

TITLE 16

MOBILE HOMES AND MOBILE HOME PARKS

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Chapter 16.04
MOBILE HOMES AND MOBILE HOME PARKS^{1, 2}

¹ **Editor's note**—Ord. No. 73-1979, § 1, repealed former Ch. 14, relative to mobile homes and mobile home parks and enacted in lieu thereof a new Ch. 14 [Ch. 16.04] pertaining to the same subject matter. Former Ch. 14 was derived from Code 1962, §§ 5-6-1—5-6-3, 5-7-1—5-7-10 and Ord. No. 2-1968, §§ 1, 2.

² **Cross reference**—Buildings and building regulations, Title 8; utilities, Title 25; land use regulations, Title 26; Residential Mobile Home Park zone district, § 26.28.120.

Sec. 16.04.010. Definitions.

The following definitions shall apply to the following words and phrases, for purposes of this Chapter:

- (a) *Access streets*. Streets designed to carry vehicular traffic from a mobile home park to a public street or highway system.
- (b) *Accessory building*. A service building.
- (c) *Accessway*. A way for vehicular traffic providing access from a mobile home stand to an abutting collector street, cul-de-sac street or a service street.
- (d) *Collector street*. A private street, within a mobile home park, designed to gather vehicular traffic from abutting mobile home spaces and service streets and carry it to an access street.
- (e) *Commission*. The Planning and Zoning Commission of the City.
- (f) *City Council*. The City Council of the City.
- (g) *Dependent mobile home*. A mobile home which does not have a flush toilet and a bathtub or shower; and any travel trailer.
- (h) *Grade, finished*. The complete surfaces of lawns, lots, walks and roads brought to grades shown upon plans or designs relating thereto.
- (i) *Impervious material*. A material, such as clay, which does not allow the passage of water.
- (j) *License*. A written license issued by the City Council or their authorized representative authorizing the operation of a mobile home park.
- (k) *Mobile home or mobile home unit*. A structure designed to be transported after fabrication and exceeding either eight (8) feet in body width or thirty-two (32) feet in body length excluding towing gear and bumper. Such a structure is suitable for human habitation on a year-round basis when provided with the required plumbing, heating and electrical facilities provided, however, that any substandard sized units existing at the time of adoption of these regulations shall be allowed to continue.
- (l) *Mobile home park*. Any lot or portion thereof upon which sanitary facilities and individual utility connections are available for two (2) or more mobile homes. A mobile home park is distinct from individual mobile homes in that the park is operated under single management.
- (m) *Mobile home stand*. That portion of an individual mobile home space which has been reserved for the placement of a mobile home and structures or additions appurtenant to the mobile home.

(n) *Operate*. To rent or lease or to offer to rent or lease any land located within a mobile home park or otherwise allow any such land to be occupied.

(o) *Operator*. Any person who operates a mobile home park.

(p) *Park licensee*. The individual to whom a license to operate a mobile home park has been issued by the City Council.

(q) *Person*. An individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, municipality or any other political subdivision of that state or any interstate body or any other legal entity.

(r) *Utility building*. A structure located on a mobile home lot which is designated and used solely for the storage and use of personal equipment and possessions of the mobile home occupants.

(s) *Utility building stand*. The ground located beneath a portable utility building.

(t) *Service building*. A building housing laundry facilities operated by the Mobile Home Park Management, recreational facilities, storage and all other activities, facilities and uses which may be authorized or approved by the City Council under Section 14-4 in this regulation.

(u) *Service street*. A private street, within a mobile home park, designed to be used primarily for service vehicles, such as garbage trucks, fire trucks and mobile home transport vehicles.

(v) *Site*. A MHP district.

(w) *Street*. A way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, thruway, road, avenue, boulevard, lane, place or however otherwise designed.

(x) *Street frontage*. That side of a mobile home space abutting a street or roadway and ordinarily regarded as the front of the mobile home space. On a corner mobile home space, only one (1) side shall be considered as the front and the shorter street frontage shall be considered the front of the mobile home space.

(y) *Structure*. Anything constructed or erected, the use of which requires a location on the ground or attachment to something located on the ground, including, but not by way of limitation, signs, fences, buildings, comfort stations, water or sanitary stations, mobile homes, recreational vehicles and tents.

(z) *Travel trailer*. A mobile home less than eight (8) feet wide and less than thirty-two (32) feet in length and designed for temporary occupancy, generally for vacation or recreational purposes.

(aa) *Unit*. Mobile home space.

(Code 1971, § 14-1; [Ord. No. 73-1979, § 1](#))

Cross reference—Definitions and rules of construction generally, Section 1.04.020.

Sec. 16.04.020. Description of mobile home park site.

Specific district requirements. Except as otherwise provided in Title 26 of this Code, the following requirements shall apply to all mobile home parks:

(a) Density and space. All units shall be spaced in accordance with the requirements of Section 16.04.060.

(b) Site conditions.

(1) The condition of the soil, groundwater level, drainage and topography within a mobile home park shall not be such as to create hazards to the property or the health or safety of the occupants of the mobile home park.

(2) The site of a mobile home park shall not be exposed to health and safety hazards such as objectionable smoke, noxious odors, unusual noise, sudden flooding, subsidence or erosions or the probability of insect or rodent infestation.

(3) The entire ground surface within a mobile home park shall be graded and equipped in such a manner as to provide diversion of water away from buildings, patios and mobile home stands; to prevent standing water and soil saturation which could be detrimental to structures; and to provide adequate and safe surface drainage.

(4) For the purpose of preventing soil erosion and unusual and objectionable dust, exposed ground surfaces within a mobile home park, except planting beds and areas preserved in their natural state for scenic reasons, shall be paved, surfaced with gravel, crushed rock or like material or planted in a vegetation growth capable of preventing such erosion and dust.

(c) Streets and lighting.

(1) A mobile home park shall be serviced by a private street system constructed and maintained in compliance with applicable regulations of the State and provide safe and convenient access from abutting public streets or roads to all mobile home spaces.

(2) The alignment and grade of all such streets shall be properly adapted to the topography of the mobile home park and shall provide for safety of traffic movement, satisfactory surface and groundwater drainage and proper functioning of sanitary and storm sewer systems.

(3) All such streets shall be constructed in accordance with the design standards and specifications, applicable to subdivisions as provided in Chapter 26.88 of this Code. Collector streets shall be a minimum of thirty (30) feet in width with no parking on either side.

(4) All collector and access streets and pedestrian sidewalks and walkways serving more than two (2) mobile home spaces shall be lighted for the safe movement of vehicles and pedestrians at night with a minimum illumination of one (1) foot candle measured three (3) feet off the ground. All street lights shall employ cut-off lighting.

(5) The site shall have at least two (2) direct access points to a public street or roadway.

(6) The mobile home park shall be so designed that all mobile home spaces and accessory buildings abut an interior roadway.

(7) All access streets shall be designed so as to provide adequate access to and from the mobile home park site. All access streets shall be designed to maximize integration with existing transportation facilities in the area. All access streets shall provide for adjacent or nonadjacent pedestrian sidewalks of a minimum width of five (5) feet.

(d) Parking of motor vehicles.

(1) A minimum of two (2) paved, off-street parking spaces having a combined minimum area of three hundred twenty-four (324) square feet shall be maintained for each mobile home space. Said spaces shall be located within three hundred (300) feet of the mobile home space. In addition, a minimum of one (1) paved, off-street space, having a minimum area of one hundred sixty-two (162) square feet, shall be maintained for every mobile home space for the purpose of guest parking or storage of recreational vehicles.

(2) All such parking spaces shall be constructed in accordance with the design standards and specifications adopted pursuant to Section 26.32.020 of this Code.

(3) Off-street automobile parking spaces shall have access to a paved street, driveway or parking area over an accessway of sufficient width to accommodate an automobile.

(4) No storage on mobile home spaces or on off-street automobile parking spaces of boats, campers and trailers shall be permitted. Separate off-street areas for boats, campers and trailers must be provided. Pickup trucks with camper units may occupy off-street parking spaces where said pickup with the camper unit is used regularly for transportation and when so parked the camper is unoccupied.

(e) Utilities.

(1) All utility services shall be available in a park and shall be installed underground and in a workmanlike manner and in accordance with the design standards and specifications applicable to subdivisions as provided in Chapter 26.88 of this Code. Mobile homes in such parks shall have adequate means of heating and lighting, installed in accordance with applicable codes and standards.

(2) All mobile homes, service buildings and other facilities shall be provided at all times with an adequate supply of water and shall be served by a water system designed, constructed and protected in accordance with Colorado Department of Health recommendation: "Primary Drinking Water Regulations for the State of Colorado," effective December 15, 1977 and applicable provisions of the current edition of the Colorado Department of Health "Technical Plumbing Code" and Section 25-1-114(i)(h), C.R.S., 1973, as amended.

(3) All utility easements shall be a minimum of ten (10) feet in width and shall provide convenient ingress and egress for construction and maintenance vehicles.

(4) The water distribution system shall be so constructed that no more than twenty-five percent (25%) of the mobile home lots will be without water as a result of water service interruption within the park.

(5) Where the water supply is subject to service interruption, the occupants shall be notified in advance of such interruptions if possible.

(6) Where the cause of the water service interruption occurs within the park and the interruption exceeds a period of twelve (12) hours, standby or auxiliary equipment shall be used to provide temporary emergency water supply for the occupants.

(7) Water service lines, including valves, riser pipes and connections, shall be installed in compliance with the Colorado Technical Plumbing Code and with the Aspen Water Department Standards. Every mobile home lot shall be provided with an individual water service pipe and a riser pipe in conformance with the Colorado Technical Plumbing Code. The riser pipe shall extend at least four (4) inches vertically above the ground unless it is shielded by a riser protector and casement extending above ground and fitted with a lid. The

riser shall terminate with two (2) threaded valved outlets which provide connections for the mobile home water piping and for a garden hose. The mobile home water outlet shall be securely capped when a mobile home does not occupy the lot.

(8) Sewer shall be at a grade sufficient to insure a mean velocity of two (2) feet per second when flowing full. The system shall be designed for a minimum flow rate of at least three hundred fifty (350) gallons per day per mobile home lot. Horizontal and vertical drainage lines connecting with other horizontal drainage lines shall enter through forty-five (45) degree "y" branches or other combinations of equivalent sweep. Manholes or cleanouts shall be provided at intersections of two (2) or more sewer lines, at changes in grade or alignment of more than forty-five (45) degrees and at intervals of not more than four hundred (400) feet.

(9) Sewer lines shall be constructed of approved materials with adequate vents, watertight joints and sufficient cleanouts in accordance with current Aspen Metro Sanitation District Standards.

(10) Each mobile home lot shall be provided with a sewer branch line and riser pipe of at least four (4) inches inside diameter. The branch line shall be installed with a uniform slope of at least one-fourth (1/4) inch per linear foot and shall be properly trapped and vented. The branch line shall terminate at a riser pipe of at least four (4) inches above ground elevation or has the ground graded from the riser pipe rim. When necessary, the riser pipe shall be protected by a concrete collar four (4) inches thick and twelve (12) inches in diameter.

(11) The sewer service connection shall be equipped with standard screw, ring or clamp-tight fittings or adapters so that watertight and tamper-proof connections can be obtained at the mobile home drain outlet and sewer riser pipe. The connection shall be of approved semirigid, noncollapsible, corrosion-resistant pipe having a smooth interior surface and an inside diameter of not less than three (3) inches.

(12) The sewer service connection shall be installed and maintained with a uniform grade of not less than one-quarter (1/4) inch per foot and shall be no longer than necessary to connect the mobile home drain and sewer riser pipe.

(13) When a mobile home does not occupy the mobile home stand, the sewer riser pipe shall be capped with a watertight cap or plug.

(f) Refuse.

(1) The storage, collection and disposal of refuse in a mobile home park shall be so conducted as to control odors, rodents, insects, accidents, fire hazards, air pollution and other nuisance conditions.

(2) Durable, washable and nonabsorbent metal or plastic containers with tight-fitting lids shall be provided at each mobile home lot or at a central storage area conveniently located not more than two hundred (200) feet from any mobile home lot. Refuse containers shall be provided at the rate of at least one thirty-gallon (four (4) cubic feet) container for each mobile home lot or an equivalent storage capacity, shall be stored in durable, functional racks attached to a structure or tied down in a manner to prevent movement caused by wind or entrance by animals.

(3) The number of containers used and the frequency of collection shall be sufficient to prevent overfilled containers. Refuse shall be routinely collected and removed from the

premises not less than once weekly. Refuse shall be disposed of at a lawful disposal site in accordance with requirements of the Colorado Solid Waste Disposal Sites and Facilities Act.

(g) Insect and rodent control. Rodents and insects shall be controlled by approved sanitary practices, vermin-proofing of buildings, extermination and other control methods.

(h) Water supply. An adequate water supply shall be provided to each mobile home unit and to any additional structure where such service may be required, such as service buildings, office buildings, etc. For the purposes of this Code, an adequate water supply shall mean connection to the Aspen Municipal Water District.

(i) Sanitation system. Adequate sewage treatment and collection facilities shall be provided to each mobile home unit and to any additional structure where such service may be required, such as service buildings, office buildings, etc. For the purposes of this Code, adequate sewage treatment and collection facilities shall mean connection to the Aspen Sanitation District or the Aspen Metro Sanitation District.

(j) Electrical outlets. An electrical outlet supplying both 110/220 volts capable of providing one hundred (100) amperes or more of current, shall be provided for each mobile home space. The installation shall comply with the National Electrical Code, the most recent edition adopted by reference by the City Council.

(k) Fire protection. Every mobile home park shall be equipped at all times with fire hydrants and fire extinguishing equipment in good working order of such type, size and number so located within the park as prescribed by the local fire prevention authority or to satisfy fire regulations. No mobile home space shall be located more than one hundred seventy-five (175) feet from a fire hydrant of quality and design acceptable to the Chief of Fire Protection District having jurisdiction.

(l) Utility building shed.

(1) A minimum of seventy-two (72) cubic feet of storage space shall be provided for each mobile home space adjacent to the mobile home.

(2) In the event the surface of a utility building stand is designed to be more than six (6) inches below the finished grade of a mobile home space, the entire surface of the utility building stand shall be covered with crushed rock, gravel or other like material for the purpose of providing surface water drainage.

(m) Outdoor recreation area.

(1) A mobile home park shall provide an amount not less than twenty percent (20%) of the gross mobile home park area for open space and outdoor recreation area or areas for the use of the occupants thereof. This requirement shall be in addition to the park dedication requirements of this Code.

(2) Outdoor recreation areas are defined to include, but not by way of limitation, adult recreation and child play areas and swimming pools, but do not include areas devoted to guest parking, utilities, drying yards, roadways, mobile home spaces, storage areas nor any area required for setbacks.

(n) Setbacks. The minimum setback along property lines of a mobile home park shall be as follows and no structures, including mobile homes, shall be erected, constructed or located closer to such property lines than the minimum setback distance, unless otherwise specifically provided:

(1) Public street or highway rights-of-way: One hundred (100) feet from center line of such rights-of-way or thirty (30) feet from the property line, whichever distance is the greater which may be modified by the City Council on special review.

(2) Private road rights-of-way and easements: Twenty-five (25) feet from the center line of such right-of-way or easement of ten (10) feet from the boundary, whichever distance is greater.

(3) All other property lines: Ten (10) feet from the property lines; provided that screening, fences and shrubs or trees may be erected or located closer to such property lines than the minimum distance.

(o) Signs. All signs shall comply with Chapter 26.36 of this Code.

(p) Compaction. The entire area of each mobile home park, excluding recreational areas, shall contain soil compacted to a field density of ninety-five percent (95%).

(q) Use, area and bulk requirements.

(1) The use requirements for all mobile home parks in a MHP Zone are as provided in Section 26.28.120 of this Code.

(2) The bulk requirements for mobile home parks in existence upon the effective date of this Chapter are set forth in Section 16.04.060 (column two (2) of chart) of this Chapter and Section 26.28.120 of this Code, whichever is more restrictive.

(3) The bulk requirements for mobile home parks not in existence upon the effective date of this Chapter or for expansion of parks in existence upon the effective date of this Chapter, are set forth in Section 16.04.060 (column four (4) of chart) of this Chapter and Section 26.28.120 of this Code, whichever is more restrictive. (Code 1971, § 14-2; [Ord. No. 73-1979, § 1](#))

Sec. 16.04.030. Contents of application for rezoning, procedure and appeal.

(a) Applications for rezoning to MHP of mobile home parks not in existence on the effective date of this Chapter and for any expansion of mobile home parks in existence on the effective date of this Chapter must comply with the requirements of Chapter 26.84 of this Code.

(b) In addition to the submissions required in Chapter 26.80 of this Code, the application shall also contain the following:

(1) There shall be submitted a landscaping plan, in such detail and scope as may be required by the Planning and Zoning Commission or the City Council and containing such information required immediately below. The landscaping plan need not be prepared by a registered land surveyor. Landscaping plans shall be produced on tracing paper or velum having outer dimensions of at least twenty-four (24) inches by thirty-six (36) inches and drawn to a scale of one (1) inch equals fifty (50) feet and shall contain such information as the following:

a. The outline of mobile home stands, patios, utility buildings, accessory buildings and other improvements.

b. An appropriate landscaping plan.

c. The details of all features pertaining to site improvements, such as retaining walls, tree walls and other site improvement details.

(2) Description of the source and adequacy of existing fire protection facility ties and any anticipated new facilities.

(3) Description of potential traffic load on roadways within and without the proposed mobile home park and the potential impact of traffic on streets on the perimeter of the mobile home park.

(4) Description of the potential impact upon school facilities.

(5) Description of anticipated impact upon the adequacy of existing police protection and any anticipated need for new personnel or equipment and facilities.

(6) Description of community need for such a park. (Code 1971, § 14-3; [Ord. No. 73-1979, § 1](#))

Sec. 16.04.040. Mobile home park licensing.

(a) Scope; penalties.

(1) It shall be unlawful for any person to operate a mobile home park within the City except in accordance with this Section 16.04.040.

(2) It shall be unlawful for any occupant, owner, tenant or lessee of a mobile home located within the City to violate Subsection (g) of this Section.

(3) Before any person shall operate a mobile home park within the City, he or she shall be the recipient of a park license granted by the Council pursuant to the terms of this Section 16.04.040.

(4) This Section 16.04.040 shall be enforced pursuant to Sections 1.04.080 and 1.04.120 of this Code.

(b) Application for license. Any individual may apply to the Council for an initial license pursuant to this Section 16.04.040. Such application shall be made in writing, filed with the planning office and shall be accompanied (subject to the provisions of Subsection 16.04.040(b)(1)) by all of the information contained in Section 26.84.030.C and the information set forth in Subsection 16.04.040(b)(2).

(1) Mobile home parks existing on the effective date of this regulation shall not be required to submit the information required by Section 26.84.030.C of this Code unless such information relates to major alterations being proposed or relates to proposed park expansion and is specifically required by the planning office.

(2) Additional submission requirements:

a. The name, address and telephone number of the applicant.

b. Evidence of his or her financial responsibility, including personal financial statements and financial statements of all business entities in which the applicant has an equity interest of ten percent (10%) or more. Such statements shall include balance sheets and income statements as well as other documentation of financial responsibility that may be required by the City Council at its discretion.

c. The name of said mobile home park which the applicant wishes to operate.

d. An application fee of seventy-five dollars (\$75.00) plus two dollars and fifty cents (\$2.50) for each unit in the mobile home park which the applicant wishes to operate.

e. A detailed proposed schedule of compliance, setting forth these specific improvements to the park that will be made during the term of the license being sought. In the

event that the Council has previously set forth requirements for certain improvements which must be completed at a specific time, said time being later than the expiration of the license being sought, the applicant shall set forth what measures will be taken (during the term of the license being sought) towards completion of said improvements. In the event that the applicant is not the owner of the land upon which the mobile home park is located, the application shall also include:

1. The name of the owner of said mobile home park and the legal relationship of the applicant to the owner and
2. Documentation of the authority granted to the applicant to operate the mobile home park on behalf of the owner.

f. A register containing the record of all mobile home owners and occupants located within the park. The register shall be submitted to the Building and Zoning Administrator with each annual license application and shall contain the following information:

1. The name and address of the owner of each mobile home.
2. The make, model, year and license number of each mobile home and Colorado identification plate number assigned by the Colorado Division of Housing, if any.
3. The state, territory or county issuing such license.
4. The date of arrival and of departure of each mobile home. The park shall keep the register available for inspection at all times by law enforcement officers, public health officers, the building inspector and other officials whose duties necessitate acquisition of the information contained in the register.

(c) Submission and review of application. The applicant shall submit the application to the planning office. The City Council shall review the application and approve or deny the application upon the recommendation of the Planning and Zoning Commission. Applicants shall apply for such licenses no later than October 1st of each year.

(d) Additional review requirements. The Planning and Zoning Commission and City Council shall consider whether the application:

- (1) Proposes a schedule of improvements designed to upgrade the park to mobile home park standards for existing mobile home parks (Section 16.04.060, column two) within a reasonable period of time and
- (2) Has previously made or will make improvements to the mobile home park such that the park may be operated in such manner so as not to endanger the health, safety and welfare of the occupants of the park and the residents of the City.

(e) Term and renewal of license.

(1) As a condition of transfer on assignment of any park license, any new owners shall commit to making any improvements agreed to at the time of licensing, if any.

(2) The application for renewal shall list any changes in the information listed in the licensee's original application under Subsection (b) as well as any additional information, which may be required by subsequent amendment to that Subsection.

(3) A copy of the application for renewal shall be submitted by the applicant to the Building Inspector, the Environmental Health Officer and the Planning and Zoning Commission who shall each recommend to the Council their approval or denial of the application for renewal of the license. Said recommendation shall be served on the applicant by registered mail to the address listed on his or her application for renewal.

(4) The fee for renewal of the license shall be seventy-five dollars (\$75.00) plus two dollars and fifty cents (\$2.50) for each unit in the mobile home park which the applicant wishes to continue to operate.

(f) Obligation of licensee. It shall be the duty of each park licensee to:

(1) Maintain the mobile home park in the condition provided in Section 16.04.060 of this Code or in conformance with a schedule of compliance adopted by the City Council.

(2) Maintain an office building in which shall be located the office of the person in charge of said park. A copy of all required licenses and permits and of this regulation shall be conspicuously posted there and the park register shall at all times be kept in said office.

(3) Operate the mobile home park in compliance with all relevant federal, state or local statutes ordinances or regulations.

(4) Provide adequate supervision to maintain the park, its facilities and equipment in good repair and in clean and sanitary condition at all times.

(5) Insure that the provisions of Subsection (g) of this Section are complied with in the mobile home park which he or she is licensed to operate.

(g) Maintenance of mobile home park.

(1) Each mobile home park shall be maintained in the condition specified in Section 16.04.060 of this Code or in a schedule of compliance adopted by the City Council. The owner or operator of any mobile home park shall arrange for the management and supervision of such mobile home park so as to enforce or cause compliance with the provisions of this Section 16.04.040.

(2) All mobile homes shall be parked so that there will be a minimum of ten (10) feet between mobile homes measured side to side or side to end. Mobile homes parked end to end shall have an end-to-end clearance of not less than ten (10) feet. Enclosed additions to mobile home units and accessory buildings (such as storage units) shall be considered a part of the mobile home in measuring required yard distance.

(3) No mobile home shall be parked so that any part of such mobile home will obstruct any roadway or walkway in a mobile home park for a period of more than twenty-four (24) hours.

(4) No mobile home shall be occupied in a mobile home park unless the mobile home is situated on a mobile home stand.

(5) All roadways, streets and walkways in a mobile home park shall be kept clear of snow, ice, standing water, dirt and debris.

(6) No abandoned, burned or derelict mobile home shall be allowed to occupy a space in a mobile home park for a period of more than twenty-four (24) hours.

(7) No abandoned, burned or inoperable automobile or vehicle shall be allowed to remain on parks, streets or common parking areas. Inoperable shall be defined as in Subsection 16.04.050(d)(3) for a period of more than twenty-four (24) hours.

(8) Mobile homes occupying spaces in a mobile home park operated by persons licensed under this Section 16.04.040 shall not be exempt from the provisions and requirements of the presently adopted building or housing codes and no addition or modification of any mobile home shall occur unless a permit is obtained and unless the requirements of the existing building codes are met.

(9) No animal shall be permitted to run at large or commit any nuisance within a mobile home park. Where animals are prohibited, no animals shall be allowed in the park.

(10) Each mobile home lot in the mobile home park shall be clearly defined and numbered with numbers of not less than six (6) inches in height, which numbers shall be clearly visible from the street.

(11) Each mobile home park shall be clearly defined and numbered with numbers of not less than six (6) inches in height, which numbers shall be clearly visible from the street.

(12) No existing mobile home shall be replaced by a mobile home which does not meet ANSI standards for new mobile homes.

(13) No mobile home shall be occupied by a greater number of persons than that for which it was designed.

(h) Inspection.

(1) The Building Inspector and the Environmental Health officer or their agents are hereby authorized and directed to make such inspections as are necessary to determine satisfactory compliance with this Section 16.04.040 and shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this Section.

(2) It shall be the duty of the owners or occupants of mobile home parks or of the person in charge thereof, to give the Building Inspector and the Environmental Health officer or their agents free access to such premises at reasonable times for the purpose of such inspections.

(3) It shall be the duty of every occupant of a mobile home park to give the owner thereof or his or her agents or employees, access to any part of such for repairs or alterations as may be necessary to effect compliance with this Section 16.04.040 or with any lawful order issued pursuant to the provisions of this Code.

(i) Suspension; revocation; receivership.

(1) Upon the discovery of a violation of this Section 16.04.040 in any mobile home park the Building Inspector and the Environmental Health officer shall give the operator thereof written notice of the violation.

(2) If, within thirty (30) days of said notice, the violation has not been corrected, then the Building Inspector or the Environmental Health officer may temporarily suspend the operator's license.

(3) At the next regular meeting of the Council following the expiration of said thirty-day period, the Council shall conduct a hearing on the matter and take such action as it shall deem

appropriate including, but not limited to, granting an additional period to remedy the violations or revoking the operator's license.

(4) In the event the license is revoked by the City Council, the City Attorney shall immediately petition a court of competent jurisdiction for the appointment of a receiver who shall be empowered to do all things reasonable and necessary to operate a mobile home park including, but not limited to, the collection of all revenues and the payment of expenses.

(j) Enforcement. In the event any mobile home or mobile home park or structure affiliated therewith is or is proposed to be, constructed, altered, extended, maintained, used or operated in violation of any provision of this Section 16.04.040 or this Code or any amendment thereof, the City Council or any person may seek enforcement pursuant to Section 1.04.080 or 1.04.120 of this Code.

(k) Bonding provisions. The Council may apply the performance guarantee provisions in Section 26.88.050 of this Code to the park licensee in any mobile home park. (Code 1971, § 14-4; [Ord. No. 73-1979, § 1](#))

Sec. 16.04.050. Individual mobile home regulations.

(a) Scope.

(1) It shall be unlawful for any person to own or occupy a mobile home or a unit within a mobile home park in the City, except in accordance with this Section 16.04.050 of this Code.

(2) It shall be unlawful for any occupant, owner or tenant of a mobile home located within a mobile home park in the City, to violate Subsection 16.04.050(d) of this Code.

(b) Inspection.

(1) The Building Inspector, the Environmental Health officer and Fire Marshal or their representatives are hereby authorized to inspect any mobile home or unit and review the construction, maintenance or improvements to the mobile home or unit in compliance with this Chapter.

(2) The Building Inspector, the Environmental Health officer and Fire Marshal or their representatives shall inspect any mobile home or unit which is parked in the City, within sixty (60) days after the effective date of this Chapter or, thereafter, within sixty (60) days after the mobile home or unit is parked or annexed to the City. A fee of twenty-five dollars (\$25.00) shall be charged for each inspection.

(c) Minimum mobile home unit standards. Each mobile home unit located within the City shall meet the following minimum requirements:

(1) All units shall have, in addition to a permanent entrance and exit, at least one approved fire egress door or window which shall meet the requirements of the most recently adopted edition of the Uniform Building Code.

(2) All units shall be equipped with at least one properly inspected fire extinguisher with an A, B, C rating.

(3) All units with wood/coal burning stoves, fireplaces or heaters shall meet all installation requirements of the most recently adopted edition of the Uniform Building Code.

(4) All units shall be equipped with properly operating and properly installed smoke detectors.

(5) All units with additions shall, where practicable, bring those additions into compliance with the Uniform Building Code, the most recently adopted edition. The Building Inspector shall not require strict compliance with insulation and energy related requirements of said code where such compliance would cause major reconstruction. All life and safety requirements of said code must be met. The Building Inspector may require the removal of additions where said additions cannot meet the requirements of this Section.

(6) The interior wiring of all units shall comply with the minimum life/safety standards of the National Electrical Code, including the proper sizing of all wiring, the elimination of exposed or bare wire and the elimination of overloaded circuits. Complete rewiring of the unit shall not be required where the Building Inspector determines that improvements to existing wiring will meet minimum safety requirements.

(7) All mobile homes using gas, propane, kerosene, gasoline or fuel oil for heating or cooling purposes shall have their stoves and heaters properly vented with flues of adequate size and construction. Gas cooking ranges, water heaters and hot plate burners shall not be used as heating units.

(d) Maintenance of the mobile home unit and mobile home space.

(1) All mobile home units shall be parked so that there will be a minimum of ten (10) feet between mobile homes. Mobile home units parked end-to-end shall have an end-to-end clearance of not less than ten (10) feet. Additions to mobile home units shall be considered part of the mobile home in measuring required yard distance.

(2) No owner/occupant shall allow animals in his or her custody to run at large within the mobile home park.

(3) No abandoned, burned or inoperable automobile shall be allowed to remain on any mobile home park space. Inoperable means a condition of being junked, wrecked, wholly or partially dismantled, discarded, abandoned or unable to perform the functions or purpose for which it was originally constructed. Existence of the following conditions shall raise presumption that a vehicle is inoperable.

- a. Absence of an effective registration plate or safety sticker;
- b. Placement of the vehicle or parts thereof upon jacks, blocks, chains or other supports;
- c. Absence of one or more parts of the vehicle necessary for the lawful operation of the vehicle on the streets and highways.

(4) Mobile home units shall be maintained and occupied in conformance with the requirements of Subsection 16.04.050(c) of this Code.

(5) No mobile home shall be occupied by a greater number of persons than that for which it was designed.

(6) All mobile homes shall be parked with the mobile home hitch (if applicable) fronting on and directly accessible to a conforming park street. The access shall be at least ten (10) feet in width.

(7) The space directly beneath each mobile home shall be kept clean and free from refuse. Such space may be used as a storage area for the mobile home wheels, but shall not be used for any other items.

(e) Enforcement. This Section 16.04.050 may be enforced pursuant to Section 1.04.080 or 1.04.120 of this Code. (Code 1971, § 14-5; [Ord. No. 73-1979, § 1](#))

Sec. 16.04.060. Standards for mobile home parks.

The table following illustrates:

(a) Minimum standards for all mobile home parks (column 2) which must be complied with prior to the issuance of the license required by Section 16.04.040 of this regulation.

(b) Standards for existing mobile home parks (column 3) to be achieved no later than five (5) years from date of issuance of first annual license by mobile home parks existing on the effective date of this regulation.

(c) Standards for new mobile home parks which must be met by all mobile home parks proposed to be located within the City after the effective date of this regulation. All expansions of existing mobile home parks must meet the requirements of this Section 16.04.060(c) (column 4).

Development Standards	Minimum Standards All Parks	New Standards Existing Parks (no later than 5 years from date of first license)	New Standards New Parks	
1.	Setbacks from park boundaries:			
a. To 4-lane highway(ft)	Existing	Existing if additional screening and/or landscaping is added	200/75A	
b. To street or highway right-of-way (ft.)	Existing		100/30A	
c. To private road (ft.)	Existing	Existing if additional screening and/or landscaping is added	25/10A	
d. To other property lines (ft.)	10		10	
2.	Unit spacing:			
a. Side by side (ft.)	10	10	20	
b. Side to end (ft.)	10	10	20	
c. End to end (ft.)	10	10	20	
d. Unit to enclosed addition (ft.)	10 except 6 ft. from unheated, uninhabitable, 1 hr. exterior/interior fire rated 4 ft. x 6 ft. entryway or steps (to enclosed legal addition)	10 except 6 ft. from unheated, uninhabitable, 1 hr exterior/interior fire rated 4 ft. x 6 ft. entryway or steps (to enclosed legal addition)	15 except 11 ft. from unheated, uninhabited, 1 hr exterior/interior fire rated 4 ft. x 6 ft emtryway or steps	
e. Combustible material (deck, fence, etc.) to adjacent unit	6	6	11	
3.	Parking:			
a. Off-street parking only	Not required except no parking on one-way roads of less than 20 ft.	Yes	Yes	
b. Number per unit	1	1 + one nonadjacent, not more than 400 yards from unit	2	
e. Guest or service parking	On-street parking regulated to one side or one hour or more on roads 30 ft. in width	On-street parking regulated to one side or one hour or more on roads 30 ft. in width	No on-street parking on roads less than 50 ft. in width	
4.	Recreation area (1% park area)	Existing	10% (may be new park area) or existing, whichever is greater	20
5.	Storage area:			
a. Individual (cu. ft.)	Existing	Existing	72 cu. ft.	
b. Park (sq. ft. per unit)	No	60	160	
6.	Utilities (general):			
a. Easements required/ width (ft.)	Yes/100 ft.	Yes/10 ft.	Yes/10 ft.	
b. All underground required	No	Yes	Yes	

	c. State and National Codes referenced and made a part of the regulation:			
	1. Colorado Department of Health, Primary Drinking Water Regulations for the State of Colorado	Yes	Yes	Yes
	2. Colorado Department of Health, Technical Plumbing Code	No	Yes	Yes
	3. National Electrical Code	No	Yes	Yes
	4. National Fuel Gas Code	Yes	Yes	Yes
7.	Electrical:			
	a. Voltage (volts)	110/220	110/220	110/220
	b. Current (amps)	50—100	100	100
	c. Demand (watts)	Existing	According to National Electrical Code	According to National Electrical Code
	d. Distance to overhead wires (ft.)	Existing	N/A	N/A
8.	Gas:			
	a. Maximum number units disrupted	No requirement	20% of park	20% of park
	b. Gas service size (inches)	No requirement	3/4	3/4
9.	Refuse:			
	a. Maximum distance from unit	200	200	200
	b. Demand (cubic ft./unit)	4	4	4
	c. Removal rate	1/week	1/week	1/week
10.	Fire Safety:			
	a. Fire apparatus access (ft. from unit)	100	100	100
	b. Minimum water supply	Existing	C	C
	c. Pressure requirements	Existing	30 psi	30 psi
	d. Distance from lot to fire hydrant (ft.)	Not required	175 feet or adequate substitute storage	175
	e. Other	d	d	d

11.	Other:			
	a. Park screening required/height (ft.)	Yes/4	Yes/4	Yes/6
	b. Homes must be ANSI qualified	No	All replacement homes. No alterations of non-ANSI qualified units	Yes

DEVELOPMENT STANDARDS NOTES

- A. Distance from centerline of street/distance from property line – whichever is greater. May be less under special review.
- B. Parking to be within stated number of feet from each home.
- C. Five hundred (500) gallons per minute for one hour.
- D. Three-fourths (¾) inch hose to reach any unit.

(Code 1971, § 14-6; [Ord. No. 73-1979, § 1](#))

Sec. 16.04.070. General parking and location restrictions.

No mobile home or travel trailer shall be parked or permitted to stand upon any public thoroughfare, road or street or alley in the zoned area of the City, nor upon any public road right-of-way, for longer than a twenty-four-hour period. If so parked, it shall be off the main traveled portion of the roadway; shall not be parked so as to cause or create a traffic hazard; and shall be parallel with the course of the roadway. No occupied mobile home shall be parked or kept on a public highway or street. No occupied travel trailer shall be parked or kept on a public highway or street or within a mobile home park. (Code 1971, § 14-7; [Ord. No. 73-1979, § 1](#))

Sec. 16.04.080. Restrictions against individual mobile homes.

(a) No mobile home or travel trailer shall be installed, maintained, used, occupied, kept, stored or allowed to remain within any area of the City except within a mobile home park meeting the requirements of this regulation.

(b) There shall be allowed individual mobile homes for construction site office or storage purposes upon a building site during actual construction, but not in any case to exceed one year, provided that such mobile home need not have water, electrical or sanitary facilities otherwise required herein; provided, further, that a building permit is obtained from the building inspector authorizing such use of the mobile home and specifying the period of use. (Code 1971, § 14-8; [Ord. No. 73-1979, § 1](#))

Sec. 16.04.090. Effective date.

This regulation shall become effective on the seventeenth day of December, 1979. (Code 1971, § 14-9; [Ord. No. 73-1979, § 1](#))