

**TITLE 16 – HAYDEN LAND USE CODE**

**ARTICLE 12 – MOBILE HOME RESIDENTIAL (MHR) DISTRICT**

**16.12.010. General provisions .....2**  
**16.12.020. Mobile home design standards & building requirements .....4**  
**16.12.030. Density and dimensional standards.....5**  
**16.12.040. Design standards .....6**  
**16.12.050. Miscellaneous.....9**

<b>16.12.010. General provisions</b>
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- A. Intent.** This district includes two subdistricts: Mobile Home Parks and Mobile Home Subdivisions. Mobile homes are to be restricted to this district. This district is designed to provide orderly development of single-family residential mobile home parks with rented lots and single-family residential mobile home subdivisions with owner-occupied lots.

New developments in this district shall provide neighborhood park facilities or impact fees-in-lieu. Parks should be centrally located and accessible to pedestrians on land that is improved as part of the development process. Additionally, trails that connect major destinations (shopping, schools, etc.) with parks and open space corridors shall be designed and located to coordinate with the town’s master trails plan.

- B. Use classifications.** Uses permitted by right include:

1. Mobile homes designed for occupancy by one family;
2. Manufactured homes;
3. Home occupations;
4. Domestic animals provided such animals are household pets. Kennels are not allowed;
5. Accessory buildings and uses customarily incidental to the uses permitted by this district.

- C. Conditional Uses.** Conditional uses include:

1. Electric substations and gas regulator stations;
2. Fire stations and police stations;
3. Water reservoirs, water storage tanks, water pumping stations and sewer lift stations.

- D. MHR – Mobile Home Residential District approval procedure.**

1. An amendment to the zoning district map to create a MHR zone district shall follow the procedures set forth in 16.03.110 of this Code (Amendments). Prior to, or simultaneously with the application for an amendment to the official zoning map for a MHR- Mobile Home District, the applicant shall submit a MHR Development Plan of the property for review and approval.

2. Prior to, or simultaneously with the application for an amendment to the official zoning map for a MHR - Mobile Home Residential District, the applicant shall submit a subdivision plat of the property for review and approval as provided by Article 4 of this Code. Development of a Mobile Home Park shall be subject to review and approval through the sketch, preliminary and final plat process in compliance with all the standards in this Article and consistent with the applicable Community Design Standards found in Article 2 of this Code. Public hearings on these matters may be combined or occur separately.
3. A Mobile Home Development shall be subdivided for the purpose of dedication of adjacent public streets, internal public streets and ways, utility and other easements and other public facilities, and a final plat recorded as provided by Article 4 of this Code.
4. Development in this district is permitted only in accordance with a MHR Development Plan and final plat(s) prepared and approved in accordance with the provisions herein. The owners and their successors, heirs, or assigns shall be bound by the approved MHR Development Plan and final plat(s) including any amendments thereto approved by the Town Board, as provided herein.

**E. General requirements applicable to MHR Districts**

1. In order to provide uniform administrative procedures and quality development standards, MHR districts shall conform to all provisions of this Code except as such provisions are specifically altered on the approved MHR Development Plan.
2. Final approval of the MHR Development Plan, any amendment to the official zoning map and any development within a MHR district shall not occur until a final plat for the portion to be developed is approved and recorded as provided in the Hayden Subdivision Regulations (Article 4).
3. Vesting of property rights in a MHR district accrue only for that portion of the property granted a final plat approval.
4. All public utility distribution lines shall be placed underground.
5. The minimum number of acres which may constitute a MHR district shall be five (5) acres.
6. Building and occupancy permits for mobile homes in a Mobile Home Residential Development shall comply with the following requirements:
  - a. It shall be unlawful to erect, move or place any mobile home or other structure on or onto any site, lot or tract in a Mobile Home Residential Development without first obtaining a building permit.

- b.** It shall be unlawful to erect, move or place any mobile home on or onto any site, lot or tract that is not within a Mobile Home Residential Development.
- c.** Application for a building permit shall be made in accordance with the requirements of the Hayden Building Code, to the extent applicable, and shall be accompanied by a fee determined according to the current Town Fee Schedule.
- d.** No building permit for the installation of a mobile home shall be issued unless the mobile home meets the requirements of the *National Manufactured Home Construction and Safety Standards Act of 1974* (42 U.S.C. Section 5401, *et seq.*) and applicable Town codes that are not in conflict therewith.

<b>16.12.020. Mobile home design standards &amp; building requirements</b>
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- A.** The mobile home must be partially or entirely manufactured in a factory.
- B.** The mobile home must be not less than fourteen (14) feet in width and twenty-nine (29) feet in length.
- C.** The mobile home must be set on an excavated, backfilled, engineered foundation enclosed at the perimeter so that the top of the perimeter wall sits no more than twelve (12) inches above finish grade. The foundation shall be similar in appearance and durability to a masonry foundation of a site-built dwelling. The foundation shall provide an anchoring system for the mobile home that is totally concealed under the structure.
- D.** The mobile home must have brick, wood or cosmetically equivalent exterior siding on all exterior walls which provides a consistent, continuous facade from the bottom of the soffit (top of the wall section) downward to the top of the exposed perimeter foundation. The exterior siding of the mobile home must have the same appearance as materials commonly used on residential dwellings. Metal siding must be painted or anodized.
- E.** The mobile home must have a pitched roof with a pitch of at least a nominal three in twelve. The roof must be covered with shingles, shakes, or tile. Eaves of the roof must extend at least one (1) foot from the intersection of the roof and the exterior walls.
- F.** The mobile home must have windows with wood, vinyl coated or anodized aluminum frames.
- G.** The mobile home must have color-coordinated body and trim. Colors of both the factory components and the site-built components shall be the same.

- H. The transportation mechanisms including the wheels, axles and hitch must be removed.
- I. No mobile home shall be occupied for dwelling purposes unless it is properly placed in a mobile home space and connected to water, sewage, electric and gas utilities, as appropriate.
- J. All mobile homes shall be certified pursuant to the “National Manufactured Housing Construction and Safety Standards Act of 1974,” 42 U.S.C. §5401, *et seq.*, as amended or shall be certified by the Colorado Division of Housing pursuant to C.R.S. § 24-32-701, *et seq.*
- K. All mobile homes shall have an enclosed crawl space underneath the mobile home and shall not provide a shelter for rodents or create a fire hazard. No enclosed crawl space shall be used for storage unless the storage area is surfaced with concrete. Adequate access and ventilation shall be provided in accordance with the *Guidelines for Manufactured Housing Installation*.
- L. Additions to increase the floor area of mobile home shall not be permitted except for patios, porches, garages, decks or carports. Garages may be detached or attached.
- M. Prior to occupancy, the Building Official shall inspect each mobile home to determine compliance with the Hayden Town Code. No occupancy shall be permitted or certificate of occupancy issued until said inspection and all connections to public utilities have been made. The owner or home builder shall pay to the Town a building permit fee for each residential structure as may be required by the Hayden Town Code. Installation procedures and the building permit fee shall be in accordance with the then current *Guidelines for Manufactured Housing Installation*, including appendices, published by the International Conference of Building Officials for mobile homes and as adopted by the Town.
- N. All additions shall comply with minimum yard requirements, and a building permit shall be required in advance for any such addition.

<b>16.12.030. Density and dimensional standards</b>
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- A. Minimum floor area shall be four hundred and six square feet per mobile home.
- B. Minimum lot area shall be:
  - 1. Five thousand square feet per mobile home;
  - 2. Three thousand square feet per truck camper or travel trailer;

3. Any newly created freestanding mobile home residential district shall be at least five acres of land in area.
- C. Minimum lot frontage shall be forty feet.
- D. Minimum front yard or setback. Measured from the front property line, there shall be a front yard or setback of not less than twenty-five feet for all principal structures. For mobile home park lots fronting on a state or federal highway, the required front yard or setback shall be fifty feet.
- E. Minimum rear yard or setback. Measured from the rear property line every principal or accessory structure shall have a rear yard or setback of not less than ten feet.
- F. Minimum side yard or setback. There shall be twenty feet between mobile homes or accessory buildings, or if measured from the side property line, every mobile home shall have a side yard or setback of not less than ten feet on each side of the lot. Where the side yard or property line abuts a state or federal highway, the required setback shall be fifty feet.
- G. The maximum gross density shall be ten (10) units per acre.
- H. There shall be a minimum setback of twenty (20) feet between any service facility or mobile home development permanent building and any mobile home.
- I. Accessory buildings and structures shall be constructed in accordance with the Uniform or International Building Code as adopted. Accessory buildings and structures shall include steps, attached or detached patios that are open on three sides, attached or detached decks that are open on three sides, attached or detached storage units, attached or detached garages, and attached or detached carports. Accessory buildings or structures may be located adjacent to a mobile home space line provided, however, that a minimum of six (6) feet of separation is provided between a garage and any other structure on an adjoining space. Any other building or structure shall provide a minimum of ten (10) feet between it and any structure on an adjoining space.
- J. The height regulations are as follows: No structure shall exceed two and one-half stories or twenty-five feet in height.
- K. The limits of each mobile home lot shall be clearly marked on the ground by permanent monuments set pursuant to C.R.S. § 38-51-101.

<b>16.12.040. Design standards</b>
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- A. **Street design standards.**

1. All interior streets in a mobile home development shall be privately owned and maintained by the owner of the development and shall be a minimum width of twenty-two (22) feet from back of curb to back of curb, including the width of gutter pans. Private streets shall have a public access easement suitable for use by emergency vehicles.
2. Primary through streets shall be thirty-four (34) feet from back of curb to back of curb with a four (4) foot detached sidewalk on one side being located six (6) feet from the back of curb.

**B. Parking.**

1. Every mobile home space shall have two (2) off-street parking spaces adjacent to the mobile home. There shall be one (1) additional parking space for each mobile home space within one hundred (100) feet for use of occupants and guests.

**C. Pedestrian circulation.** Developer shall provide for a system of pedestrian circulation within the development. The system shall connect with existing sidewalks, if any are adjacent to the property. The system shall be designed to link residential units with recreation facilities, school bus stops and existing sidewalks in the neighborhoods. Detached sidewalks within the mobile home residential development shall be a minimum of four (4) feet in width.

**D. Street and sidewalk lighting.** All streets and sidewalks shall be lighted in accordance with the standards contained in this Code.

**E. Access and circulation.** A mobile home development shall have two means of access to public streets at the perimeter of the site. Internal circulation may be provided by public or private streets, driveways and alleys. Each mobile home space shall be provided access to the internal circulation system. No mobile home space shall have direct access to a public street on the perimeter of the site.

**F. Sidewalk between street and mobile home.** Concrete sidewalks shall be provided between the mobile home and the adjacent street sidewalk; except, the paved parking area may satisfy this requirement provided a sidewalk is provided from the parking area to the mobile home.

**G. Traffic control.**

1. Pursuant to C.R.S. § 42-4-1102, the Town elects to impose and enforce stop sign regulations, speed limits and parking restrictions posted in accordance with the Manual of Uniform Traffic Control Devices upon all highways and streets which are privately maintained in mobile home developments. The owner of the mobile home development shall provide such signs as may be required by a Traffic Engineer, and agrees to erect and maintain such signs in conformity with the Model Traffic Code.

2. The stop sign placement, speed limits and parking restrictions shall be determined by a Traffic Engineer, but shall be consistent with the provisions of C.R.S. § 42-4-1101 to 42-4-1104 et al., C.R.S. § 42-4-1204, and C.R.S. § 42-4-1208.
3. There shall be posted at each entrance to any such Mobile Home Park a sign giving notice of such enforcement in the following text: ***“NOTICE: Stop sign, speed limit and parking regulations enforced by the Town of Hayden.”***
4. When all signs are in place, stop sign, speed limits and parking regulations shall be enforced and violations thereof punished in accordance with the provisions of the Model Traffic Code then in effect.

**H. Utility design requirement.**

1. All public utilities shall be installed in accordance with the applicable Town or District standards.
2. A Mobile Home Park may have multiple master meters for water service.
3. Each mobile home space shall have its own meter for water and electrical service.

**I. Mobile home space landscaping.** The Developer shall provide front and rear mobile home space landscaping for each mobile home space, including but not limited to, sod and irrigation system and trees and shrubs. The Developer shall provide the Town with a graphic representation of “typical” mobile home space landscaping for each of the mobile home designs to be located in the mobile home development.

**J. Mobile home residential development perimeter and common space landscaping.** The Developer shall landscape the perimeter and common open space of the mobile home development in accordance landscaping plans submitted to the Planning Commission for review and approval.

**K. Community space.**

1. No less than ten (10) percent of the gross site area shall be reserved for and devoted to improved recreation areas and facilities provided in a location or locations convenient to all mobile home spaces.

**L. Tenant storage.**

1. A separate uniform tenant storage structure may be provided for each space, located on each space.
2. There may be a maximum of two hundred (200) square feet of storage area provided for each mobile home space.

3. Design and location of tenant storage shall enhance the appearance of the park and the exterior siding of the structure shall have the same appearance as materials commonly used on residential dwellings.

**M. Street names, addressing, mail delivery.** All streets shall be named on the MHR development plan and submitted by the owner to the Town, Routt County and U.S. Post Office for approval. Each space shall be numerically designated for address and mail purposes and signs furnished and installed by the mobile home residential developer. Cluster postal boxes will be provided at a central location(s) convenient to the residents. No individual street-side mail boxes are permitted unless otherwise approved by the Town.

**N. Solid waste disposal.**

1. The owner of the mobile home residential development shall be responsible for the promulgation and enforcement of rules and regulations governing solid waste storage and handling that meet or exceed state or federal regulations.
2. The owner shall provide containers for the storage of solid wastes awaiting collection for each mobile home space. Containers are to be sized to completely contain twice the anticipated volume of solid wastes that are generated on the premises. Containers are to be watertight, impervious to insects and rodents and are to be kept off the street, curb, sidewalk and all other public ways, and concealed from public view, except on collection day.

<b>16.12.050. Miscellaneous</b>
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**A. Single ownership of a mobile home residential development.** A mobile home residential development may not be converted to another use other than such uses provided for in the MHR development plan without the approval of the Town Board and meeting the appropriate lot size, lot width, setback and other requirements of the new use.

1. The land within a mobile home residential development shall remain in a unified ownership and the individual ownership of lots or portions of lots shall not be transferred.
2. No dwelling unit other than a mobile home shall be located within a mobile home residential development.

**B. Conformance of mobile home residential development to state law.** A mobile home residential development and its operation shall conform to the provisions of the Mobile Home Park Act, C.R.S. § 38-12-201, *et seq.*

- C. Business License.** The owner or operator of a mobile home residential development shall obtain a business license as provided in the Town of Hayden Municipal Code.

**16.12.060–XX Reserved.**