ARTICLE 8 MOBILE HOME, MOBILE HOME PARK AND RV PARK REGULATIONS

DIVISION 1 GENERAL

Section 8.100 Permit Required

- A. **Mobile Home Park and RV Park/Campground**. A Land Use Permit is required to establish a mobile home park or recreational vehicle park/campground, or for additions to existing parks and campgrounds.
 - 1. **Construction and Development Prohibited Without Permit.** No person shall engage in the construction or development or alteration of a mobile home park or recreational vehicle park/campground without an approved Land Use Permit, issued in compliance with this Land Use Code.
 - 2. **Use Subject to Special Review.** A mobile home park or recreational vehicle park/campground is a use subject to Special Review. To establish a mobile home park or recreational vehicle park or for additions to existing parks, the provisions set forth in this Article are in addition to the Special Review application, review and approval procedures.

B. Mobile Homes.

- 1. An individual mobile home to be occupied as a single-family dwelling and not located in a mobile home park is a use subject to Administrative Zoning Review in the Agricultural, Rural Residential and Estate Residential zone districts. The provisions set forth in this Article are in addition to the Administrative Zoning Review application, review and approval procedures.
- 2. All mobile homes require application for a hook-up permit, in compliance with the provisions of Section 8.300, prior to being located on the property.
- 3. All mobile homes require issuance of the hook-up permit, in compliance with the provisions of Section 8.300, prior to being occupied.

Section 8.110 Occupancy

A. Hook-up Permit Required.

1. **Permit Required to Occupy – Mobile Home**. No person shall occupy a mobile home in unincorporated Costilla County unless a valid hook-up permit has been issued for the mobile home in compliance with Section 8.300.

- 2. **Permit Required to Occupy Recreational Vehicle Park.** No Recreational Vehicle Park/Campground spaces shall be occupied if the space has not received the appropriate hook-up permits issued in compliance with Section 8.310.
- 3. **Permit Required to Move**. It shall be unlawful for any mobile home to be moved onto a lot, or into a mobile home park space or to be moved from one space to another within the mobile home park without first applying for a hook-up permit.

B. Restricted Use.

- 1. **Mobile Home Use Restricted to Single-Family Dwelling**. The sole use of a mobile home shall be for the purpose of a single-family dwelling. Use of a mobile home as an accessory structure or temporary structure for the purpose of storage is prohibited.
- 2. **Recreational Vehicle Use Restricted**. Use of a recreational vehicle for storage purposes, as an accessory structure, or as a dwelling space for any purpose other than temporary dwelling for travel, recreation or vacation use is prohibited.

DIVISION 2 APPLICATION, REVIEW PROCEDURES AND STANDARDS FOR LAND USE PERMITS FOR MOBILE HOME PARKS AND RECREATIONAL VEHICLE PARKS/CAMPGROUNDS

Section 8.200 Application and Review Procedures for Land Use Permit for Mobile Home Park

- A. **Application Submittal Requirements**. In addition to the relevant application requirements for a use subject to Special Review set forth in Section 3.400, the following submittal requirements shall apply to a Land Use Permit application for mobile home park.
 - 1. **Plot Plans**. Typical plot plans for individual mobile home spaces at a scale of 1 inch equals 10 feet.
 - 2. **Typical Sections**. Typical street and walkway sections.
 - 3. **Size and Density**. The number, location and size of all mobile home spaces and the gross density of such spaces.
 - 4. **Roadway and Walkway Detail**. The location, surfacing and width of roadways, sidewalks, pathways.
- B. Review Procedures for Land Use Permit for Mobile Home Park. An application for Land Use Permit for a Mobile Home Park is reviewed as a use subject to Special Review. In

addition to the procedures at Section 3.420, the approval standards for a Mobile Home Parks set forth in Section 8.220 shall apply.

Section 8.210 Application and Review Procedures for Land Use Permit for Recreational Vehicle Parks/Campgrounds and Additions to Existing Parks/Campgrounds

- A. **Application Submittal Requirements**. In addition to the relevant application requirements for a use subject to Special Review set forth in Section 3.400, the following submittal requirements shall apply to a Land Use Permit application for recreational vehicle park/campground or additions to existing park/campground.
 - 1. **Plot Plans**. Typical plot plans for individual recreational vehicle spaces and campsites at a scale of 1 inch equals 10 feet.
 - 2. **Typical Sections**. Typical street and walkway sections.
 - 3. **Size and Density**. The number, location and size of all recreational vehicle spaces and camp sites, and the gross density of such spaces and camp sites.
 - 4. **Roadway and Walkway Detail**. The location, surfacing and width of roadways, sidewalks, pathways.
- B. Review Procedures Applicable to Recreational Vehicle Park/Campground and Additions to Existing Recreational Vehicle Park/Campground. An application for Land Use Permit for recreational vehicle park/campground or additions to existing park/campground is reviewed as a use subject to Special Review. In addition to the procedures at Section 3.420, the approval standards for recreational vehicle park/campground, set forth in Section 8.230 shall apply.

Section 8.220 Standards Applicable to Mobile Home Park.

No Land Use Permit for a Mobile Home Park shall be approved unless the Mobile Home Park satisfies the following standards. Although mobile home parks are subject to Special Review, these standards shall be applied instead of the standards for approval of Land Use Permits subject to Special Review.

A. Site Improvement Standards.

- 1. **Access.** The park shall have safe access to a public road that accommodates all traffic generated by the Mobile Home Park and emergency vehicles.
- 2. **Drainage**. The park shall be located on a well-drained site, that is graded or drained and is free from stagnant pools of water.
- 3. **Landscaping**. A minimum two hundred fifty (250) foot landscaped buffer is required adjacent to private lands.

4. **Minimum Setbacks**.

- a. <u>Mobile Home Space</u>. The minimum setbacks for manufactured home units for each space line shall be:
 - (1) Front. Twenty feet from the front space line.
 - (2) Side. Twenty feet between units.
 - (3) Rear. Five feet from the rear space line.
- b. <u>Mobile Home Park Boundaries</u>. The mobile home park boundaries shall comply with the following setbacks:
 - (1) Front Yard. The mobile home park shall be set back a minimum of fifty feet from an arterial or collector road or twenty-five feet from a local or mountain road.
 - (2) Side or Rear Property Line. The mobile home park shall be set back a minimum of twenty feet from any side or rear property line.
- c. <u>Fire Protection</u>. Each mobile home shall be located at least twenty feet from any other mobile home for fire protection.
- 5. **Density Provisions**. The gross density of a manufactured home park shall not exceed six (6) manufactured home units per acre.
- 6. **Mobile Home Spaces, General**. Each mobile home space shall contain a minimum of three thousand eight hundred square feet of area per single-wide unit and five thousand square feet for a double- or multi-wide unit, exclusive of park driveways. The area in which the mobile home is placed shall be graded for drainage and improved to prevent shifting or settling of the mobile home.

- 7. **Obstruction of Roadways and Walkways Prohibited**. Mobile home units shall not be installed or parked in any manner that any part of the unit would obstruct or block any portion of a roadway or walkway.
- 8. **Parking**. Each mobile home space shall contain a minimum of two paved off-street parking spaces.
- 9. **Driveways**. All mobile home spaces shall abut upon an appropriate surfaced driveway that provides unobstructed access to a public street or highway. The minimum unobstructed width of such driveways shall be twenty-five feet. All driveways within the park shall be sufficiently illuminated to ensure safety for park residents.
- 10. **Interior Roadways**. Interior roadways shall conform, at a minimum, to the Costilla County standards and specifications for local, collector and arterial streets, and all other applicable roadway and right-of-way requirements. All surfacing shall meet the road construction standards adopted by or in prevailing use by Costilla County.
- 11. **Walkways**. All walkways and bicycle paths shall paved with asphalt or concrete. Walkway widths shall not be less than five (5) feet wide and all walkways and bicycle paths shall be provided with illumination of not less than 25 watt lamps at intervals of not more than 100 feet.
- 12. Easements, Rights-of-Way, Public Open Space and Common Areas.
 - a. Mobile home parks shall provide public open space or common areas in an amount of at least ten percent of the total area of the mobile home park.
 Maintenance of private common areas within a mobile home park shall be the responsibility of the owner or operator.
 - b. Applicants shall submit a warranty deed or file a plat of the site to assure the dedication of all easements and public lands prior to the approval of the Land Use Permit application. All lands, including easements and rights-of-way to be dedicated shall be accompanied by full legal descriptions prepared by a Colorado licensed or registered professional land surveyor.
 - c. Land to be provided for public and/or private recreational use and/or open space shall not include any area dedicated as a roadway, mobile home, storage area or any area required for setbacks.
- 13. **Maintenance**. All mobile home lots and stands shall be maintained in a clean and sanitary condition, free from hazardous and noxious materials, weeds and refuse, in compliance with Article 11 of this Code. The unit owner shall be responsible for ensuring compliance.

B. Site Selection Criteria

- 1. **Vegetation**. Mobile home parks shall be located in sparsely to moderately wooded sites providing shade trees and natural buffering from the environment and from public views.
- 2. **Topography**. The topography of the proposed site shall be free from natural hazards and subject to ready access and ease of maintenance.
- 3. **Protection of Natural Environment, and Historical and Archeological Features**. Existing streams and other natural amenities shall be preserved.

 Adequate mitigation measures shall be provided for wildfire hazard mitigation, the protection of critical wildlife habitat, wildlife migration corridors and the preservation of historical and archeological features.
- 5. **Hazards**. Mobile home parks shall not be sited in areas subject to flooding, fire or other natural hazards nor shall they be located in proximity to chronic nuisances such as noise, smoke fumes or odors.
- 6. **Comprehensive Plan Compliance**. The mobile home park shall be in compliance with the Comprehensive Plan.

C. Water Supply and Distribution.

- 1. **Comply with Standards**. A domestic water supply that is in compliance with the drinking water standards of the Colorado Department of Health shall be provided with a water supply adequate to serve the mobile home park. The determination of adequacy of the water supply shall be based on a report submitted by the applicant prepared by a certified professional engineer. Where a public supply of water of satisfactory quantity, quality, and pressure is available, connection shall be made thereto and it shall be the exclusive supply used.
- 2. **Located to Avoid Contamination**. Every well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- 3. **Treatment**. The treatment of a private water supply shall be in accordance with applicable state and local laws and regulations.
- 4. **Minimum Supply**. The water source shall be capable of supplying a minimum of four hundred-fifty gallons per day per mobile home.
- 5. **Connection**. The water supply system shall be connected by pipes to all mobile homes, buildings and other facilities requiring water.

- 6. **Equipment**. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and requirements and shall be of a type and in locations approved by the Colorado Department of Public Health and Environment.
- 7. **Pressure**. The system shall be so designed and maintained as to provide a pressure of not less than twenty nor more than eighty psi, under normal operating conditions at service buildings and other locations requiring potable water supply.
- 8. **Minimum Horizontal Separation**. A minimum horizontal separation of ten feet shall be maintained between all domestic water lines and sewer lines.
- 9. **Underground Valves**. Underground stop and waste valves shall not be installed on any water service.
- 10. **Water-Riser Pipes**. Water-riser pipes shall extend a minimum of four inches above ground elevation unless recessed in a box or sleeve. The pipe shall be a minimum of three-quarter inch. The water outlet shall be capped when a mobile home does not occupy the lot.
- 11. **Prevent Freezing**. Adequate provisions shall be made to prevent freezing of main service lines, valves and riser pipes and to protect risers from heaving and thawing actions of the ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.
- 12. **Shutoff Valve**. A shutoff valve below the frost line shall be provided near the water-riser pipe on each mobile home lot.

D. Sewage Disposal

- 1. **Adequate System Required**. An adequate sewage system shall be provided in each mobile home park for the purpose of conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with state and local laws.
- 2. **Sewer Lines**. All sewer lines shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall maintain a minimum horizontal separation of ten feet from all domestic water lines. Sewers shall be at a grade that will insure a velocity of two feet per second when flowing full. All sewer lines shall be constructed of materials that comply with state or local laws and shall meet the Colorado Department of Public Health and Environment design criteria.
- 3. **Sewage Treatment and/or Discharge**. Where the sewer lines of the park are not connected to a public sewer, all proposed sewage disposal facilities shall be

approved by the Colorado Department of Public Health and Environment prior to construction. Effluents from sewage treatment facilities shall not be discharged into any waters of the state, except with prior approval of the Colorado Department of Public Health and Environment.

- 4. **Sewer Riser Pipe**. Each mobile home stand shall be provided with a minimum four inch diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the mobile home system outlet will approximate a vertical position.
 - a. <u>Minimum Dimensions</u>. The sewer connection shall have a nominal inside diameter of a minimum of three inches and the slope of any portion thereof shall be minimum of one-eighth inch per foot. The sewer connection shall consist of one pipe line only, with no more than one stand served by one individual sewer connection. Underground branch fittings of four inch lines shall not be permitted. All joints shall be watertight.
 - b. <u>Materials</u>. All materials used for sewer connections shall be rigid or semirigid, corrosive resistant, nonabsorbent and durable. The inner surface shall be smooth.
 - c. <u>Plugging</u>. Provisions shall be made for plugging the sewer riser pipe when a mobile home does not occupy the lot. The rim of the riser pipe shall extend a minimum of four inches above ground elevation, unless such riser pipe is protected within a recessed box or sleeve.
- E. **Fire Protection**. Adequate fire protection shall be provided and shall be in compliance with all applicable fire codes and standards.

F. Service Buildings.

1. **Applicability**. These requirements shall apply to service buildings, recreation buildings and other community service facilities such as management offices, repair shops and storage areas, sanitary facilities, laundry facilities, indoor recreation areas, and commercial uses supplying essential goods or services for the exclusive use of park occupants.

2. Structural Requirements for Buildings.

a. <u>Protection</u>. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites, and destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

- b. <u>Sanitary or Laundry Facilities</u>. All rooms containing sanitary or laundry facilities shall:
 - (1) Walls. Have sound-resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, non-absorbent waterproof material or be covered with moisture resistant material.
 - (2) Windows. Have a minimum of one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall not be less than ten percent of the floor area served by them. A minimum of one window shall be capable of being easily opened, or the room shall have a mechanical device that will adequately ventilate the room.
 - (3) Toilets. Have toilets locked in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
 - (4) Illumination. Have illumination levels maintained as follows:
 - (a) Five foot candles for general seeing tasks.
 - (b) Forty foot candles for laundry room work area and toilet room in front of mirrors.
 - (5) Hot and Cold Water. Have hot and cold water furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water furnished to every water closet and urinal.

G. Supervision.

- 1. **Attendant**. The duly authorized attendant or caretaker shall be in charge at all times to keep the park, its facilities and equipment in a clean, orderly and sanitary condition.
- 2. **Owner Answerable**. The park owner shall be answerable for the violation of any provision of these regulations, except those that expressly involve unit owners or tenants.
- 3. **Refuse Handling**. The storage, collection and disposal of refuse in a mobile home park shall be so arranged as not to create health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. All refuse shall be disposed of at either a municipal or County designated landfill site, at a minimum once per week.
- 4. **Pest Control**. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements of the County and the Colorado Department of Public Health and Environment.
- 5. **Pet Control**. The owners or managers of a mobile home park, or the owners or persons in charge of any dog, cat, or other pet animal shall kept such animal on a leash, not exceeding ten feet, or shall confine such animals within the unit space or designated areas within the park, and shall not permit such animal to commit any nuisance. Animals are restricted to household pets only.

H. Electrical Distribution and Communication Wiring.

- 1. **Distribution System**. Each mobile home park shall contain an electrical distribution system to each lot or site, consisting of wiring, fixtures, equipment and appurtenances thereto, which shall be installed and maintained in accordance with state and County regulations. Telephone and cable TV systems may be installed and maintained.
- 2. **Approval by Utility**. All plans for the above services shall have the approval of the responsible utility prior to County approval of mobile home park plans.

Section 8.230 Standards for New Recreational Vehicle Park/Campground and Additions to an Existing Park/Campground.

No Land Use Permit for a Recreational Vehicle Park/Campground shall be approved unless the Recreational Vehicle Park/Campground satisfies the following standards. Although Recreational Vehicle Parks/Campgrounds are subject to Special Review, these standards shall be applied instead of the standards for approval of Land Use Permits subject to Special Review.

A. Site Improvements.

- 1. **Access**. The park shall have access to a public road.
- 2. **Drainage**. The park shall be located on a well-drained site that is graded or drained and is free from stagnant pools of water.
- 3. **Landscaping**. The site plan shall include a landscape plan that provides for adequate landscaping to provide buffering from adjacent uses and roadways and to prevent erosion.
- 4. **Minimum Area**. A recreational vehicle park shall contain a minimum of five acres.

5. Minimum Setbacks.

- a. <u>Vehicles</u>. Recreational vehicles and/or tents shall be set back a minimum of twenty feet from each other.
- b. <u>Boundaries</u>. The recreational vehicle park shall comply with the following minimum setbacks:
 - (1) Front Yard. The recreational vehicle park shall be set back a minimum of fifty feet from an arterial or collector road or twenty-five feet from a local or mountain road.
 - (2) Side or Rear Property Line. The recreational vehicle park shall be set back a minimum of twenty feet from any side or rear property line.
- 6. **Obstruction of Roadways or Walkways Prohibited**. Camping units shall not be installed or parked in any manner that any part of the unit would obstruct or block any portion of a roadway or walkway.
- 7. **Minimum Facilities for Recreational Vehicle Spaces**. The area devoted to each recreational vehicle space shall be adequate to accommodate the following facilities:
 - a. <u>Picnic Facilities</u>. Each space shall be provided with a fireplace or fire circle, a picnic table and well-drained, level site.
 - b. <u>Parking Space</u>. Each space shall provide one graveled parking space.
 - c. <u>Vehicle Barriers</u>. Adequate barriers shall be provided to confine vehicles to driveways and parking spaces.

8. Easements, Rights-of-Way, Public Open Space and Common Areas

- a. <u>Open Space and Common Areas</u>. Recreational vehicle parks/campgrounds shall provide public open space or common areas in an amount of at least ten percent of the total area of the park or campground. Maintenance of private common areas within a park or campground shall be the responsibility of the owner or operator.
- b. <u>Dedication of Easements, Rights-of-Way, and Public Lands</u>. Applicants shall submit a warranty deed or file a plat of the site to assure the dedication of all easements and public lands prior to the approval of the Land Use Permit application. All lands, including easements and rights-of-way to be dedicated shall be accompanied by full legal descriptions prepared by a Colorado licensed or registered professional land surveyor.
- c. <u>Restrictions</u>. Land to be provided for public and/or private recreational use and/or open space shall not include any area dedicated as a roadway, campsite or RV space, storage area or any area required for setbacks.
- 9. **Driveways**. All recreational vehicle spaces shall abut upon a driveway, graded for drainage and maintained in a rut and dust free condition, which provides unobstructed access to a public street or highway. The minimum unobstructed width of such driveways shall be fifteen feet for one-way traffic or twenty-five feet for two-way traffic. No parking shall be permitted on the driveways.
- 10. **Walkways**. All park and campground walkways and bicycle paths shall be gravel or hard surfaced. Walkway widths shall not be less than five (5) feet wide and all roadways, walkways and bicycle paths shall be provided with illumination of not less than 25 watt lamps at intervals of not more than 100 feet.
- 11. **Maintenance**. All RV spaces and campsites shall be maintained in a clean and sanitary condition, free from hazardous and noxious materials, weeds and refuse, in compliance with Article 11 of this Code. The park/campground owner shall be responsible for ensuring compliance.

B. Water Supply and Distribution.

1. **Comply with Standards**. A domestic water supply that is in compliance with the drinking water standards of the Colorado Department of Public Health and Environment shall be provided in each recreational vehicle park. Where a public supply of water of satisfactory quantity, quality and pressure is available, connection shall be made thereto and it shall be the exclusive supply used. When such a public water supply is not available, a central water supply system may be developed and used if it meets standards of the Colorado Department of Public Health and Environment.

- 2. **Located to Avoid Contamination**. Every well or suction line of the water supply system shall be located and constructed in such a manner that neither underground nor surface contamination will reach the water supply from any source.
- 3. **Treatment**. The treatment of a private water supply shall be in accordance with applicable state and local laws and regulations.
- 4. **Connection**. The park's water supply system shall be connected by pipes to all recreational vehicles, buildings, and other facilities requiring water.
- 5. **Equipment**. All water piping, fixtures and other equipment shall be located, constructed and maintained in accordance with state and County regulations and requirements.
- 6. **Pressure**. The system shall be so designed and maintained as to provide a pressure of not less than twenty nor more than eighty psi, under normal operating conditions at service buildings and other locations requiring portable water supply.
- 7. **Separation**. A minimum horizontal separation of ten feet shall be maintained between all domestic water lines and sewer lines.
- 8. **Underground Valves**. Underground stop and waste valves shall not be installed on any water service.
- 9. **Supply**. The water supply shall be capable of supplying fifty gallons per space per day for all spaces lacking individual water connections and one hundred gallons per space per day for all spaces provided with individual water connections.
- 10. **Individual Water Service Connections**. If facilities for individual water service connections are provided, the following requirements shall apply.
 - a. <u>Riser Pipes</u>. Riser pipes provided for individual water service connections shall be so located and constructed that they will not be damaged by the parking of recreational vehicles. Water riser pipes shall extend a minimum of four inches above ground elevation unless recessed in a box or sleeve. The pipe size shall be three-quarter inch.
 - b. <u>Prevent Freezing</u>. Adequate provisions shall be made to prevent freezing of main service lines, valves and riser pipes.

- c. <u>Valves</u>. Valves shall be provided near the outlet of each water service connection. They shall be turned off and outlets capped or plugged when not in use.
- d. <u>Connection</u>. The park's water supply system shall be connected by pipes to all recreational vehicles, buildings and other facilities requiring water.

11. Water Stations.

- a. <u>Stations for Recreational Vehicle Area</u>. Each recreational vehicle parking area shall be provided with one or more easily accessible watering stations for filling water storage tanks. Such water supply outlets shall consist of at least a water hydrant and the necessary appurtenances and shall be protected against the hazards of back flow and back siphonage.
- b. <u>Stations for Tent Camping Area</u>. Each tent camping area shall be provided with at least one individual watering station no more than two hundred feet from any tent camping space. Riser height shall be between thirty inches and thirty two inches and a splash pad shall be installed around the base.
- C. **Sewage Disposal**. An adequate sewage system shall be provided in each recreational vehicle park for the purpose of conveying and disposing of all sewage. Such system shall be designed, constructed and maintained in accordance with state and local laws.
 - Sewer Line. All sewer liens shall be located in trenches of sufficient depth to be free of breakage from traffic or other movements and shall maintain a minimum horizontal separation of ten feet from all domestic water lines. Sewers shall be at a grade that will insure a velocity of two feet per second when flowing full. All sewer lines shall be constructed of materials that comply with state or County regulations and with Colorado Department of Public Health and Environment design criteria.
 - 2. **Sewage treatment and/or discharge**. Where the sewer lines of the park are not connected to a public sewer, all proposed sewage disposal facilities shall be approved prior to construction. Effluents from sewage treatment facilities shall not be discharged into any waters of the state except with prior approval of the Colorado Department of Public Health and Environment.
 - 3. **Individual Sewer Connections**. If facilities for individual sewer connections are provided, the following requirements shall apply:
 - a. <u>Sewer Riser Pipe</u>. The sewer riser pipe shall be a minimum of four inches in diameter, shall be trapped below the ground surface end shall be so located on the trailer space that the sewer connection to the trailer system will approximate a vertical position.

- b. <u>Sewer Connection</u>. The sewer connection shall have a nominal inside diameter of a minimum of three inches and the slope of any portion thereof shall be minimum of one-eighth inch per foot. All joints shall be watertight.
- c. <u>Materials</u>. All materials used for sewer connections shall be corrosive resistant, nonabsorbent and durable. The inner surface shall be smooth.
- d. <u>Plugging</u>. Provisions shall be made for plugging the sewer riser pipe when a trailer does not occupy the space. Surface drainage shall be diverted away from the riser.
- 4. **Solid Wastes**. No liquid wastes from sinks shall be discharged into or allowed to accumulate on the ground surface. The owner shall provide for trash removal on a regular basis.
- 5. **Sewage Treatment and/or Discharge**. Where the sewer lines of the travel trailer parking area are not connected to a public sewer, all proposed sewage disposal facilities shall be approved by the Colorado Department of Public Health and Environment prior to construction. Effluents from sewage treatment facilities shall not be discharged into any waters of the state except with prior approval of the Colorado Department of Public Health and Environment.
- D. **Fire Protection**. Adequate fire protection shall be provided and shall be in compliance with all applicable fire codes and standards. All campgrounds shall be equipped at all times with fire extinguishing equipment in good working order and of such type, size and number and so located as prescribed by the authorizing local fire suppression organization.

E. Electrical Distribution and Communication Wiring.

- 1. **Electrical Distribution System**. Each recreational vehicle park shall contain an electrical distribution system to each lot or site, consisting of wiring, fixtures, equipment and appurtenances thereto which shall be installed and maintained in accordance with state and County regulations. Telephone and cable TV systems may be installed and maintained.
- 2. **Approval by Utility**. All plans for the above services shall have the approval of the responsible utility prior to County approval of park plans.

F. Service Building.

1. **Applicability**. The requirements of this Section shall apply to service buildings, recreation buildings and other community service facilities such as management offices, repair shops and storage areas, sanitary facilities, laundry facilities, indoor

recreation areas, and commercial uses supplying essential goods or services for the exclusive use of park occupants.

2. Structural Requirements for Buildings.

- a. <u>Protection</u>. All portions of the structure shall be properly protected from damage by ordinary uses and by decay, corrosion, termites and destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.
- b. <u>Sanitary or Laundry Facilities</u>. All rooms containing sanitary or laundry facilities shall:
 - (1) Walls. Have sound-resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, non-absorbent waterproof material or be covered with moisture resistant material.
 - (2) Windows. Have a minimum of one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall not be less than ten percent of the floor area served by them. A minimum of one window shall be able to be easily opened, or the room shall have a mechanical device that will adequately ventilate the room.
 - (3) Toilets. Have toilets locked in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.
 - (4) Illumination. Have illumination levels maintained as follows:
 - (a) Five foot candles for general seeing tasks.
 - (b) Forty foot candles for laundry room work area and toilet room in front of mirrors.
 - (5) Hot and Cold Water. Have hot and cold water furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water furnished to every water closet and urinal.
- 3. Required Community Sanitary Facilities.

- a. <u>Central Service Building</u>. A central service building containing the necessary toilet and other plumbing fixtures specified shall be provided in recreational vehicle parking areas that provide spaces for vehicles and for tent camping areas. Service buildings shall be conveniently located within a radius of approximately three hundred feet to the spaces served.
 - (1) Exception. When a recreational park is designed for and exclusively limited to use by self-contained vehicles, no public sanitary facilities shall be required.
- b. <u>Sanitary Facilities for Women</u>. Sanitary facilities for women shall include a minimum of one and one-half flush toilet, one lavatory and one shower for each fifteen recreational vehicle or tent spaces or factional number thereof.
- c. <u>Sanitary Facilities for Men</u>. Sanitary facilities for men shall include a minimum of one flush toilet, one urinal, one lavatory and one shower for each fifteen recreational vehicle or tent spaces or fractional number thereof.
- d. Recreation Vehicle Park Connected to Resort. When a recreational vehicle park requiring a service building is operated in connection with a resort or other business establishment, the number of sanitary facilities for such business establishment shall be in excess of those required by the schedule of recreational vehicle spaces and shall be based on the maximum number of people allowed to use such facilities.

G. Supervision.

- 1. **Attendant**. The attendant or caretaker shall be in charge at all times to keep the park, its facilities and equipment in a clean, orderly and sanitary condition.
- 2. **Owner Answerable**. The owner shall be answerable for the violation of any provision of these regulations.
- 3. **Refuse Handling**. The storage, collection and disposal of refuse in a recreational vehicle park shall be so arranged as to not create health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution. All refuse shall be disposed of at either a municipal or County designated landfill site, at minimum once per week.
- 4. **Pest Control**. Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with County regulations and requirements of the Colorado Department of Public Health and Environment.

5. **Pet Control**. The owners or managers of a recreational vehicle park, or all owners or persons in charge of any dog, cat or other pest animal shall have such animal on a leash, not exceeding ten feet or shall confine such animals within the space or designated areas within the park and shall not permit such animal to commit any nuisance. Animals are restricted to household pets only.

DIVISION 3 APPLICATION AND ISSUANCE OF HOOK-UP PERMITS

Section 8.300 Application, Review, Inspection, and Issuance of Hook-up Permit – Mobile Home.

- A. **Application for Permit**. Applications for a hook-up permit for a mobile home shall be submitted to the Land Use Administrator and shall contain the following information:
 - 1. **Applicant Identification**. The name, physical address, mailing address and telephone number of the applicant. If the applicant is not the owner of the mobile home unit for which a permit is being sought, the applicant shall also include the name of the owner of the unit and documentation of the authority and/or legal relationship allowing him to apply for the hook-up permit and to occupy the mobile home unit.
 - 2. **Property Description**. If mobile home is not to be located in a mobile home park, the legal description of the property upon which the mobile home is to be located, and physical address.
 - 3. **Park Manager Identification**. The name, mailing address and telephone number of the mobile home park manager.
 - 4. **Mobile Home Park Identification**. The name, property description and physical address of the mobile home park in which the applicant's unit is located, and the specific location of the unit within the park and the unit's physical address, if applicable.
 - 5. **Manufacturer Identification**. The mobile home manufacturer's identification number.
 - 6. **Site Plan**. A site plan that locates the mobile home on the lot and the utilities, water and sewer servicing the lot. The site plan shall also show all adjoining structures and roads.
 - 7. **Inspection Fee.** An inspection fee in the amount established by the County.
- B. Review of Application and Issuance of Hook-up Permit.

- 1. **Determination of Completeness**. The Administrator shall review the application for completeness. If the application is determined to be incomplete, the Administrator shall provide the applicant with written notification regarding the deficiencies within five (5) working days after the date the application is deemed incomplete.
- 2. **Inspection**. Following receipt of a complete application, the Administrator shall inspect the mobile home to determine if the mobile home and the proposed hookup comply with the Standards for Approval of Hook-up Permit, set forth in Section 8.320.
- 3. **Review of Application and Decision on Hook-up Permit**. The Land Use Administrator shall issue a hook-up permit if the mobile home and the proposed hook-up comply with the approval standards set forth in Section 8.320. If the mobile home and the hook-up do not comply, no hook-up permit shall be issued and the mobile home shall not be occupied until the deficiencies are corrected and a hook-up permit is issued.

<u>Section 8.310</u> Application, Review, Inspection, and Issuance of Hook-up Permit – Recreational Vehicle Park/Campground.

- A. **Application for Permit**. Owners of recreational vehicle parks/campgrounds are required to obtain Hook-up Permits for recreational vehicle space hook-ups prior to offering the space for occupancy. Applications shall be submitted to the Land Use Administrator and shall contain the following information:
 - 1. **Applicant Identification**. The name, physical address, mailing address and telephone number of the applicant. If the applicant is not the owner of the recreational vehicle park/campground, the applicant shall also include the name of the owner and documentation of the authority and/or legal relationship allowing him to apply for the hook-up permit.
 - 2. **Park Manager Identification**. The name, mailing address and telephone number of the park manager.
 - 3. **Park/Campground Identification**. The name and legal property description of the recreational vehicle park/campground, and the physical address.
 - 4. **Site Plan**. A site plan that includes:
 - a. Location and dimension of each recreational vehicle space and campsite.
 - b. Location of proposed recreational vehicle hook-ups and the location of utility, water and sewer service to the site.
 - 5. **Inspection Fee.** An inspection fee in the amount established by the County.

- B. Review of Application, Inspection and Issuance of Hook-up Permit.
 - 1. **Determination of Completeness**. The Administrator shall review the application for completeness. If the application is determined to be incomplete, the Administrator shall provide the applicant with written notification regarding the deficiencies within five (5) working days after the date the application is deemed incomplete.
 - 2. **Inspection**. Following receipt of a complete application, the Administrator shall inspect the recreational vehicle park/campground and the proposed hook-ups for compliance with the approval standards set forth in Section 8.330.
 - 3. **Review of Application and Decision on Hook-up Permit.** The Land Use Administrator shall issue a hook-up permit if the Recreational Vehicle Park/Campground and the proposed hook-ups comply with the standards for approval set forth in Section 8.330. If the Recreational Vehicle Park/Campground and/or the hook-ups do not comply, no hook-up permit shall be issued and the spaces shall not be occupied until the deficiencies are corrected and a hook-up permit is issued.

Section 8.320 Standards for Approval of Hook-up Permit – Mobile Home.

The Administrator may issue a hook-up permit for a mobile home if it complies with all of the following standards:

- A. **Approved Land Use Permit Mobile Home Park**. The mobile home park has received permit approval through the Land Use Permit process provided for in this Code and is in compliance with the Land Use Permit.
- B. **Approved Land Use Permit Mobile Home**. The mobile home has received permit approval under the Administrative Zoning Review process provided for in this Code and required for mobile homes not located in a mobile home park, and is in compliance with the Land Use Permit.
- C. **Installation of Mobile Home Unit Complies with Tie Down and Skirting Standards**. The proposed blocking and tie down will be adequate and safe.
 - 1. All double-wide mobile homes shall be installed and secured in accordance with applicable state and County regulations and manufacturer requirements.
 - 2. All single-wide mobile homes shall be installed and secured in accordance with applicable state and County regulations and manufacturer requirements.

- 3. Single-wide and double-wide mobile homes shall be equipped with skirting of a rigid material, which shall be installed within thirty (30) days after the mobile home has been moved to its site.
- D. **Utility Connections**. The proposed connections for water supply, sewage disposal, electricity and gas will be adequate and safe.
- E. **Address.** The street address, or space numbers or letters, will be visible from the access street both during the day and at night.
- F. **Steps**. There will be safe and approved steps, landings, handrails and guardrails.

Section 8.330 Standards for Approval of Hook-up Permit – Recreational Vehicle Parks/Campgrounds.

The Administrator may issue a hook-up permit if it complies with the following standards.

- A. **Approved Land Use Permit.** The recreational vehicle park/campground has received permit approval through the Land Use Permit process provided for in this Code.
- B. **Recreational Vehicle Space and Utility Connections.** The recreational vehicle space/campsite is adequate and in compliance with the requirements of the Land Use Permit issued. The proposed connections for water supply, sewage disposal, electricity and gas will be adequate and safe.
- C. **Address.** The street address, or space numbers or letters, will be visible from the access street both during the day and at night.