

CHAPTER 16 – TIMNATH LAND USE CODE

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16.12.1 General Provisions – Mobile Home (MH) District
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A. Intent. This is a high density residential district on a parcel of land under single ownership or control on which two (2) or more mobile homes are occupied as residences.

B. MH – Mobile Home District Approval Procedure

1. This District may only be used in conjunction with the Planned Development (PD) Overlay District.
2. An amendment to the zoning district map to create a MH zone district shall follow the procedures set forth in Article 3, Section 11 (Amendments). Prior to, or simultaneously with the application for an amendment to the official zoning map for a MH - Mobile Home District, the applicant shall submit a MH Development Plan of the property for review and approval.
3. Prior to, or simultaneously with the application for an amendment to the official zoning map for a MH - Mobile Home District, the applicant shall submit a subdivision plat of the property for review and approval as provided by Article 4 of this Code. Development of a Mobile Home Park shall be subject to review and approval through the sketch, preliminary, and final plat process in compliance with all the standards in this Article and consistent with the applicable Community Design Principles and Development Standards found in Article 2 of this Code. Public hearings on these matters may be combined or occur separately.
4. A Mobile Home Development shall be subdivided for the purpose of dedication of adjacent public streets, internal public streets and ways, utility and other easements and other public facilities, and a final plat recorded as provided by Article 4 of this Code.
5. Development in this district is permitted only in accordance with a MH Development Plan and final plat(s) prepared and approved in accordance with the provisions herein. The owners and their successors, heirs, or assigns shall be bound by the approved MH Development Plan and final plat(s) including any amendments thereto approved by the Board, as provided herein.

C. General Requirements Applicable to MH – Mobile Home Districts

1. In order to provide uniform administrative procedures and quality development standards, MH districts shall conform to all provisions of this Code except as such provisions are specifically altered on the approved MH Development Plan.

2. Final approval of the MH - Mobile Home Development Plan amendment to the official zoning map and any development within a MH district shall not occur until a final plat for the portion to be developed is approved and recorded as provided in the Town's Subdivision Regulations (Article 4).
3. Vesting of property rights in a MH district accrue only for that portion of the property granted a final plat approval.
4. All public utility distribution lines shall be placed underground.
5. The minimum number of acres which may constitute a MH district shall be five (5) acres.
6. Building and occupancy permits for mobile homes in a Mobile Home Development shall comply with the following requirements.
 - a. It shall be unlawful to erect, move or place any mobile home or other structure on or onto any site, lot or tract in a Mobile Home Development without first obtaining a building permit.
 - b. It shall be unlawful to erect, move or place any mobile home on or onto any site, lot or tract that is not within a Mobile Home Development.
 - c. Application for a building permit shall be made in accordance with the requirements of the Town Building Code, to the extent applicable, and shall be accompanied by a fee determined according to the current Town fee schedule.
 - d. No building permit for the installation of a mobile home shall be issued unless the mobile home meets the requirements of the *National Manufactured Home Construction and Safety Standards Act of 1974* (42 U.S.C. Section 5401, *et seq.*) and applicable Town codes that are not in conflict therewith.

16.12.2 Mobile Home Design Standards/Building Requirements
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- A. The mobile home must be partially or entirely manufactured in a factory.
- B. The mobile home must be not less than twenty-four (24) feet in width and thirty-six (36) feet in length.
- C. The mobile home must be set on an excavated, backfilled, engineered foundation enclosed at the perimeter so that the top of the perimeter wall sits no more than twelve (12) inches above finish grade. The foundation shall be similar in appearance and

durability to a masonry foundation of a site-built dwelling. The foundation shall provide an anchoring system for the mobile home that is totally concealed under the structure.

- D.** The mobile home must have brick, wood or cosmetically equivalent exterior siding on all exterior walls which provides 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 mobile home must have the same appearance as materials commonly used on residential dwellings. Metal siding must be painted or anodized.
- E.** The mobile home must have a pitched roof with a pitch of at least a nominal three in twelve. The roof must be covered with shingles, shakes, or tile. Eaves of the roof must extend at least one (1) foot from the intersection of the roof and the exterior walls.
- F.** The mobile home must have windows with wood, vinyl coated or anodized aluminum frames.
- G.** The mobile home must have color-coordinated body and trim. Colors of both the factory components and the site-built components shall be the same.
- H.** The main entrance to the mobile home must face or be oriented toward an adjacent street.
- I.** The transportation mechanisms including the wheels, axles and hitch must be removed.
- J.** No mobile home shall be occupied for dwelling purposes unless it is properly placed in a mobile home space and connected to water, sewerage, electric and gas utilities, as appropriate.
- K.** All mobile homes shall be certified pursuant to the “National Manufactured Housing Construction and Safety Standards Act of 1974,” 42 U.S.C. §5401, *et seq.*, as amended or shall be certified by the Colorado Division of Housing pursuant to C.R.S. § 24-32-701, *et seq.*
- L.** All mobile homes shall have an enclosed crawl space underneath the mobile home and shall not provide a shelter 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 *Guidelines for Manufactured Housing Installation*.
- M.** Additions to increase the floor area of mobile home shall not be permitted except for patios, porches, garages, decks or carports. Garages may be detached or attached.
- N.** Prior to occupancy, the Building Official shall inspect each mobile home to determine compliance with the Town Code. No occupancy shall be permitted or certificate of occupancy issued until said inspection and all connections to public utilities have been made. The owner or home builder shall pay to the Town a building permit fee for each residential structure as may be required by the Town Code. Installation procedures and the building permit fee shall be in accordance with the then current *Guidelines for*

Manufactured Housing Installation, including appendices, published by the International Conference of Building Officials for mobile homes and as adopted by the Town.

- O. All additions shall comply with minimum yard requirements, and a building permit shall be required in advance for any such addition. (Ord. 10-2002)

16.12.3 Density, Dimensional and Spacing Standards
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- A. The minimum area for a mobile home space shall be four thousand (4,000) square feet.
- B. The minimum lot length shall be eighty (80) feet.
- C. The minimum lot width shall be fifty (50) feet.
- D. The maximum building height shall be thirty-five (35) feet.
- E. The maximum gross density shall be ten (10) units per acre.
- F. The distance between any building or mobile home from a property line of the Mobile Home Park shall be twenty (20) feet.
- G. The front setback of a mobile home shall be fifteen (15) feet from the back of the curb, provided however, that in order to encourage the enclosed storage of parked vehicles, the setback from the back of curb to a garage shall be either five (5) feet or fifteen (15) feet or greater.
- H. Side spacing shall provide for a distance of twenty (20) feet between mobile homes.
- I. Rear spacing shall provide for a distance of twenty (20) feet between units when units are side to end, and a distance of ten (10) feet between units when units are end to end.
- J. There shall be a minimum setback of twenty (20) feet between any service facility or Mobile Home Development permanent building and any mobile home.
- K. Accessory buildings and structures shall be constructed in accordance with the Uniform Building Code. Accessory buildings and structures shall include steps, attached or detached patios that are open on three sides, attached or detached decks that are open on three sides, attached or detached storage units, attached or detached garages, and attached or detached carports. Accessory buildings or structures may be located adjacent to a mobile home space line provided, however, that a minimum of six (6) feet of separation is provided between a garage and any other structure on an adjoining space. Any other building or structure shall provide a minimum of ten (10) feet between it and any structure on an adjoining space.
- L. The limits of each mobile home lot shall be clearly marked on the ground by permanent monuments set pursuant to C.R.S. § 38-51-101. (Ord. 10-2002)

A. Street Design Standards.

1. All interior streets in a Mobile Home Development shall be privately owned and maintained by the owner of the development and shall be a minimum width of twenty-two (22) feet from back of curb to back of curb, including the width of gutter pans. Private streets shall have a public access easement suitable for use by emergency vehicles.
2. Primary through streets shall be thirty-four (34) feet from back of curb to back of curb with a four (4) foot detached sidewalk on one side being located six (6) feet from the back of curb.

B. Parking.

1. Every mobile home space shall have two (2) off-street parking spaces adjacent to the mobile home. There shall be one (1) additional parking space for each mobile home space within one hundred (100) feet for use of occupants and guests.
2. Off-street Vehicle Parking for MH District Recreation Facilities. Off-street vehicle parking shall be provided for recreation facilities located within a Mobile Home District. One (1) space per two hundred fifty (250) square feet (sq. ft.) of gross floor area, plus one (1) space per employee at the maximum shift shall be provided for enclosed recreation facilities. Twenty (20) spaces are to be provided for every diamond or athletic field, or one (1) space for every four (4) spectator seats, whichever is greater. (One seat is equal to two feet of bench seating length.) Handicapped parking spaces shall be provided in conformance with the Americans with Disabilities Act, as may be amended from time to time.

C. Pedestrian Circulation. Developer shall provide for a system of pedestrian circulation within the development. The system shall connect with existing sidewalks, if any are adjacent to the property. The system shall be designed to link residential units with recreation facilities, school bus stops and existing sidewalks in the neighborhoods. Detached sidewalks within the Mobile Home Development shall be minimum of four (4) feet in width.

D. Street and Sidewalk Lighting. All streets and sidewalks shall be lighted in accordance with the standards contained in this Code.

E. Access and Circulation. A Mobile Home Development shall have two means of access to public streets at the perimeter of the site. Internal circulation may be provided by public or private streets, driveways and alleys. Each mobile home space shall be provided access to the internal circulation system. No mobile home space shall have direct access to a public street on the perimeter of the site.

F. Sidewalk between Street and Mobile Home. Concrete sidewalks shall be provided between the mobile home and the adjacent street sidewalk; except, the paved parking area

may satisfy this requirement provided a sidewalk is provided from the parking area to the mobile home.

G. Traffic Control.

1. Pursuant to C.R.S. § 42-4-1102, the Town elects to impose and enforce stop sign regulations, speed limits and parking restrictions posted in accordance with the Manual of Uniform Traffic Control Devices upon all highways and streets which are privately maintained in Mobile Home Developments. The owner of the mobile home development shall provide such signs as may be required by a Traffic Engineer, and agrees to erect and maintain such signs in conformity with the Model Traffic Code.
2. The stop sign placement, speed limits and parking restrictions shall be determined by a Traffic Engineer, but shall be consistent with the provisions of C.R.S. § 42-4-1101 to 42-4-1104 et al., C.R.S. § 42-4-1204, and C.R.S. § 42-4-1208.
3. There shall be posted at each entrance to any such Mobile Home Park a sign giving notice of such enforcement in the following text: “NOTICE: Stop sign, speed limits and parking restrictions enforced by the Town of Timnath.”
4. When all signs are in place, stop sign, speed limits and parking regulations shall be enforced and violations thereof punished in accordance with the provisions of the Model Traffic Code then in effect.

H. Utility Design Requirement.

1. All public utilities shall be installed in accordance with the applicable Town or District standards.
2. A Mobile Home Park may have multiple master meters for water service.
3. Each mobile home space shall have its own meter for water and electrical service.

I. Mobile Home Space Landscaping. The Developer shall provide front and rear mobile home space landscaping for each mobile home space, including but not limited to, sod and irrigation system and trees and shrubs. The Developer shall provide the Town with a graphic representation of “typical” mobile home space landscaping for each of the mobile home designs to be located in the mobile home development.

J. Mobile Home Development Perimeter and Common Space Landscaping. The Developer shall landscape the perimeter and common open space of the Mobile Home Development in accordance landscaping plans submitted to the Planning Commission for review and approval.

K. Outdoor Living Area.

1. No less than ten (10) percent of the gross site area shall be reserved for and devoted to improved recreation areas and facilities provided in a location or locations convenient to all mobile home spaces.
2. An outdoor living area shall be provided on each space equal to at least ten (10) percent of its area, provided that in no case shall such area be less than three hundred (300) square feet or required to be more than five hundred (500) square feet. The minimum horizontal dimension of such area shall be not less than fifteen (15) feet.
3. Such outdoor living area shall be properly drained, located for convenience and optimum use and walled, fenced or landscaped to provide reasonable privacy.

L. Tenant Storage.

1. A separate uniform tenant storage structure may be provided for each space, located on each space.
2. There may be a maximum of two hundred twenty-four (224) square feet of storage area provided for each mobile home space.
3. Design and location of tenant storage shall enhance the appearance of the park and the exterior siding of the structure shall have the same appearance as materials commonly used on residential dwellings.

M. Street Names, Addressing, Mail Delivery. All streets shall be named on the MH Development Plan and submitted by the owner to the Town and U.S. Post Office for approval. Street names shall not duplicate others in the Larimer County street naming system. Each space shall be numerically designated for address and mail purposes and signs furnished and installed by the Mobile Home Developer. Cluster postal boxes will be provided at a central location(s) convenient to the residents. No individual street-side mail boxes are permitted unless otherwise approved by the Town.

N. Solid Waste Disposal.

1. The owner of the Mobile Home Development shall be responsible for the promulgation and enforcement of rules and regulations governing solid waste storage and handling that meet or exceed state or federal regulations.
2. The owner shall provide containers for the storage of solid wastes awaiting collection for each mobile home space. Containers are to be sized to completely contain twice the anticipated volume of solid wastes that are generated on the premises. Containers are to be sized to completely contain all solid waste that is generated on the premises. Containers are to be flytight, watertight, and rodent proof and are to be kept off the street, curb, sidewalk and all other public ways, and concealed from public view, except on collection day. (Ord. 10-2002)

16.12.5 Miscellaneous

- A. Single Ownership of a Mobile Home Development.** A Mobile Home Development may not be converted to another use other than such uses provided for in the MH Development Plan without the approval of the Town and meeting the appropriate lot size, lot width, setback and other requirements of the new use.

 - 1.** The land within a Mobile Home Development shall remain in a unified ownership and the individual ownership of lots or portions of lots shall not be transferred.
 - 2.** No dwelling unit other than a mobile home shall be located within a Mobile Home Development.
- B. Conformance of Mobile Home Development to State Law.** A Mobile Home Development and its operation shall conform to the provisions of the Mobile Home Park Act, C.R.S. § 38-12-201, *et seq.*
- C. Business License.** The owner or operator of a Mobile Home Development shall obtain a business license as provided in Chapter 6, Article 1 of the Town Municipal Code. (Ord. 10-2002)

12.6 – XX Reserved.