

# Ridgway Municipal Code

## CHAPTER 8

### SECTION 1

#### Mobile Home Park and Travel Home Park Regulations

##### Subsections:

- 8-1-1 Licenses.
- 8-1-2 Definitions.
- 8-1-3 Mobile Home Park And Travel Home Park Construction Permits.
- 8-1-4 Mobile Home Park Design Requirements.
- 8-1-5 Travel Home Park Design Requirements.
- 8-1-6 Maintenance Of Mobile Home And Travel Home Parks.
- 8-1-7 Non-Conforming Mobile Home Parks And Travel Home Parks.
- 8-1-8 Administration And Enforcement.

##### **8-1-1 LICENSES.**

(A) It shall be unlawful to operate a mobile home park or travel home park unless a license has been issued in accordance with this Section.

(B) Application for a license shall be made on forms provided by the Town.

(C) No license shall be issued until an inspection is made by the Town and it is determined that the applicable requirements of this Section and other Town and State regulations are met.

(D) Following a hearing, preceded by a thirty (30) day notice to licensee, any license may be revoked if the Town Council determines that a violation of this Section, or other applicable Town or State regulations, exists.

(E) All existing mobile home parks or travel home parks shall have sixty (60) days to obtain a license following the effective date of this Section. As part of the initial license, an occupancy permit shall be issued for each dwelling lawfully located within a mobile home park at the effective date of this Section, without charge.

##### **8-1-2 DEFINITIONS.**

Mobile Home, Dependent Mobile Home, Mobile Home Park, Travel Home and Travel Home Park shall be defined as set out in Section 6-3 of the Ridgway Municipal Code.

##### **8-1-3 MOBILE HOME PARK AND TRAVEL HOME PARK CONSTRUCTION PERMITS.**

(A) It shall be unlawful to commence the construction of any mobile home park or travel home park, or the enlargement of an existing mobile home park or travel home park until a construction permit has been approved by the Planning Commission and Town Council as meeting the criteria and requirements of this Section and other applicable Town and State regulations.

(B) Application for a construction permit shall be made by submitting a site plan of the proposed park, accompanied by any supporting documents, plans or drawings, as necessary, to show that the design requirements of Subsections 8-1-4 or 8-1-5, as applicable, will be complied with.

(C) The site plan and all supporting plans must be submitted to the Town no later than thirty (30) days before the date at which the Planning Commission is to review the application. Notice of the proceeding shall be posted, visible from each street frontage abutting the property, for at least 10 days prior to the date of review. Following review of the application, the Planning Commission shall recommend approval or disapproval of the application. If disapproved, the reasons for disapproval shall be included in the Planning Commission minutes and provided to the applicant, upon request. The application shall then be submitted to the Town Council for review and action. The Council may approve, or disapprove, the application if it finds that the requirements of these regulations have not been met.  
(Ord 14-1998)

(D) No license for a mobile home park or travel home park, or part thereof subject to the construction requirements of this Section, shall be approved until an inspection to determine if the park, or the applicable portion thereof, has been developed in substantial conformity with the site plan as approved by the Town Council.

#### **8-1-4 MOBILE HOME PARK DESIGN REQUIREMENTS.**

(A) Mobile home parks may be located only where allowed by Town Zoning Regulations, and shall be a minimum of two (2) acres.

(B) All mobile home parks shall, as a minimum, comply with the regulations for mobile home parks issued by the State of Colorado and the requirements of this Section. In the event of any conflict between the State regulations and the requirements of this Section or other ordinances and regulations of the Town, those regulations which are more stringent shall apply.

(C) Each mobile home space may have only one (1) mobile home located on it and shall comply with the dimensional requirements of this Subsection. All spaces shall be adequately identified by a number or letter.

(1) Minimum Lot area - 2500 square feet

(2) Minimum Set Backs:

- |                          |          |
|--------------------------|----------|
| (a) Front                | 10 feet  |
| (b) Rear                 | 8 feet   |
| (c) Side on Corner Space | 7.5 feet |
| (d) Side                 | 5 feet   |

(3) Accessory structures which are not attached to the mobile home are not subject to the rear and side yard setbacks, but shall be set back a minimum of two (2) feet.

(D) The mobile home park developer shall provide the following improvements:

- (1) A Town water system to serve each lot, including fire hydrants and fire mains.
- (2) A sanitary sewer system.

(3) Fifty (50) foot wide streets with a minimum paved width of thirty (30) feet.

(4) A storm drainage system.

(5) Street signs, street lights.

(6) Concrete valley pans four (4) feet in width, or curbs, gutters and four (4) foot wide sidewalks shall be installed on each side of each street.

(7) A park or playground occupying at least 5% of the area of the mobile home park to be maintained by the mobile home park owner.

(E) Arrangements to provide public utilities, including, if available, gas, electricity, telephone and cable television, shall be made with the utility companies for service to each space.

**8-1-5 TRAVEL HOME PARK DESIGN REQUIREMENTS.**

(A) Size and Location:

Travel home parks may be located only where allowed by Town Zoning Regulations and shall be a minimum of two (2) acres in area.

(B) All travel home parks shall, as a minimum, comply with applicable State of Colorado Regulations for campgrounds and recreation areas and the requirements of this Subsection. In the event of any conflict between State Regulations and the requirements of this Section or other Town ordinances or regulations, those regulations which are more stringent shall apply.

(C) Dimensional Requirements:

(1) All travel homes and any accessory structures shall be at least ten (10) feet from any other travel home and accessory structure.

(2) The number of travel homes in the park shall not exceed 25 travel homes per acre.

(D) Eight (8%) percent of the gross area of the travel home park, or 2,500 square feet, whichever is greater, shall be developed and maintained as a park or playground by the park owner.

(E) The travel home park developer shall provide the following improvements:

(1) A water system, including fire hydrants and fire mains.

(2) A sanitary sewer system.

(3) Paved streets with a minimum paved width as follows:

(a) One-way/no parking - 11 feet;

(b) One-way/parking on one side - 18 feet;

- (c) Two-way/no parking - 24 feet;
  - (d) Two-way/parking on one side - 27 feet; and
  - (e) Two-way/parking on both sides - 34 feet.
- (4) A storm drainage system.
  - (5) Street signs and security lights.
  - (6) A service building meeting the requirements of applicable State and Town regulations.

(F) Plans for all improvements shall be submitted with the site plan and shall be approved by the Town prior to the approval of any licenses by the Town Council. All required improvements shall comply with Town design and construction standards and specifications.

(G) Easements:

The Town may require reasonable utility easements to be dedicated to the public for the purpose of public and Town utilities.

**8-1-6 MAINTENANCE OF MOBILE HOME AND TRAVEL HOME PARKS.**

(A) All mobile home parks and travel home parks shall be maintained in accordance with the requirements of this Section, applicable State of Colorado Department of Health Regulations, and other applicable regulations of the Town or State.

(B) The Town Building Official, or his designated representative, shall have the right to enter upon any mobile home park or travel home park at any reasonable time for the purpose of inspecting the premises to determine compliance with this Section or other applicable ordinances and Town and State regulations.

**8-1-7 NON-CONFORMING MOBILE HOME PARKS AND TRAVEL HOME PARKS.**

(A) Any mobile home park or travel home park which at the effective date of this Section, or at the time of annexation, if annexed subsequent to the effective date of this Section, which was lawfully existing and maintained in accordance with previously applicable County or Town regulations and ordinances, but which does not conform or comply with all of the regulations provided for in this Section, may be continued to be maintained and used only in compliance with the provisions and limitations imposed by this Subsection in addition to the limitations of Sections 6-3 and 7-3 of the Ridgway Municipal Code. Mobile home parks, or travel home parks which were unlawful or illegal and not in compliance with previously applicable regulations shall remain unlawful and illegal and subject to abatement or other enforcement action. All mobile home parks and travel home parks shall comply with applicable State regulations immediately.

(B) If the mobile home park or travel home park is non-conforming with respect to dimensional requirements or other general requirements of the design standards of this Section, the following provisions shall apply:

(1) If the non-conformity is abandoned, removed or corrected for any length of time, such non-conformity may not be reestablished.

(2) No alteration may be made which would increase the amount or degree of the non-conforming feature. Changes may be made which would decrease the degree or amount of deviation from the requirements of this Section.

(3) If any existing mobile home is removed from a site or space within or without a mobile home park, no mobile home may be moved onto such site or space which would have the effect of increasing the degree or amount of the non-conformity with this Section.

**8-1-8 ADMINISTRATION AND ENFORCEMENT.**

(A) The Building Official shall administer and enforce this Section.

(B) It shall be unlawful for any person to violate any provision of this Section.

(C) Any person convicted of a violation of any of the provisions of this Section shall be punished by a fine of not more than \$300, or imprisonment of not more than ninety (90) days, or by both such fine and imprisonment; provided, however, no person under the age of 18 years may be sentenced to any period of imprisonment except for contempt of court. Each day during which any violation is committed or permitted to continue shall be considered to constitute a separate offense.

(D) Any violation of the provisions of this Section is hereby declared to be a nuisance and may be abated in accordance with law.

(E) In addition to any other remedies the Town may have, it may maintain an action in a court of competent jurisdiction to enjoin any violation of or compel compliance with any provision of this Section.

(F) The Town may refuse to issue any permits required by Town ordinance or grant water or sewer taps if the applicant is in violation of any of the provisions of this Section.