

ORDINANCE 2026-03

AN ORDINANCE AMENDING CHAPTER 146 AND CHAPTER 155 OF THE CODE OF ORDINANCES OF THE CITY OF MINBURN, IOWA, RELATING TO MANUFACTURED AND MOBILE HOMES

SECTION 1. LEGISLATIVE FINDINGS

The City Council of the City of Minburn, Iowa, hereby makes the following findings:

The Council finds that the regulation of manufactured and mobile homes is necessary to promote the public health, safety, and general welfare of the community. The Council further finds that uniform standards for residential construction, appearance, and permanence are necessary to ensure compatibility among dwelling units, to protect property values, and to maintain the character of residential neighborhoods within the City.

The Council recognizes that manufactured homes constructed in compliance with federal standards may be used as dwellings, but further finds that reasonable local regulation of their placement, installation, and appearance is necessary to ensure that such structures are compatible with site-built housing and do not adversely affect surrounding properties.

The Council finds that requiring permanent foundations, minimum dimensional standards, and exterior design features consistent with site-built homes promotes stability, safety, and long-term residential investment within the City.

The Council further finds that distinguishing between mobile homes and manufactured homes, and prohibiting older mobile homes, is necessary to address health, safety, and structural concerns associated with such structures.

The Council further finds that the standards adopted herein are consistent with those applied to site-built housing and are not intended to prohibit manufactured homes, but to ensure that all dwellings meet uniform minimum requirements.

The Council determines that the regulations adopted herein are reasonable, nondiscriminatory, and intended to provide uniform standards applicable to all residential dwellings, while allowing for the placement of manufactured homes under conditions that ensure compatibility with existing development.

SECTION 2. AMENDMENT TO CHAPTER 146

Chapter 146 of the Code of Ordinances of the City of Minburn, Iowa, is hereby amended to read as follows:

146.01 PURPOSE

The purpose of this chapter is to regulate the placement, installation, and use of manufactured and mobile homes within the City in order to promote the public health, safety, and welfare, to ensure that all dwelling units are consistent with the character of existing residential development, and to maintain property values through uniform standards of construction and appearance.

146.02 DEFINITIONS

For the purpose of this chapter, the following definitions shall apply:

“Manufactured Home” means a factory-built structure constructed on or after June 15, 1976, in compliance with the National Manufactured Housing Construction and Safety Standards Act (HUD Code), designed for use as a dwelling.

“Mobile Home” means a factory-built structure constructed prior to June 15, 1976.

“Manufactured Home Park” means a parcel of land under unified ownership designed and approved for the placement of two or more manufactured homes.

146.03 PROHIBITION OF MOBILE HOMES

No mobile home shall be placed, occupied, or used for residential purposes within the City.

146.04 PERMITTED LOCATIONS

Manufactured homes shall be permitted only within a licensed manufactured home park located in a zoning district where such use is allowed, or upon an individual lot in compliance with all requirements of this chapter. Manufactured home parks shall be permitted only in zoning districts specifically designated by the City.

146.05 REQUIREMENTS FOR MANUFACTURED HOMES ON INDIVIDUAL LOTS

A manufactured home placed upon an individual lot shall be permitted only upon a determination by the City that the structure meets the same minimum standards applicable to site-built single-family dwellings within the same zoning district and is comparable in appearance, construction, and permanence to such dwellings, and further complies with all requirements of this section.

1. The home shall be placed upon a permanent frost-free foundation in compliance with the State Building Code and shall be securely anchored thereto. All wheels, axles, towing apparatus, and other transport components shall be removed.
2. The home shall have a minimum width of twenty-six (26) feet and a minimum floor area of one thousand four hundred (1,400) square feet, which standards are consistent with minimum dwelling expectations for residential structures within the City.
3. The roof shall have a minimum pitch of five (5) feet of rise for each twelve (12) feet of horizontal run and shall include eaves extending not less than twelve (12) inches from all exterior walls. Roofing materials shall be comparable in type, color, and appearance to those commonly used in site-built residential construction.
4. Exterior siding shall consist of materials commonly used in site-built homes, including vinyl, wood, fiber cement, or masonry. Corrugated metal siding, reflective materials, or exposed panelized exterior finishes shall not be permitted.
5. The principal entrance of the dwelling shall face the public street unless otherwise approved due to lot configuration.
6. The dwelling shall include an attached or detached garage having a minimum floor area of four hundred (400) square feet.

7. The dwelling shall be connected to all required public utilities and installed in compliance with all applicable building, electrical, plumbing, and mechanical codes.
8. The manufactured home shall be placed upon a permanent foundation and converted to real property for taxation purposes, and any title shall be surrendered in accordance with Iowa law.
9. The manufactured home shall be compatible with surrounding residential structures in terms of scale, roof form, and exterior materials. Compatibility shall be determined based upon the objective criteria set forth in this section. The City may require submission of elevation drawings, photographs, or similar documentation necessary to verify compliance with these requirements.

The requirements of this section are intended to be uniformly applied to all dwelling units and shall not be interpreted or enforced in a manner that is inconsistent with applicable state or federal law governing manufactured housing.

146.06 NONCONFORMING USES

Any manufactured or mobile home lawfully existing prior to the adoption of this ordinance may continue as a nonconforming use but shall not be expanded, replaced, or relocated except in compliance with this chapter.

SECTION 3. AMENDMENT TO CHAPTER 155

Chapter 155 of the Code of Ordinances is hereby amended by adding the following sections:

155.25 MANUFACTURED HOME PARKS

Manufactured home parks shall be permitted only in zoning districts specifically designated by the City Council. No manufactured home park shall be established unless approved by the City Council following submission of a site plan demonstrating compliance with all applicable subdivision, utility, and infrastructure requirements of the City.

155.26 ADDITIONAL PERMIT REQUIREMENTS

No building permit shall be issued for the placement of a manufactured home unless the applicant demonstrates compliance with all objective requirements of Chapter 146 and this chapter. Applications shall include a site plan, elevation drawings, description of exterior materials, and such additional information as the City may reasonably require to determine compliance.

155.27 COMPLIANCE REQUIRED

No manufactured home shall be placed, installed, or occupied within the City except in full compliance with Chapter 146, this chapter, and all other applicable ordinances of the City.

SECTION 4. SEVERABILITY

If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid.

SECTION 5. EFFECTIVE DATE

This ordinance shall be in effect after its final passage, approval, and publication as provided by law.

Passed, approved and adopted this 11th day of May 2026.

	1 st Reading	2 nd Reading	3 rd Reading
Waived?			X
Motion	Robbins	Cline	
Second	Biegger	Robbins	
Biegger	Aye	Aye	
Cline	Aye	Aye	
Helm	Aye	Aye	
McGuire	Aye	Aye	
Robbins	Aye	Aye	

Mayor – Joe Stuetelberg

ATTEST:

City Clerk – Chris Helm

Date of first reading:4/13/2026

Date of second reading:5/11/2026

Date of final reading: _____

I certify that the foregoing was published as required by law on the ____ day of _____, 2026.

City Clerk

CERTIFICATE

STATE OF IOWA, COUNTY OF DALLAS)

I, Chris Helm, City Clerk of the City of Minburn, Iowa, hereby certify that at the meeting of the City Council of Minburn, Iowa held on the above date, the above Ordinance 2026-03, AN ORDINANCE AMENDING CHAPTER 146 AND CHAPTER 155 OF THE CODE OF ORDINANCES OF THE CITY OF MINBURN, IOWA, RELATING TO MANUFACTURED AND MOBILE HOMES, was adopted, among other proceedings.

Chris Helm, City Clerk