

## STAFF REPORT

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**Application:** Ordinance Amendment to the Definition of Foundation

**Applicant:** City of Longville

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**Background Information:** The City of Longville requires that all dwellings be placed upon a permanent foundation. This is done to ensure the health, safety and welfare of the community. A foundation is essential to making the home secure, ensuring safety and protecting it from premature degradation. Requiring foundations helps the City of Longville maintain a stable tax base.

It has come to the attention of the City that the current definition of a foundation excludes some structures that would meet these intentions. Specifically, the ordinance requires that the foundation surrounding the structure, which excludes the placement of a structure on piers, as is common with some manufactured home models.

The City is proposing an ordinance amendment that would address this concern.

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**Applicable Regulations:** The following is the current definition of a foundation:

Current

Foundation. A concrete, concrete block or treated wood portion of a structure which totally encloses the perimeter of the structure, supports the bearing loads of the super-structure and penetrates the ground to provide frost protection.

The proposed amendment would specifically allow the placement of a structure on concrete pillars.

Proposed

Foundation. A concrete, concrete and concrete block, or treated wood portion of a structure that supports the bearing loads of the superstructure and penetrates the ground providing frost protection. Must meet the provisions of the building code adopted by the State of Minnesota. Concrete pillars may be used as a foundation for manufactured homes so long as the installation is done to the manufacturer's specifications and skirting is provided around the perimeter to provide the look of a completely enclosed foundation.

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**Staff Findings:** The Staff provides the following findings of fact for consideration:

1. The current definition excludes some types of construction that should be allowed within the City. Specifically, it excludes the placement of homes on concrete pillars.
  2. The placement of homes on concrete pillars is common throughout Minnesota and is allowed by the International Building Code adopted by the State of Minnesota.
  3. The placement of dwellings on concrete pillars is consistent with the character of construction in the City of Longville, so long as proper skirting is applied.
  4. The placement of homes on concrete pillars will not endanger the public health, safety and welfare.
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**Planning Commission Direction:** The Planning Commission may recommend approval of the Ordinance amendment to the City Council. The Planning Commission is not required to take any other action and may opt to take none.

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**Staff Recommendation:** We are comfortable recommending the adoption of this amendment if the City of Longville wishes to enact it. We do not anticipate any long-term negative consequences from its adoption.

## STAFF REPORT

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**Application:** Ordinance Amendment to the Minimum Dwelling Width

**Applicant:** City of Longville

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**Background Information:** The City of Longville requires that all dwellings be a minimum of 20 feet in width. This is done to ensure the health, safety and welfare of the community. The minimum width requirement ensures that a home is of adequate size to accommodate a single family in a safe and sanitary way. It is also essential to ensuring a stable and prosperous tax base by requiring that investments in the community meet a certain minimum threshold.

It has come to the attention of the City that the current require excludes some structures that would be desirable within the City. Specifically, the 20-foot requirement excludes some manufacturing models that would be common throughout the area.

The City is proposing an ordinance amendment that would address this concern.

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**Applicable Regulations:** The issue of minimum dwelling width is addressed in Section 3.5 as follows:

Subdivision 2. All new dwelling units, except those in an established mobile home park, shall be a minimum of 20 feet wide and shall be placed on a foundation.

This ordinance amendment would replace the requirement for 20 feet with a requirement for 18 feet.

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**Staff Findings:** The Staff provides the following findings of fact for consideration:

1. The current building requirements exclude some types of construction that should be allowed within the City. Specifically, it excludes manufactured homes that are 18 feet in width.
  2. The placement of homes that are 18-feet wide is common throughout Minnesota and is allowed by the International Building Code adopted by the State of Minnesota.
  3. The inclusion of dwellings 18-feet wide is consistent with the character of construction in the City of Longville, so long as the remaining Ordinance standards are adhered to.
  4. The placement of homes that are 18 feet in width will not endanger the public health, safety and welfare.
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**Planning Commission Direction:** The Planning Commission may recommend approval of the Ordinance amendment to the City Council. The Planning Commission is not required to take any other action and may opt to take none.

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**Staff Recommendation:** We are comfortable recommending the adoption of this amendment if the City of Longville wishes to enact it. We do not anticipate any long-term negative consequences from its adoption.