



**1) MANUFACTURED/MOBILE HOME PARKS OR SUBDIVISIONS**

- ~~a) Manufactured/mobile home parks or subdivisions shall abut or have access to streets and highways no less than 60 feet wide~~
- b) The manufactured home, or mobile home, park or subdivision shall be so arranged that all residences have direct access to an interior roadway.
- c) Approved landscaping shall not interfere with the transporting of a mobile home unit.
- d) 10-foot setbacks shall be provided along the front, side, and rear perimeter of the park to be used for no other purpose than landscaping and shall be so designated on the Preliminary Development Plan.
- e) In each manufactured mobile home park there shall be provided the following areas:
  - i) Adequate laundry facilities for residents.
  - ~~ii) Two off street parking spaces for each residence.~~ **One off street parking space for each residence**
  - iii) A recreation area for the residents.
- f) Garbage and trash containers, rodent and insect control features, and water and sewer provisions must meet with the approval of the Tri-County Health Department and/or the State Health Department.

## **Adams County**

### **3-17-01 PURPOSE**

The purpose of the Mobile Home Dwelling District is to provide a district for Mobile Homes with the necessary facilities with mobile home spaces or lots, which may (but need not) be owned by different persons.

### **3-17-02 PERMITTED PRINCIPAL AND CONDITIONAL USES**

Refer to the Use Chart to determine which uses are permitted uses in a Mobile Home Dwelling District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

### **3-17-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory
2. Institutional Uses, Accessory
3. Recreational, Accessory

### **3-17-04 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Mobile Home Dwelling District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Mobile Home Dwelling District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

### **3-17-05 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**Aurora Mobile Home Code**

<https://aurora.municipal.codes/UDO/146-4.2>

- Access roads are required to be a minimum of 15 feet wide. Curves on roads shall be 15 feet wide for single lane traffic and 28 feet wide for two-way traffic.
- Access roads are to be maintained in good condition.

## **Littleton Mobile Home Code**

<https://online.encodeplus.com/regs/littleton-co-cc/doc-viewer.aspx?secid=872&keywords=mobile%27s%2Cmobiles%2Cmobiles%27%2Cmobile%2Chome%27s%2Chomed%2Chomes%2Chomes%27%2Choming%2Chome#secid-872>

### **Definitions:**

**MOBILE HOME:** A detached single residential dwelling unit which has all of the following characteristics:

- It is designed for long-term occupancy and contains a flush toilet, tub or shower bath, kitchen facilities and sleeping accommodations.
- It is designed to be transported after fabrication on its own wheels or on flatbed or other trailers.
- It arrives at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or other temporary or permanent foundations, connection to utilities and the like.

**MOBILE HOME PARK:** Any plot of ground occupied or intended for occupancy by two (2) or more mobile homes, which mobile homes are occupied for dwelling or sleeping purposes, regardless of whether or not a charge is made for the use of such accommodations.

**MOBILE HOME SPACE:** A plot of ground within a park designed for the accommodation of one mobile home.

### **4-4-9: MOBILE HOME PARK SITE LOCATION:**

- Except as provided in subsection 10-4-3.2.D of this Code, all parks hereafter established in the City shall be located on a well-drained site, and shall be located so that their drainage will not endanger any water supply or adjacent property. Park sites shall be made free from marshes, swamps or other potential breeding places for insects or rodents. Park sites shall not be subject to undue flooding, fire or safety hazards, and not be exposed to undue chronic nuisances such as noise, smoke, fumes or odors. The topography should be favorable to a minimum grading, mobile home and travel trailer placement and ease of maintenance. Individual space grades shall not exceed eight percent (8%). (1971 Code, sec. 14.9; amd. Ord. 31, Series of 1978)
- B. Mobile home parks shall have direct access to a public street or highway. Travel trailer parks, established independently or in conjunction with mobile home parks, shall have access to a highway without running traffic through any residential neighborhood or any portion of a park occupied by mobile homes. (1971 Code, sec. 14.9)