

Clear Creek County Zoning Regulations: Section 3

SECTION 3 (MH) MOBILE HOME DISTRICT

301. PURPOSE

This District is established for the purpose of providing minimum standards for Mobile Home Park locations in the County and to establish requirements for the design, construction, and alteration of Mobile Home Parks. This District is not intended to provide for temporary or long-term storage areas for mobile, manufactured, or factory built homes. This Section applies to mobile or manufactured homes as defined in Section 23 - Definitions of these Regulations.

302. AREA REGULATIONS

302.1. AREA

302.1.1 Single-Wide Mobile Homes

- 302.1.1.1 Lots or parcels shall be clearly defined and shall consist of a minimum lot size of two-thousand, three-hundred (2,300) square feet per "single-wide lot";
- 302.1.1.2 In no event shall there be more than one (1) "single-wide lot" for every five-thousand (5,000) square feet of total land area;
- 302.1.1.3 "Single-wide lot" means, for this purpose, a lot intended to accommodate a home of not more than sixteen (16) feet in width.

302.1.2 Double-Wide Mobile Homes

- 302.1.2.1 Lots or parcels shall be clearly defined and shall consist of a minimum lot size of two-thousand, nine-hundred (2,900) square feet per "double-wide lot";
- 302.1.2.2 In no event shall there be more than one (1) "double-wide lot" for every five-thousand, four-hundred (5,400) square feet of total land area;
- 302.1.2.3 "Double-wide lot" means, for this purpose, a lot intended to accommodate a home greater than sixteen (16) feet in width, but not more than twenty-eight (28) feet in width.

302.1.3 Triple-Wide Mobile Homes

- 302.1.3.1 Lots or parcels shall be clearly defined and shall consist of a minimum lot size of three-thousand, five-hundred (3,500) square feet per "triple-wide lot";
- 302.1.3.2 In no event shall there be more than one (1) Atriple-wide lot@ for every five-thousand, eight-hundred (5,800) square feet of total land area;
- 302.1.3.3 ATriple-wide lot@ means, for this purpose, a lot intended to accommodate a home greater than twenty-eight (28) feet in width, but not more than forty-two (42) feet in width.

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302.1.4 "Total land area" as used herein shall mean that sum of the areas of the lots plus the area of driveways, landscaped areas, common open space, and recreation areas located within the parcel rezoned, but excluding the area of all land or buildings reserved for the exclusive use of the owner or manager of the premises.

302.1.5 The accumulated occupied area of the home its accessory buildings, the parking area, and driveway shall not exceed two-thirds (2/3) of the total area of the space.

302.2. SETBACKS

302.2.1 No home shall be located less than twenty (20) feet from any building or other homes, excluding storage sheds or other accessory structures. A home shall not occupy an area exceeding one-third (1/3) of its lot area.

302.2.2 All setback measurements shall be measured from the nearest lot line, road right-of-way, or platted right-of-way. If no platted right-of-way exists, measurement of the setbacks begins at the edge of the Required Road Maintenance Area, or as surveyed and recorded with the County Clerk and Recorder=s office.

302.2.3 The following setbacks from property boundaries shall apply to any dwelling or other building within a Mobile Home Park:

302.2.3.1 The minimum front setback shall be thirty (30) feet. The minimum side and rear setbacks shall be fifteen (15) feet from any interior lot line or thirty (30) feet from any street, road right-of-way, or platted road right-of-way.

302.2.4 Setbacks for individually owned lots are defined in 312 below.

302.2.5 Building Permit applications that propose a structure to be located within 10 feet of the setback line, within an established building envelope created by a County land use process, or with respect to which a setback variance has been granted, are required to complete a Surveyor Verification and/or Building Envelope Compliance Form(s) prepared by a licensed Colorado surveyor, showing the structure is in conformance with the established setbacks or setback variance, and/or is within the building envelope.

303. DEVELOPMENT STANDARDS

No use shall be made of mobile home park zoned land unless the use meets the Development Standards specified in Section 10 for this district and other applicable Clear Creek County Zoning Regulations.

304. HEIGHT

The height of a building is defined as: The Tallest Side of the Building, excluding Appurtenances.

304.1. Tallest Side of the Building: Shall be measured on the side with the greatest vertical distance between the ground surface elevation, where a structure intersects finished grade, and the highest point of the coping of a flat roof or from the average elevation between the ridge and eave of the gable of a sloped roof.

304.2. Appurtenances: The visible, functional, or ornamental objects accessory to and part of a building (e.g., chimneys, vents, and television or radio antennas that do not exceed more than 10% the maximum height allowed).

305. PERMITTED PRINCIPAL USES

Mobile Home classified parcels of land may be used for the following residential purposes, subject to other

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federal, state, and county laws:

- 305.1. One (1) or more mobile homes;
- 305.2. One (1) or more single-family dwellings;
- 305.3. One (1) or more manufactured homes;
- 305.4. Two (2) or more units constitute a Mobile Home Park (see 309 below).

306. STANDARDS FOR MOBILE HOMES

- 306.1. All mobile and/or manufactured homes must be secured, or installed on an engineered permanent foundation. Skirting or other cosmetic treatment of the areas under the mobile home must be provided.
- 306.2. In order to protect public health, safety and welfare the following standards shall be met. Mobile homes that do not comply with these standards as of the date of adoption of these Regulations, will be provided a one (1) year period in which to conform.
 - 306.2.1 No loose, damaged, or missing skirting, siding, or roofing; and
 - 306.2.2 No apparent exterior structural damage, deformation, rot or decay.
- 306.3. Relocated mobile homes must be registered with the Planning Department prior to use. Such registration shall provide verification as follows, when applicable:
 - 306.3.1 Building Department -- verifying wood burning stoves and fireplaces are adequately and safely installed;
 - 306.3.2 County Environmental Health Specialist or sanitation district -- verifying approved wastewater treatment system;
 - 306.3.3 Utility companies -- verifying that the structure is adequately connected for electric, propane, gas, etc.

307. ACCESSORY USES AND BUILDINGS FOR ALL MH-ZONED PROPERTIES

- 307.1. Workshop, barn, storage building, or non-commercial vehicle storage garage;
- 307.2. "Home Occupation" in compliance with regulations herein adopted as follows and set out below: It is the policy of Clear Creek County to encourage home occupations.
 - 307.2.1 Use must be located or operated within a structure authorized under these Regulations; such use shall be operated only by inhabitants of the dwelling; and only one (1) full-time equivalent person, not a resident of the premises, may be employed in the business conducted on the premises. Such use shall show no external evidence of the Home Occupation from adjacent private property or public right of way, other than what is characteristic of a residential neighborhood. One (1) identification sign shall be permitted, subject to Section 10 of these Regulations;
 - 307.2.2 Such use must be clearly incidental and secondary to the use of the property or residential purposes and shall not change the character of the dwelling or of the neighborhood by

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excessive noise, lights, traffic, or other disturbances. No accessory use shall create unreasonable glare, noise (in accordance with C.R.S. ' 25-12-103, vibrations, electro-magnetic interference or wave propagation, smoke, fumes, odors, or other objectionable conditions detectable to the normal senses outside the boundaries of the lot);

307.2.3 No traffic shall be generated by such Home Occupation in greater volumes than would normally be expected in a residential neighborhood. Any need for parking generated by the conduct of the Home Occupation shall be met on the property and shall not overflow onto public rights-of-way.

307.2.4 Small Wind Energy Systems

The total extended height shall not exceed one hundred, thirty five (135) feet in height for systems **not** located within 1) a parcel listed on the National Register of Historic Places, 2) the scenic corridors of Guanella Pass Road and CO Hwy. 103, 3) the Silver Heritage Area, or 4) the Geneva Creek Basin Project Area, as described in the *Clear Creek County Master Plan 2030*, and further defined in the document, Geneva Creek Basin Project, a Project of the Clear Creek County Open Space Commission dated November, 2003.

General Provisions

Setbacks for said systems shall be the distance equal to the total extended height of the system. Systems may be allowed closer to a property line than its total extended height if the adjacent property owner(s) grants written permission in a form approved by the County and the installation poses no interference with public utility lines or public road and/or rail rights-of-way. Other than height, such systems are applicable to the zoning district performance standards. Systems shall not be lighted.

Methods shall be utilized on any turbine in order to prevent unauthorized climbing. If a small wind energy system ceases to perform its originally intended function for more than 12 consecutive months, the system shall be removed no later than 90 days after the end of the 12 month period.

307.2.5 Small Solar Energy Systems

No part of a freestanding system shall exceed thirty-five (35) feet in height. Such systems accessory to and part of a building shall be considered an appurtenance and comply with the maximum height allowances for appurtenances. Such systems are applicable to the zoning district performance standards. Such systems shall not be lighted. If a small solar energy system ceases to perform its originally intended function for more than 12 consecutive months, the system shall be removed no later than 90 days after the end of the 12 month period.

308. ACCESSORY USES AND BUILDINGS FOR MOBILE HOME DISTRICT

308.1. Utility building(s);

308.2. Mobile Home Park office;

308.3. Laundry room, recreation room, or other common facility for Park residents only.

309. MOBILE HOME PARK DEVELOPMENT PLAN

In addition to the submittal requirements of the rezoning application, requests for new Mobile Home Parks shall be accompanied by a Mobile Home Park Development Plan. The applicant shall provide a financial guarantee for the performance of the proposed property improvements, in an amount to be determined by

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the Board of County Commissioners, at the time of approval of the Plan. At a minimum, such plans shall consist of the following, and shall be prepared in conformity with prevailing professional standards:

- 309.1. Verification of the availability of an adequate water supply plan or State approved permit shall be provided.
- 309.2. Verification of the availability of an adequate County or Colorado Department of Health approved wastewater treatment system shall be provided.
- 309.3. Site Plan that indicates the following:
 - 309.3.1 All existing roads, driveways, sidewalks, streams, utilities, structures, and other features;
 - 309.3.2 All proposed roads, driveways, sidewalks, easements, structures, utilities, signage/advertising, exterior lighting, and site modifications;
 - 309.3.3 The location, area, and dimensions of each mobile home space, and maximum size limitations of mobile homes allowed in each space;
 - 309.3.4 Location and number of off-street parking spaces, in compliance with Section 10 of these Regulations;
 - 309.3.5 Existing and proposed wells, water supply systems, and sewage disposal systems;
 - 309.3.6 Location and screening of trash and garbage.
- 309.4. Elevation drawings for any proposed structures and exterior signage/advertising.
- 309.5. Grading and Drainage Plan prepared and stamped by a licensed engineer that indicates the following:
 - 309.5.1 Existing and proposed topographic contours;
 - 309.5.2 Drainage patterns and stormwater runoff from on-site and off-site flow;
 - 309.5.3 Location and construction details for all proposed watercourses, retention and detention areas;
 - 309.5.4 Location and construction details for all proposed culverts, retaining walls, curbs/gutters, etc;
 - 309.5.5 Demonstrated compliance with the County=s adopted Best Management Practices (BMPs);
 - 309.5.6 Slope stabilization measures for all cut and fill slopes.
- 309.6. Landscaping Plan - sufficient to offer an adequate visual barrier of the proposed development from public roads and adjacent properties and that indicates the following:
 - 309.6.1 Existing vegetation on site;
 - 309.6.2 Proposed plant species, size, quantity, and location of plants;

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- 309.6.3 Type of irrigation system and source of water, if applicable;
- 309.6.4 Structural screening details indicating type, location, design, height, building material, and color, if applicable.
- 309.7. Detailed narrative and supporting data describing the nature and extent of the proposed development, including but not limited to:
 - 309.7.1 Business plan to include, but not be limited to types of uses proposed, hours of operation, number of employees, etc.;
 - 309.7.2 The total square footage of all existing and proposed structures on the property;
 - 309.7.3 The total square footage of the footprint(s) of all existing and proposed structures on the property;
 - 309.7.4 Height, roof pitch, and snow load capacity of proposed permanent structures;
 - 309.7.5 Samples of color chips for all proposed permanent structures and other physical elements, other than for mobile homes;
 - 309.7.6 Design, height, building material, and color of signage/advertising;
 - 309.7.7 Analysis of potential impacts from natural hazards;
 - 309.7.8 Analysis of potential impacts to wildlife and wetlands;
 - 309.7.9 Analysis of burden on public services and infrastructure to include roads, schools, emergency services (fire and ambulance), and police;
 - 309.7.10 Drainage study to include, but not be limited to design capacity and calculations, prepared by a licensed engineer.

310. LOCATION OUTSIDE OF PARKS

It shall be unlawful for any person, firm, or corporation to place, keep, or maintain any mobile home on any lot, piece, or parcel of land within the County, except in a legal Mobile Home District, or as otherwise provided for in these Regulations.

311. EXISTING MOBILE HOME DISTRICTS

Mobile Home One (MH-1) and Mobile Home Two (MH-2) Districts that were in existence at the time of passage of these Regulations and preceding regulations shall be rezoned to this Mobile Home District by these Regulations; provided, however, that MH-1 and MH-2 Districts in existence on the effective date of these Regulations that have mobile homes, buildings, signs, or other installations having a width, area, setback, or height not in conformity with that herein prescribed, may continue to operate with existing setbacks if they are in conformity with previous regulations.

312. EXISTING INDIVIDUALLY OWNED MH-1 OR MH-2 LOTS

An existing individually owned MH-1 or MH-2 lot (as of the date of the adoption of these Regulations) shall be allowed one (1) mobile, manufactured home, UBC approved home, or recreational vehicle as a Permitted Principal Use, and shall not be subject to 302 and 309.

The following setbacks shall apply to boundaries of individually owned lots that are zoned MH:

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- 312.1. All setback measurements shall be measured from the nearest lot line, road right-of-way, or platted right-of-way. If no platted right-of-way exists, measurement of the setbacks begins at the edge of the Required Road Maintenance Area, or as surveyed and recorded with the County Clerk and Recorder=s office;
- 312.2. The minimum front setback shall be thirty (30) feet. The minimum side setback shall be ten (10) feet from any side property boundary line and twenty-five (25) feet from any street, county road right-of-way, or platted road right-of-way. The minimum rear setback shall be five (5) feet from any rear property boundary line and twenty-five (25) feet from any street, county road right-of-way, or platted road right-of-way.

313. USES REQUIRING SPECIAL USE PERMIT

Pursuant to Section 12 - Special Use Permits of these Regulations, land may be issued a permit for other uses determined to be compatible with the uses in the same zoning district A financial guarantee to ensure termination of the use and removal of associated structures, reclamation and/or revegetation when appropriate, in a form acceptable to the County Attorney may be required. The following additional uses require a Special Use Permit

- 313.1. Small Wind Energy Systems that are located within 1) an area listed on the National Register of Historic Places, 2) either the Guanella Pass Road or CO Hwy. 103 scenic corridors, 3) the Silver Heritage Area, or 4) the Geneva Creek Basin Project Area, as described in the *Clear Creek County Master Plan 2030*, and further defined in the Geneva Creek Basin Project document.
- 313.2. Small Wind Energy Systems with a total extended height over one hundred, thirty five (135) feet in all unincorporated areas of Clear Creek County
- 313.3. Distributed Solar Energy Systems
- 313.4. Short Term Rental (*revised May 1, 2018*)
- 313.5. Large Short Term Rental (*revised May 1, 2018*)

314. AMINISTRATIVE SPECIAL USE PERMITS

Shall be in compliance with Section 12 - Special Use Permits of these Regulations.