

**CITY OF WATSON
CHIPPEWA COUNTY, MINNESOTA**

ORDINANCE NO. 2022-

**AN ORDINANCE AMENDING THE CITY'S ZONING CODE
REGARDING MODULAR HOMES IN THE R-1 ZONING DISTRICT**

The City Council of the City of Watson ordains:

Section 1. Title XV, Section 151.04 of the Watson City Code is hereby amended to add the definition of “modular home” as follows:

MODULAR HOME. A building or structural unit that has been substantially manufactured or constructed, in whole or in part, at an off-site location, with the final assembly occurring on-site alone or with other units and attached to a permanent foundation site and occupied as a single-family dwelling. Modular homes must be constructed in accordance with applicable standards adopted in Minnesota Rules, chapter 1360 or 1361, and attached to a foundation designed to the State Building Code. A modular home does not include a manufactured home.

Section 2. Title XV, Sub-section 151.21(B) of the Watson City Code is hereby amended as follows:

(B) *Permitted uses and structures.*

- (1) One and two-family dwelling units.
- (2) Public, government owned parks, playgrounds, athletic fields and other public recreational uses.
- (3) Churches and places of religious assembly, public and private schools and government-owned buildings and facilities.
- (4) Agricultural gardens and forestry.
- (5) Manufactured homes, which meet the standards set forth in 'Section 151.24.
- (6) Modular homes ,which meet the standards set forth in Section 151.25.
- ~~(6)~~(7) As required by M.S. 'Section 462.357, Subd. 7, as it may be amended from time to time, a state licensed residential facility or a housing with services establishment registered under M.S. Ch. 144D, as it may be amended from time to time, serving six or fewer persons, a licensed day care facility serving 12 or fewer persons, and a group family day care facility licensed under Minn. Rules, parts 9502.0315 to 9502.0445, as it may be amended from time to time, to serve 14 or

fewer children shall be considered a permitted single family residential use of property for the purposes of zoning, except that a residential facility whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses shall not be considered a permitted use.

Section 3. Title XV, Chapter 151 of the Watson City Code is hereby amended to add a new Section 151.25 as follows and shall be renumbered as needed:

151.25 MODULAR HOMES.

The city authorizes the placement of modular homes in the R-1 district within the city if such modular homes comply with the following conditions:

(A) Modular homes shall comply with all zoning regulations for the district in which they are located.

(B) A building permit and any other required permits shall be obtained for modular homes.

(C) All modular homes shall have been built within ten years of obtaining a build permit and all other required permits.

(D) Connection to city utilities, if available, shall be required.

(E) All such modular homes shall be built in compliance with any Minnesota laws and standards regulating modular homes, including in accordance with applicable standards adopted in Minnesota Rules, chapter 1360 or 1361 and attached to a foundation designed to the State Building Code.

Section 4. Effective date: This ordinance shall take effect and be in force from and after its passage and publication according to law.

The ~~stricken~~ material is to be deleted and double underlined material is to be added.

Adopted this ___ day of _____, 2022.

BY THE CITY COUNCIL

Todd Tongen, Mayor

Attest: _____
Alan Marohl, Watson City Clerk/Treasurer