

## CHAPTER 18

### Building Regulations

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#### Building Regulations

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**ARTICLE I**

**Building Regulations**

**Sec. 18-1-10. Minimum building lot size.**

No person shall construct a new building, or add to or enlarge any existing building upon any lot or tract of land comprising less than five thousand (5,000) square feet. (Ord. 3-1996 §1)

**Sec. 18-1-20. Setbacks from streets, highways and property lines.**

No person shall construct any building or add to or enlarge any existing building in such a manner that any portion of such building, addition or extension shall be located less than twenty (20) feet from any public street, twenty-five (25) feet from any state highway or five (5) feet from any other property line. (Ord. 3-1996 §2)

**Sec. 18-1-30. Plot plan required with water or sewer tap application.**

Any person applying for the issuance of a water or sewer tap for a building to be newly constructed, or for an addition to or extension of an existing building, shall submit to the Town Clerk a plot plan with his or her application for such water or sewer tap reflecting full compliance with the provisions of this Article. (Ord. 3-1996 §3; Ord. 2-2005 §1)

**Sec. 18-1-40. Compliance required.**

No water or sewer tap shall be issued for a building to be newly constructed or for an addition to or extension of an existing building if such structure would fail to comply with the provisions of this Article. (Ord. 3-1996 §4)

**Sec. 18-1-50. Definition.**

For the purposes of this Article, the term *building* shall mean any structure used or intended for supporting or sheltering any use or occupancy. (Ord. 3-1996 §5)

**Sec. 18-1-60. Penalties.**

Any person convicted of violating the provisions of this Article shall be punished in accordance with the provisions set forth in Section 1-4-20 of this Code. (Ord. 3-1996 §6; Ord. 2-2005 §1)

**ARTICLE II**

**Mobile Homes**

**Sec. 18-2-10. Setup fee.**

An initial fee of twenty-five dollars (\$25.00) will be charged for each mobile home set up in the Town in the future. (Ord. 1-1995 §1; Ord. 2-2005 §1)

**Sec. 18-2-20. Tap fees.**

Each owner of a mobile home must buy a water tap and a sewer tap if one is not on the property. (Ord. 1-1995 §2; Ord. 2-2005 §1)

**Sec. 18-2-30. Skirting and yard maintenance.**

(a) Each mobile home must be skirted within ninety (90) days, in accordance with regulations of the Colorado Division of Housing.

(b) The mobile home yard and surrounding area must be cared for and kept neat and clean from debris, in the same manner as any other residence in the Town. (Ord. 1-1977 §4; Ord. 1-1995 §3; Ord. 2-2005 §1)