

Title 17
MOBILE HOMES AND RECREATIONAL VEHICLES

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17.04 General Provisions

17.04.010 General Provisions

The purpose of Title 17 Mobile Homes and Recreational Vehicles is to provide for the location of mobile homes and recreational vehicles and the development and operation of mobile home parks, recreational vehicle parks, and mobile home subdivisions that encourage innovative land use orderly growth, and promote the general health, safety, and welfare of the public.

17.04.020 Application

The provisions of Title 17 Mobile Homes and Recreational Vehicles shall apply to the use and maintenance of mobile homes and recreational vehicles and to the construction and maintenance of mobile home parks, recreational vehicle parks, and mobile home subdivisions. It is unlawful for any person to construct, alter, extend, install, use, or maintain a mobile home park, recreational vehicle park, or mobile home subdivision within the Town except in compliance with this Title.

17.04.030 Interpretation

In the interpretation and application of the provisions of this title, the following regulations shall govern. The provisions of Title 17 Mobile Homes and Recreational Vehicles shall be regarded as minimum requirements for the protection of the public health, safety, convenience, order, prosperity, and welfare for the present and future inhabitants of the Town. This Title shall be regarded as remedial and shall be liberally construed to further its underlying purpose.

17.04.040 Mobile homes and recreational vehicles—Location

Mobile homes shall be permitted only in mobile home parks and mobile home subdivisions, and only mobile homes certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq., as amended, shall be permitted in such locations. Recreational vehicles, which have their own sanitary facilities, i. e., toilet, lavatory, and bathing facilities, shall be permitted in mobile home parks provided that they are located in areas reserved for recreational vehicles approved as a part of the special review use permit. Recreational vehicles, which do not have their own sanitary facilities, shall be permitted only in recreational vehicle parks. Manufactured homes as defined in Section 19.08.400 Manufactured Home of Title 19 Zoning shall also be permitted in approved mobile home parks and approved mobile home subdivisions.

17.04.050 Definitions

- A. “Mobile home” means a single-family dwelling built on a permanent chassis designed for long-term residential occupancy and containing complete electrical, plumbing, and sanitary facilities and designed to be installed in a permanent or semi- permanent manner with or without a permanent foundation, which is capable of being drawn over public highways as a unit, or in sections by special permit.
- B. “Mobile home park” means a plot of land under one (1) ownership interest designed, maintained, or intended for the purpose of supplying a location or accommodations for mobile homes and/or recreational vehicles having their own sanitary facilities, including all accessory buildings and facilities. No new mobile home parks shall be approved on a plot of land of less than five (5) acres.

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- C. "Mobile home subdivision" means any parcel of land subdivided into two (2) or more lots for the purpose of sale, whether immediate or future, of such lots for the location of mobile homes.
- D. "Mobile home space" means a plot of ground within a mobile home park designed to accommodate one (1) mobile home or one recreational vehicle, which has its own sanitary facilities.
- E "Recreational vehicle" means any of the following:
1. Motor home which is a vehicle designed to provide temporary or permanent living quarters and which is built into, as an integral part of or a permanent attachment to, a motor vehicle chassis or van;
 2. Truck camper which is an item of mounted equipment, weighing more than five hundred (500) pounds, which, when temporarily or permanently mounted on a motor vehicle adapts such vehicle for use as temporary living or sleeping accommodations;
 3. Camping trailer means a wheeled vehicle having an overall length of less than twenty-six (26) feet, without motive power, which is designed to be drawn by a motor vehicle over the public highways and which is generally and commonly used as temporary living or sleeping accommodations, and
 4. Travel trailer or fifth wheel travel trailer means any wheeled vehicle having an overall width not exceeding eight (8) feet and an overall length, excluding towing gear and bumpers, of not less than twenty-six (26) feet and not more than forty (40) feet, without motive power, which is designed and generally used for occupancy by persons for residential purposes, in either temporary or permanent locations, and which unit or units are not licensed as a vehicle.
- F. "Recreational vehicle park" means a parcel of land developed and approved for the accommodation of recreational vehicles, including service buildings and other facilities as may be required. Such park may also provide for tenting and facilities for day use.
- G. "Siting permit" means a permit issued by the building inspector to the owner of a mobile home or recreational vehicle with its own sanitary facilities authorizing such home and/or vehicle to be sited and occupied in accordance with the provisions of these regulations.
- H. "Skirting" means a weatherproof, durable, flame-resistant architecturally compatible material as approved by the building inspector and installed around a mobile home in order to secure the area beneath the home and protect it from wind, fire, heat, and cold.

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17.08 Mobile Home Parks

17.08.010 Procedures—Generally

Mobile home parks shall be permitted only in R-2000 and Town Center Commercial Zones, and the procedure for application shall be as provided in Chapter 19.18 Special Review Use Requirement of Title 19 Zoning except that any action of the planning and zoning commission on an application shall be advisory only and the final decision on the application shall be made by the board of trustees. Five (5) votes shall be required to overturn any decisions and recommendations of the commission. In addition to complying with said Chapter 19.18, the applicant shall comply with the provisions of this Chapter 17.08 Mobile Home Parks, specifically Section 17.08.040 Mobile Home Spaces through Section 17.08.160 Signage and with the provisions of the sanitary standards and regulations for mobile home parks of the State Department of Health and Environment adopted October 16, 1974, as amended.

17.08.015 State standards and regulations

Said standards and regulations as referenced in Section 17.08.010 Procedures Generally of this Chapter shall provide minimum requirements for the protection of the health and safety of the occupants of mobile home parks and the general public and are applicable to the maintenance, sanitation, occupancy, and use of mobile home parks. Nothing herein shall prevent the Town from issuing orders and adopting and applying such rules and regulations that are as stringent or more stringent than those referenced herein.

17.08.020 Filing of site plan and phasing plan

The owners of all mobile home parks in existence as of the effective date of this title and which do not meet the standards and requirements as set forth herein shall submit by September 1, 2000 an application for a special review use permit, including a plan for phasing the necessary improvements and other actions provided for in the application. Such phasing plan shall provide for any improvements and other actions, related to health and safety, such as utilities and vehicular access, to be completed no later than two years from approval of the special review use containing said plan and all other improvements and other actions to be completed within five (5) years of such approval. The board of trustees, following a recommendation from the planning and zoning commission, may grant, for good and sufficient reasons, additional time within which such application and plan shall be submitted to the Town, except that in no case shall such additional time extend beyond April 1, 2001. The board of trustees, after receiving a recommendation from the planning and zoning commission, may approve, approve with conditions, or deny the special review use permit.

17.08.030 Discontinuance of existing mobile home parks

If the owner of a mobile home park has not submitted an application for a special review use approval by September 1, 2000 or within such additional time as may be granted by the board of trustees, or if the board of trustees denies the application for a special review use approval, or if the owner refuses to accept in writing conditions associated with any special review use permit, the board of trustees shall specify the period within which the mobile home park shall be required to cease operations, except that in no case shall the deadline for ceasing operations extend more than one (1) year from the time lines established above. Within said period no additional mobile homes or recreational vehicles shall be moved onto any space within the mobile home park.

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17.08.040 Mobile home spaces

If an owner proposes to locate within an existing or new mobile home park both mobile homes and recreation vehicles on mobile home spaces, the application for a special review use approval shall show the approximate areas within the park proposed for location of mobile homes and for recreation vehicles. The minimum size and dimensions for a mobile home space shall be:

1. Minimum lot or space area 4,000 square feet
2. Minimum front setback from a public street 20 feet
3. Minimum front setback from a private drive 15 feet
4. Minimum side setback 10 feet on each side
5. Minimum side setback on a corner space abutting a public street or private drive 18 feet
6. Minimum rear yard setback 10 feet
7. Minimum rear yard setback abutting a public street 15 feet
8. Minimum rear yard setback abutting a private drive 12 feet
9. Front setbacks and rear yard setbacks from a public street shall be measured from the edge of the right of way, and front setbacks and rear yard setbacks from a private drive shall be measured from the edge of the concrete pan abutting the pavement of the private drive.

17.08.050 Streets and drives

- A. The mobile home park shall provide unobstructed access to a public right-of-way. Any private drive interior to the mobile home park shall be constructed and maintained by the owner of the mobile home park, and the owner acknowledges the authority of the Town to establish and enforce vehicular regulations within the mobile home park on a private drive.
- B. Any public streets within a mobile home park shall be constructed to the standards of the Town as promulgated in Title 18 Subdivisions. Minimum widths of private drives serving mobile home spaces shall be not less than twenty-four (24) feet for two (2) way drives and sixteen (16) feet for a one (1) way drive and shall be paved in accordance with specifications approved by the Town.
- C. Cul-de-sacs on public streets within a mobile home park shall meet the standards of the Town as promulgated in Title 18 Subdivisions. Cul-de-sacs on private drives shall either meet this standard or take the form of a hammerhead. Wherever possible, design of private drives should avoid cul-de-sacs.
- D. Concrete sidewalks, four (4) feet wide, and curbs and gutters shall be provided on both sides of any public street within a mobile home park or on the side of a public street abutting the mobile home park. Sidewalks or walkways may not be required within the mobile home park along private drives.

17.08.060 Parking areas and off street parking

Each mobile home space shall include a paved off street parking area sufficient to accommodate two vehicles with access to a public street or private drive. Each parking space shall have a minimum area of 200 square feet: ten (10) feet wide by twenty (20) feet long.

17.08.070 Drainage

- A. The condition of the soil, groundwater level, drainage, and topography within the park shall not be such as to create a hazard or nuisance, and grading shall be done to divert water away from mobile home spaces, and any structures within the park and to prevent standing water and soil saturation. Suitable material such as crushed rock, washed stone, or processed aggregate shall be placed on each mobile home stand.

- B. Concrete pans may be installed lieu of concrete curb and sidewalks along both sides of private drives and elsewhere within the mobile home park as necessary to provide adequate drainage. Such concrete pans may be used to calculate the minimum width of such private drives.

17.08.080 Lighting

All private drives and public streets within the mobile home park shall be sufficiently illuminated to ensure safety for park residents. Such lighting shall be provided on poles, and lumens and location shall not be less than the minimum standards for lighting of public streets as established by the Town council. Electrical services for any such lighting shall be underground.

17.08.090 Landscaping

No fixed amount of landscaping is required but the location and amount of landscaping within the mobile home park shall be reviewed as part of the special review use permit based on its contribution to the criteria listed below:

1. Enhancement of common and private open space.
2. Effect on the overall mobile home park design.
3. Shading of mobile home spaces and recreational vehicle spaces.

Dry landscaping is preferred. Where live plantings are provided or required, the owner of the mobile home park shall provide and maintain irrigation.

17.08.100 Exterior screening

Screening of the perimeter of a mobile home park is required along all sides of the park which abut a public street. The purpose of this requirement is to buffer the development from adjacent uses and enhance the appearance of the development. The perimeter screening areas must provide a completely and permanently landscaped setback area of at least twenty (20) feet from the edge of street pavement. Such areas may contain trees, shrubs, grass, and fencing or a combination thereof. Any such landscaping shall be maintained by the owner of the mobile home park, including irrigation as necessary.

17.08.110 Water utility

A mobile home park shall be served by the municipal water system, and the owner shall install such system in accordance with the provisions of Chapter 13.04 Water of Title 13 Utilities and other applicable rules and regulations of the Town. The owner shall install a master meter(s) and shall be responsible for the operation and maintenance of the water system within the mobile home park, including individual meters that he may install at each space, from such meter(s) to the point of use.

17.08.120 Gas utility

The mobile home park shall be served by the municipal gas system and it shall be installed in accordance with the provisions of Chapter 13.08 Gas of Title 13 Utilities and other applicable rules and regulations of the Town. If a master meter is installed, the mobile home park owner shall be responsible for the operation and maintenance of the gas system from such meter(s) to the point of use. If individual meters are installed, the Town may assume responsibility for the operation and maintenance of the gas distribution lines and services up to the meter provided that the owner dedicates ten (10) foot easements to the Town for the distribution lines. No mobile home, recreational vehicle, or any structure shall be placed over or within a utility easement. Recreational vehicles shall not be connected to the natural gas system.

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17.08.130 Sanitary sewers

The mobile home park shall be serviced by the municipal sanitary sewer system, and the owner shall install such system in accordance with the provisions of Chapter 13.12 Wastewater Facilities of Title 13 Utilities and other applicable rules and regulations of the Town. In new mobile home parks served by a master water meter and in existing mobile home parks from the time of installation of a master water meter, the mobile home park owner shall pay to the Town the sanitary sewer utility charge for each occupied space. Procedures acceptable to the Town shall be established by the mobile home park owner providing for such payments.

17.08.140 Other utilities

- A. Telephone service shall be installed in accordance with the requirements of the telephone company. Telephone lines shall be placed underground.
- B. Electrical service shall be installed in accordance with the requirements of the power company and the state electrical code currently in effect in the Town. Electrical lines shall be placed underground.
- C. Cable TV service shall be installed in accordance with the requirements of the cable TV company and its franchise agreement with the Town. Lines shall be placed underground.

17.08.150 Fire protection

The construction, maintenance, and operation of the facilities relating to fire protection shall be in accordance with Title 18 Subdivisions, the Uniform Building Code currently in effect in the Town, and the Uniform Fire Code currently in effect in the Town. Recommendations from the Fire Chief and the board of the Rangely Fire District may be solicited.

17.08.160 Signage

One identification sign per exterior public street frontage shall be allowed for the mobile home park. Each sign shall conform to the requirements of Chapter 19.44 Signs and Outdoor Advertising Devices of Title 19 Zoning. Each sign shall not exceed thirty two (32) square feet and shall not exceed ten (10) feet in height and shall contain only the name of the mobile home park and the name, address, and/or telephone number of the owner or agent. If lighted, the sign(s) shall utilize indirect illumination only.

17.08.170 Siting permits

The owner of a mobile home park or his agent shall notify the Town of any mobile home or recreational vehicle proposed to be located on a mobile home space, and shall notify the owner or tenant of such mobile home or recreational vehicle of the need to obtain a siting permit from the Town. Such siting permit shall be issued by the Town manager only if he determines that the mobile home or recreational vehicle is correctly aligned on the space including setbacks and yards, that utility hookups conform to the provisions of Uniform Codes as referenced in Chapter 15.04 Uniform Codes of Title 15 Buildings, Construction, and Housing, and that all other pertinent rules and regulations of the Town have been satisfied, including in the case of a mobile home installation of skirting and conformance with any rules and regulations regarding Manufactured Housing Installations promulgated by the State Department of Housing. Utility services shall not be provided and no recreational vehicle or mobile home shall be occupied until a siting permit has been issued. Fees for siting permits shall be established by resolution of the town council.

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17.08.180 Variances

In the case of existing non-conforming mobile home parks and existing mobile home parks which have received special review use permits under Town regulations previously in effect, the town council, subject to the recommendation of the planning and zoning commission, may vary the following provisions of this chapter if the purpose and intent of said chapter are not compromised:

1. Minimum lot or space area, minimum front setback from a public street, minimum front setback from a public drive, minimum rear yard setback, minimum rear yard setback abutting a public street, minimum rear yard setback abutting a public drive as contained in Section 17.08.040 Mobile home spaces herein.
2. Width of private drives and size of parking spaces as contained in Section 17.08.060 Parking areas and off street parking of this Chapter.
3. Setback area of perimeter landscaping and screening from the edge of street pavement as contained in Section 17.08.100 Exterior screening of this Chapter.
4. Segregation of recreational vehicles and mobile homes in designated portions of a mobile home park may be phased as RV's and mobile homes move out of mobile home parks and are replaced by other mobile homes and recreational vehicles.

17.08.190 Responsibilities of park owner

The mobile home park owner shall be responsible for the supervision, operation, and maintenance of the park, including but not limited to private drives, off street parking areas, landscaping, utilities not the responsibility of the Town, private protection facilities, drainage, weed control, insect and rodent control, and refuse disposal. The park owner is also responsible for compliance with the special review use approval permit, any plans, documents, or other materials referenced therein, and any special conditions attached thereto.

17.08.200 Inspections

The Town manager will have the authority to inspect any mobile home park in order to determine if the park owner is complying with the approved special review use permit and other Town regulations. The Town manager shall inspect each mobile home park at least once each year to determine if there is such compliance and to determine if the owner is meeting his responsibilities for the supervision, operation, and maintenance of the park. It shall be the duty of the owner of the mobile home park to allow the Town manager free access to such park at reasonable times for the purpose of inspections.

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17.12 Recreational Vehicle Parks

17.12.010 Procedures—Generally

Recreational vehicle parks shall be permitted only in Town Center Commercial, Commercial Recreational, Industrial Park, or Light Industrial zones, and the procedures for application shall be in accordance with the provisions of Chapter 19.18 Special Review Use Requirements of this Code. In addition to complying with said Chapter 19.18, the applicant shall comply with the provisions of Sections 17.12.010 Procedures generally through 17.12.060 Inspections herein and the provisions of the Standards and Regulations for Campgrounds and Recreation Areas of the State Department of Health and Environment adopted February 19, 1975, as amended.

17.12.020 State standards and regulations

Said standards and regulations as referenced in Section 17.12.010 Procedures Generally of this Chapter shall provide minimum standards for the protection of the health and safety of the occupants of campgrounds, recreational areas, and the general public and are applicable to the maintenance, sanitation, occupancy, and use of such campgrounds and recreational areas. Nothing herein shall prevent the Town from issuing orders and adopting and applying such rules and regulations that are as stringent or more stringent than those referenced herein.

17.12.030 Municipal utilities

A recreational vehicle park shall be served by the municipal water, gas, and wastewater utilities, if such utilities are available, in accordance with Chapter 13.04 Water, 13.08 Gas, and 13.12 Wastewater of Title 13 Utilities, and any other applicable rules and regulations of the Town. If such utilities are not available, the recreational vehicle park may be served by water wells, propane installations, private sewage disposal systems, or other means, all in accordance with said uniform codes and other applicable rules and regulations of the Town.

17.12.040 Other facilities

All private rights-of-way, walkways, and areas of common use such as common parking areas shall be sufficiently illuminated to ensure safety for users of the recreational vehicle park. Such illumination shall not be less than the minimum standards for lighting of public rights-of-way within the Town. Soils, topography, groundwater level, and other conditions shall not be such as to create a hazard or a nuisance, and grading shall be done to prevent standing water or soil saturation and divert water away from recreational vehicle spaces, tenting areas, parking areas, and buildings in the recreational vehicle park.

17.12.050 Responsibilities of park owner

The recreation vehicle park owner shall be responsible for the supervision, operation, and maintenance of the park, including but not limited to private drives, walkways, off-street parking areas, landscaping, utilities not the responsibility of the Town or private companies, drainage, weed control, refuse removal, and insect and rodent control. Such owner is also responsible for compliance with special review use approval permit, any plans, documents, agreements, or contracts referenced therein and any special conditions attached thereto.

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17.12.060 Inspections

The Town manager shall have the authority to inspect any recreational vehicle park in order to determine if the park owner is complying with the approved special review use permit and any applicable rules and regulations of the State or Town. He shall inspect each recreational vehicle park at least once each year to determine if there is such compliance and to determine if the owner is meeting his responsibilities for the supervision, operation, and maintenance of the park. It shall be the duty of the owner to allow the Town manager free access to such park at reasonable times for the purpose of inspections.

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