Section 22: Mobile Home Park District

(orig. 8-5-57; am. 11-4-03; am. 7-11-06; am. 5-20-08; am. 4-20-10)

A. Intent and Purpose

1. The Mobile Home Park District is intended to provide designated areas for residential use of mobile homes within the unincorporated area of Jefferson County. Adequate public utilities such as water and sanitation shall be available to serve these areas. (orig. 11-4-03; am. 5-20-08)
2. Contained in this section are the allowed land uses, building, lot and rental space standards (including minimum setbacks) and other general requirements. (orig. 11-4-03)

B. Permitted Uses (orig. 3-26-13)

Use	MH
Mobile Homes in rental parks	X
Group Home for up to 8 aged persons not located with 750 of another such group home; state licensed group home for up to 8 developmentally disabled persons not located with 750 of another such group home; state licensed group home for up to 8 mentally ill persons not located with 750 of another such group home or group home for the aged or developmentally disabled persons.	X
Recreational vehicles in rental parks	X

C. Accessory Uses (orig. 3-26-13)

Use	MH
Laundry facilities	X
Management offices	X
Playground and facilities mobile home park residents only	X
One mini-structure as per the Accessory Uses Section of this Zoning Resolution.	X[1]
Storage shed	X[1]
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X[1]
Those accessory uses as permitted in the Accessory Uses Section of this Zoning Resolution.	X[1]

[1] Accessory uses shall be incidental to the primary use of a Mobile Home

D. Special Uses (orig. 3-26-13)

Use	MH
Oil and gas drilling operations. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except as modified by the Board of County Commissioners in the resolution approving the Special Use.	X
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X
Group home for the aged, group home for the developmentally disabled, group home for mentally ill persons, licensed or certified by the state if applicable, in which 9 or more residents who are not legally related live and cook together as a single household unit, and where such home is not located within 750 feet of another similar type home.	X

E. Lot and Building Standards (orig. 3-26-13)

Standards							
	Min. Area/Max Density	Space/Lot Width	Front Yard	Side Yard	Side to street	Rear Yard	Between Structures
Existing MH Space [1]	2400 s.f.	28 ft.	3 ft.	5 ft.	5 ft.	5 ft.	10 ft.
New MH Space	2400 s.f.	28 ft.	10 ft.	5 ft.	10 ft.	10 ft.	10 ft.
Mobile Home Park	10 units/ac.	n/a	25 ft.	10 ft.	n/a	10 ft.	n/a
Accessory Structures							
From Property Line	n/a	n/a	50 ft.	50 ft.	n/a	50 ft.	n/a
Within Space	n/a	n/a	25 ft.	5 ft.	10 ft.	5 ft.	10 ft.

[1] The provisions of this section shall apply to those parks in existence prior to November 4, 2003, the adoption of this regulation. Any new expansion or enlargement shall be subject to the new MH space standards.

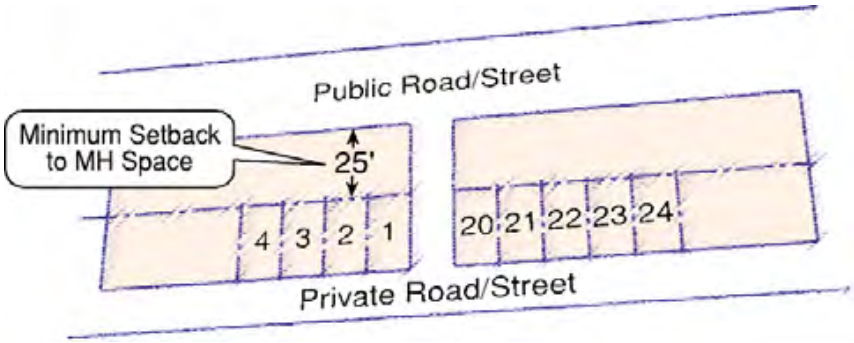

Figure 1. Distance requirement for Mobile Home Park from public right-of-way. (orig. 3-26-13)

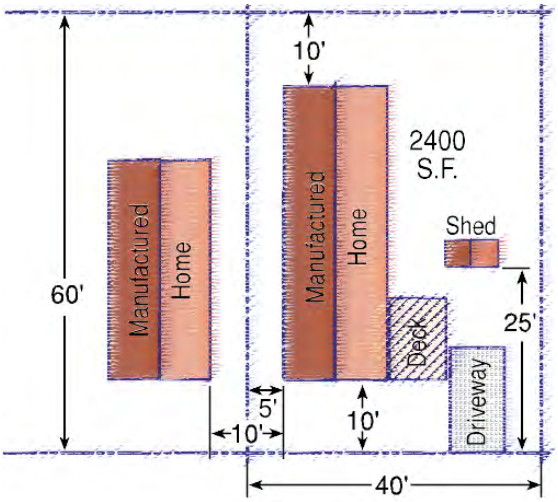

Figure 2. Development standards (orig. 3-26-13)

1. Special Exceptions

   a. Playground and recreational facilities, clothes drying equipment, playground equipment and service roads will be permitted within the Mobile Home Park. (orig. 8-5-57; am. 11-4-03; am. 5-20-08)

   b. Provided further, that the park setback area may be included in computing the area of mobile home spaces. (orig. 8-5-57; am. 3-9-59; am. 11-4-03; am. 5-20-08)

   c. Provided further, that if a mobile home park is located with side yard or rear yard abutting commercial or industrial zoned land or a natural topographic barrier, the minimum yard requirement shall be no less than 10 feet. (orig. 8-5-57; am. 11-4-03; am. 5-20-08)

F. Fences

1. Maximum fence height: 6 feet. (orig. 8-6-80)
2. Fence permits are required for any fence over 42 inches in height. (orig. 8-6-80)
3. No barbed wire or electric fence shall be permitted as material for a boundary or perimeter fence in this district. (orig. 8-6-80)
4. If a new mobile home park is located adjacent to residentially or agriculturally zone land, screening of such park shall occur with solid fencing. Such fencing shall be wooden, masonry or hedge. When abutting a public street/road, fencing shall be provided to screen such parks and shall meet applicable County standards. (orig. 11-4-03; am. 5-20-08)
5. Fences on corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig. 8-6-80; am. 7-1-03)

G. General Requirements

1. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs and fireplaces may protrude 24 inches into the setback. (orig. 5-10-82)
2. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (5-10-82)
3. Location Outside Of Parks

   It shall be unlawful for any person, firm, or corporation to place, keep or maintain any mobile home upon any lot, piece or parcel of ground within the County except where allowed within an applicable zone district and where applicable requirements of the Building Code and Zoning Resolution are met however, this section shall not be construed to prevent the placing, parking or keeping of a recreational vehicle or mobile home within the County for a period of 2 weeks from the time that such recreational vehicle or mobile home first arrives within the County; provided however, that during such time, an adequate water supply and adequate toilets are available at all times, either day or night, to the recreational vehicle or mobile home. This exception is especially intended to provide for guests of citizens, but in no case shall this exception extend beyond the 2 week limitation as herein stated. (orig. 8-5-57; am. 1-4-65; am. 8-30-82; am. 12-17-02; am. 11-4-03; am. 5-20-08)
4. Remodeling and Additions

   a. All mobile homes shall be skirted with a rigid material. Such skirting must be in place within 30 days after the mobile home is set on the mobile home space. Skirting shall be ventilated in order to ensure proper airflow under the home. Skirting material shall be weatherproof and fire resistant. Skirting shall be provided with doors if needed to permit convenient access to sewer, water and gas connections. (orig. 11-4-03; am. 5-20-08)

   b. All applicable State installation standards shall be met as required for proper installation of the mobile home. (orig. 11-4-03; am. 5-20-08)

   c. No mobile home may be remodeled by additions, lean-tos, or the like, for the purpose of converting same into a residence. The use of temporary awnings and cabanas or other factory built, or permanent additions shall not be considered as such remodeling. (orig. 8-5-57; am. 6-2-58; am.11-4-03; am. 5-20-08)

d. Except that permits for additions or cabanas shall be by approval of the Zoning Administrator or his/her appointed designee. (orig. 6-2-58; am. 12-17-02)

5. Mobile Home Plan

a. Every mobile home or mobile home park shall be located on a well-drained area and the premises shall be properly graded so as to prevent the accumulation of storm or other waters. No mobile home or mobile home park shall be located in any area that is situated so that the drainage from any barnyard, outdoor toilet or other source of waste can be deposited in its location. (orig. 8-5-57; am. 11-4-03; am. 5-20-08)

b. The mobile home park shall be so arranged that all spaces shall face or abut on a driveway. Such driveways shall be graveled or paved and maintained in good condition and shall abut to an interior road. orig. 8-5-57; am. 12-17-02; am. 11-4-03; am. 5-20-08)