

Chapter 14.12

MOBILE HOMES AND MOBILE HOME PARKS

Sections:

- 14.12.010 Intent and Applicability.
- 14.12.020 Special Review Use Application Required.
- 14.12.030 Definitions.
- 14.12.040 Permits and Licenses Required.
- 14.12.050 Mobile and Manufactured Home Installation and Design Standards.
- 14.12.060 Mobile Home Development Standards.

14.12.010 Intent and Applicability. Mobile home and mobile home development standards are designed to provide for the proper installation of individual mobile homes, to promote the orderly development of mobile home developments, to promote compatibility with surrounding land uses, and to otherwise protect the public health, safety, and general welfare. The provisions of this Chapter shall be applicable to all mobile homes and mobile home developments, and to normal and customary accessory uses. In addition to the standards of this Chapter, mobile home developments shall be subject to other applicable subdivision procedures and standards of this Code.

14.12.020 Special Review Use Application Required. Where permitted by the underlying zoning, mobile home developments shall be subject to the approval of a Special Review Use application filed in accordance with the procedures and requirements of Chapter 14.06 and Chapter 14.07. In addition to the provisions of Section 14.07.040, such application shall in all cases include additional site plan details as, as follows:

A. Site Plan. The applicant shall file a site plan of the development, drawn to a scale of one inch equals two hundred feet (1"=200') or other scale as may be specified by the Town Engineer, demonstrating:

1. The boundaries of the development, existing public rights-of-way both within and adjacent to the proposed development, and any physical constraints, unusual topographic or geological features;
2. The arrangement of land uses within the development including, but not limited to, the location of open space/recreation areas, and individual mobile home spaces (identified by number);
3. A drainage plan that permits adequate surface drainage of the area, is compatible with plans for drainage of adjacent property, and conforms with any adopted plans;

4. The location and widths of all streets with exits and entrances to public rights-of-way designated, as well as all pedestrian walkways within the development;
5. The utility layout and easements of record, including size and necessary specifications for water, sewer, natural gas, and electrical installations;
6. The name and address of the owner(s), operator(s), as well as the legal description of the area and the present zoning of the property; and
7. An outdoor lighting plan illustrating locations and type(s) of light fixtures.

14.12.030 Definitions.

Active Recreation: A type of recreation or activity that requires the use of organized play areas, including but not limited to softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Mobile Home Space: A designated portion of a mobile home development designed for the placement of a single mobile home and accessory structures for the exclusive use of the occupants, exclusive of street rights-of-way and open space/recreational areas.

Tie-down: A device that anchors or otherwise secures a mobile home to the ground in order to protect the mobile home and its surroundings from damage caused by wind and/or other natural forces. All tie-downs must comply with the specifications of the home manufacturer or, in the absence of such specifications, with standards set forth in the building codes adopted by the Town of De Beque.

14.12.040 Permits and Licenses Required. The following permits and licenses shall be required:

A. Mobile Home Community License. An annual mobile home community license is required to operate and maintain a mobile home community within the Town. Mobile home communities existing at the time of the adoption of this Ordinance must apply for a license within six (6) months of the adoption of this Ordinance. Each mobile home community license application shall include:

1. Name, address and phone number of property owner and manager;
2. A site plan of the community, drawn to a scale of one inch equals two hundred feet (1"=200') or other scale as may be specified by the Town Engineer, at a minimum to include identification of park boundaries, existing facilities, and improvements in sufficient detail to demonstrate conformance with applicable standards. Provided, however, that if no changes have been made within a mobile home community during the ensuing year, then the site plan on file with the Town shall be deemed sufficient.

3. Identification of all currently occupied mobile home spaces.

B. Compliance with Codes. All buildings and utilities that are constructed, altered, maintained, or repaired in a mobile home development shall be in conformance with applicable Town and State permits and codes.

14.12.050 Mobile and Manufactured Home Installation and Design Standards. Every mobile home and manufactured home installed or located within the Town of De Beque after the effective date of this Section shall comply with the following standards and requirements:

- A. No mobile or manufactured home which was previously set in any other location shall be permitted to be located within the Town of De Beque.
- B. No mobile home may be located within the Town of De Beque unless said mobile home's construction has been certified by the Department of Housing in Urban Development to be consistent with H.U.D. standards, or is certified pursuant to Uniform Building Code (UBC) or International Building Code (IBC) standards, and is a "first set" home. Mobile homes located within the Town on the effective date of this Section which have not been certified as conforming to the U.S. Department of Housing and Urban Development's (H.U.D.) 1984 standards, as amended, are hereby declared legal non-conforming uses, that may not be replaced by another mobile home that is not certified or by H.U.D., the UBC or IBC or has previously been set in any other location.
- C. Any manufactured home must be not less than twenty four feet (24') in width and thirty six feet (36') in length; installed on an engineered permanent foundation, have brick, wood or have cosmetically similar exterior siding and a pitched roof; and shall be certified pursuant to the "National Manufactured Housing Construction and Safety Act of 1994", 42 U.S.C. 5401 *et. seq.*, as amended, or built in conformance with the Uniform Building Code (UBC) or International Building Code (IBC).
- D. The mobile home or manufactured home sections must be partially or entirely manufactured in a factory.
- E. The manufactured or mobile home must be set on a an excavated, back filled, and engineered foundation enclosed at the perimeters so that the top of the perimeter wall sits not more than twenty four inches (24") above the exterior finish grade, as measured at the main entrance into the dwelling. This provision shall not apply to a mobile or manufactured home when installed on a full or partial basement.
- F. Every mobile or manufactured home must have brick, wood, or cosmetically equivalent exterior siding on all exterior walls which provide a consistent,

continuous facade from the bottom of the soffit (top of the wall section) downward to the top of the exposed perimeter foundation. The exterior siding of the finished home must have the same appearance as materials commonly used on residential dwellings. Metal siding must be painted or anodized. Every mobile or manufactured home shall be articulated with projections, recesses, covered doorways, balconies, box or bay windows and/or similar architectural features dividing the front facade of the home, as approved by the Planning Commission.

- G. A finished mobile or manufactured home must have a pitched roof with a pitch of at least a nominal three and twelve (3:12). The roof must be covered in metal, shingles, shakes or tile. Eaves of the roof must extend at least one foot (1') from the intersection of the roof and the exterior walls.
- H. A finished mobile or manufactured home must have windows that are wood, vinyl coated or anodized aluminum.
- I. The main entrance to the mobile home or manufactured home must face or be orientated toward an adjacent street unless otherwise approved by the Planning Commission.
- J. The transportation mechanisms including the wheels, axle and hitch must be removed from every mobile or manufactured home installed in the Town.
- K. No finished home shall be occupied for dwelling purposes unless it is properly placed and connected to water, wastewater, electric and natural gas utilities, as appropriate, in conformance with the Town's building codes.
- L. All finished mobile and manufactured homes shall have an enclosed crawl space underneath the finished home and shall not provide a harborage for rodents or create a fire hazard. No enclosed crawl space shall be used for storage unless the storage area is surfaced with concrete. Adequate access and ventilation shall be provided in accordance with the Town's building codes.
- M. Mobile homes shall have premium quality solid and non-porous skirting affixed thereto and approved by the Building Inspector between the underside of the dwelling unit at its outer edge and anchored around the ground level. Each skirt shall include an access panel to the crawl space.
- N. A mobile or manufactured home stand shall provide adequate support for the placement and tie-down of the mobile home, thereby securing the super structure against uplift, sliding, rotation and overturning. Anchors and tie-downs shall be provided, unless the requirement is waived or otherwise altered in writing by the Building Inspector.

- O. In the event a mobile home is located in a mobile home park, each mobile home space shall have an accessory individual storage building of at least one hundred square feet (100 sq. ft.).
- P. Every mobile or modular home must have color coordinated body and trim. Colors of both the factory components and the site built components shall be the same.

(Ord. 362 §1, 2007)

14.12.060 Mobile Home Development Standards. All mobile home developments shall be subject to the standards of this Section.

A. Dimensional Standards. Dimensional standards shall in all cases conform to the requirements of the underlying zone district or the standards of this Section, whichever are more restrictive. The minimum dimensional standards for mobile home developments established herein are similar to standards for the typical single-family residential zoning in the Town of De Beque (RZD).

1. Minimum Mobile Home Development. Minimum mobile home development size shall be five (5) acres.

2. Minimum Mobile Home Space. Minimum space size shall be three thousand six hundred square feet (3,600 sq. ft.) (mobile home spaces shall be exclusive of additional area required by this Ordinance for access roads, common storage areas, service buildings, common open space/recreation areas, office and similar requirements).

3. Minimum Setbacks.

a. Mobile Home Space Setbacks.

i. Minimum front yard (interior street) setback shall be five feet (5').

ii. Minimum side and rear yard setback shall be none; provided, however, the minimum setback adjacent to an exterior boundary shall be ten feet (10'), and a minimum of twenty feet (20') separation shall be maintained between all homes.

iii.. Minimum mobile home space width shall be thirty-six feet (36').

b. Mobile Home Development “Buffer” Setbacks. Where a mobile home development is adjacent to a public street, the minimum setback for mobile

homes shall be twenty feet (20').

i. Special “Buffer” Setback. Where a mobile home development is adjacent to an established single-family residential neighborhood(s) or a State highway, the minimum exterior boundary setback shall be increased up to twenty-five feet (25') as necessary to mitigate impacts on such residential neighborhood(s).

B. Public (or Private) Facilities and Services. All public (or private) facilities or services shall be designed in accordance with the requirements of the Town’s Public Works Manual and the De Beque Municipal Code.

1. Street and Parking Standards.

a. All streets and parking spaces shall be paved.

b. Each mobile home space shall include two (2) off-street ten foot by twenty foot (10’ x 20’) parking spaces.

c. Each mobile home space shall have direct access to an internal street in the development.

2. Drainage Facilities. Drainage facilities shall be provided to mitigate the impact of increased impervious surfaces.

3. Utilities.

a. Town water supply and wastewater collection service shall be available to every lot within the mobile home development.

i. Existing mobile home developments shall not be enlarged, expanded or additional mobile homes permitted unless the same shall be connected to the wastewater system of the Town of De Beque.

b. The Fire Department shall specify the location and the number of fire hydrants.

4. Dumpsters and Solid Waste Receptacles.

a. Fly-tight, watertight, rodent-proof, dog-proof trash containers shall be provided, and in sufficient number and capacity to properly store all refuse generated.

b. All dumpster and solid waste receptacles shall be setback at least twenty feet (20') from all property lines and screened from view with a fence at least

one foot (1') taller than the dumpster or receptacle.

5. **Street Lighting.** Street lighting shall be provided along all roads and streets.

a. All street lights shall be directed down or toward a surface,

b. No street lights shall be directed towards any adjacent residential use or public street, and

c. Sodium vapor and similar high intensity light sources shall be prohibited.

C. **Landscaping.** The perimeter of any mobile home park shall be landscaped to visually screen the mobile home park and create an attractive landscape buffer between the mobile home park and adjacent land uses. Natural trees and shrubs shall be retained to the extent determined by the Town. Parking lots shall be landscaped in accordance with the provisions of Chapter 14.08 of this Code. In addition, mobile home space landscaping shall be provided as follows:

1. **Mobile Home Space Landscaping.** Each mobile home space shall have at least one (1) tree with at least two inch (2") caliper trunk of a species suitable for the De Beque area. (Existing trees on the site may be used to satisfy this requirement.)

D. **Common Storage.** Common storage areas for boats, boat trailers, travel trailers, tent trailers, utility trailers, recreational vehicles, horse trailers, detachable pick-up campers, and similar items and vehicles shall be either provided within the mobile home development in an amount equal to one hundred square feet (100 sq. ft.) per mobile home space, or prohibited. Such areas shall be screened to a height of six feet (6') from view off-site by means of opaque fencing or landscaping.

E. **Common Open Space/Recreational Area.** At least fifteen percent (15%) of the gross area of each mobile home development shall be developed and maintained as a park or other common open space, suitable for active recreation.

F. **Maintenance.** Adequate provisions shall be made for maintenance of all open space, grounds, recreational areas and facilities.