water quality and effluent standards and system design criteria established by the Minnesota Pollution Control Agency. All systems utilizing soil absorption for final disposal of effluent shall comply with and receive the approval of the commissioner of health. No soil absorption system shall be installed in soil which has a percolation rate of less than one inch in 60 minutes, or where the groundwater table rises to within four feet of the bottom of a proposed absorption pit or trench, or where such system shall adversely affect the ground water used for potable water supplies. All buried portions of a sewage disposal system shall be located at least 50 feet horizontally from the ordinary high water level of any body of surface water.

4630.0900 TOILET, BATHING, AND LAUNDRY FACILITIES.

In dependent mobile home parks and recreational camping areas which harbor mobile homes and recreational camping vehicles which are not equipped with toilet and bathing facilities, one or more

central buildings shall be provided equipped with such facilities. The number of fixtures shall be in accordance with the following schedule:

Number of Dependent Sites	Toilets		Urinals	Lavatories		Showers	
	Men	Women	Men	Men	Women	Men	Women
1-15	1	1	1	1	1	1	1
16-30	1	2	1	2	2	1	1
31-45	2	2	1	3	3	1	1
46-60	2	3	2	3	3	2	2
61-80	3	4	2	4	4	2	2
81-100	3	4	2	4	4	2	2
101-130	4	5	3	5	5	3	3
131-160	5	6	3	6	6	4	4
161-190	6	7	3	7	7	4	4
191-220	7	8	4	8	8	5	5
221-250	8	9	4	9	9	5	5
251-280	9	10	4	10	10	6	6
281-310	10	11	5	11	11	6	6
311-340	11	12	5	12	12	7	7
341-370	12	13	5	13	13	7	7
371-400	13	14	6	14	14	8	8

Provided, that in primitive recreational camping areas only, the toilet facilities shall be required in the above ratio.

Privies and other toilets not connected to water-carried systems may be used in recreational camping areas when approved by the commissioner of health.

In recreational camping areas or dependent mobile home parks where laundry and bathing facilities are provided, such facilities shall be in buildings which are well constructed with adequate heating and ventilation, good lighting, and floors of impervious material sloped to drain. Walls shall be of washable material. There shall be no exposed studs or rafters.

Toilet facilities shall not be more than 400 feet from the furthest site to be served and shall be plainly marked according to sex. In conjunction with bathing facilities, there shall be provided a dressing area or dressing compartment, the floor of which shall be impervious and well drained. Mats, grids, and walkways made of cloth or other absorbent material shall not be used, provided that single-service mats may be used. Where clothes drying lines are provided, they shall be located in areas out of regular pedestrian traffic patterns and where they will generally not be a hazard to the safety to the occupants of the camping area. No laundry trays, washing machines, dryers, or extractors shall be located in any toilet, bath, or dressing room.

Recreational camping areas accommodating recreational camping vehicles having a self contained liquid waste system with a waste reservoir shall provide a sanitary station for the disposal of waste water. Such sanitary stations shall be equipped with a four-inch sewer riser pipe, surrounded at the inlet by a concrete apron sloped towards the inlet drain, and provided with a suitable hinged cover. A water outlet, with the necessary appurtenances connected to the camp water supply system, shall be provided to permit periodic washdown of the immediate adjacent areas. Each recreational camping area accommodating self-contained recreational camping vehicles shall provide sanitary stations in the ratio of one for every 100 recreational camping vehicle sites or fraction thereof. Sanitary dumping stations shall be screened from other activities by visual barriers such as fences, walls, or natural growth and shall be separated from any recreational camping vehicle site by a distance of at least 50 feet. Final disposal of sewage from such dumping stations shall be by a method acceptable to the commissioner of health and Minnesota Pollution Control Agency.

4630.1000 BARBECUE PITS, FIREPLACES, STOVES, AND INCINERATORS.

In mobile home parks and recreational camping areas, cooking shelter, barbecue pits, fireplaces, wood-burning stoves, and incinerators shall be so located, constructed, maintained, and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. Incinerators shall be of a type acceptable to the Minnesota Pollution Control Agency. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used or no material burned which emits dense smoke or objectionable odors.

4630.1100 HANDLING AND DISPOSAL OF GARBAGE AND REFUSE.

The storage, collection, and disposal of refuse and garbage in the mobile home parks and recreational camping areas shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. All refuse and garbage shall be stored in fly-tight, watertight, rodent-proof containers which shall be located convenient to any mobile home site. In recreational camping areas, garbage and refuse containers shall be provided on the ratio of at least one for every four sites.

Refuse and garbage collection shall be made at least twice each week and more often where necessary to prevent nuisance conditions. Final disposal of refuse and garbage by landfill methods shall be accomplished in accordance with the criteria and standards established by the Minnesota Pollution Control Agency.

4630.1200 INSECT AND RODENT HARBORAGE AND INFESTATION CONTROL.

Mobile home parks and recreational camping areas shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes, and other pests. Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe, and other building materials shall be stored at least one foot above the ground. Areas shall be so maintained as to prevent the growth of ragweed, poison ivy, poison oak, poison sumac, and other noxious weeds considered detrimental to health.

4630.1300 NIGHT LIGHTING.

The walkways, drives, and other used portions of mobile home parks shall be lighted during the hours of darkness.

4630.1400 COMMUNITY KITCHEN AND DINING ROOMS.

When community kitchens and dining rooms are provided, such facilities and equipment shall be maintained in a clean and sanitary condition at all times, and shall be constructed and equipped in compliance with state laws and rules applicable to food-handling establishments.

4630.1500 BOTTLED GAS.

Where bottled gas is used, the container shall be firmly connected to the appliance by tubing of copper or other suitable metallic material. Cylinders containing bottled gas shall not be located within five feet of any mobile home or recreational camping vehicle door. The container shall not be installed or stored even temporarily inside any mobile home or recreational camping vehicle. No container may be permitted to stand free, but must be firmly mounted in an upright position.

4630.1600 FUEL OIL SUPPLY SYSTEMS.

All piping from outside fuel storage tanks or cylinders to mobile homes or recreational camping vehicles shall be permanently installed and securely fastened in place. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any mobile home or recreational camping vehicle or less than five feet from any mobile home or recreational camping vehicle exit. All fuel oil containers shall be mounted upon a stand or rack constructed of a noncombustible material.

4630.1700 FIRE PROTECTION.

Fire protection shall be provided in accordance with the requirements of the state fire marshal.

4630.1800 [Repealed, 15 SR 1597]

4630.1801 VARIANCE TO RULES RELATING TO MOBILE HOME PARKS AND RECREATIONAL CAMPING AREAS.

The commissioner shall grant a variance to parts 4630.0400; 4630.0600, subparts 2 to 4; and 4630.0900 to 4630.1700 only according to the procedures and criteria specified in parts 4717.7000 to 4717.7050.

4630.1900 LICENSING; DEFINITIONS.

Subpart 1. Scope. The following definitions apply to parts 4630.1900 to 4630.2210.

Subp. 1a. Category A site. "Category A site" means any manufactured home park or recreational camping area that meets one or more of the following conditions:

- A. has a public swimming pool;
- B. draws its drinking water from a surface water supply; or
- C. has 50 or more sites.

Subp. 1b. Category B site. "Category B site" means any manufactured home park or recreational camping area that is not a category A site.

Subp. 2. Primary license. "Primary license" means the initial license issued to the first person, firm, partnership, corporation, or other business association to establish and maintain, conduct, or operate a mobile home park or recreational camping area at any one location.

Subp. 3. Renewal license. "Renewal license" means a license issued to the person, firm, partnership, corporation, or other business association operating a previously licensed mobile home park or recreational camping area.

4630.2100 EXPIRATION DATES FOR LICENSES.

Subpart 1. Primary license. Primary mobile home park and recreational camping area licenses shall be issued for the calendar year for which application is made and shall expire on December 31 of such year.

Subp. 2. Renewal license for year-round establishments. Renewal licenses for mobile home parks and recreational camping areas which operate on a year-round basis (in excess of six months (183 days a year)) shall be issued for the calendar year for which application is made and shall expire on December 31 of such year.

Subp. 3. Renewal license for seasonal establishments. Renewal licenses for mobile home parks and recreational camping areas which operate for a continuous period of six months (183 days) or less shall be issued effective the first day of the establishment's operation in the calendar year for which the license is issued. Such renewal license shall expire after the 183rd day from the effective date of the license or on December 31 of the year in which the license was issued, whichever occurs first.

4630.2200 LICENSE RENEWALS.

License renewals shall be obtained on an annual or semiannual basis. All license renewal applications shall be submitted to the commissioner of health on forms provided by it no later than December 31 of the year preceding the year for which application is made.

4630.2210 INSPECTION FREQUENCY.

Category A sites must be inspected at least once a year. Category B sites must be inspected at least once every two years.