

## **ORDINANCE NO. 2014-3 MOBILE HOMES**

### **AN ORDINANCE AMENDING ORDINANCE 2000-1 REGULATING THE STANDARDS FOR INSTALLATION OF MOBILE HOMES, AND/OR TRAILER HOUSES LOCATED WITHIN THE CORPORATE LIMITS OF THE TOWN OF LA JARA, COLORADO**

WHEREAS, The Board of Trustees of the Town of La Jara desire to update the definitions pertaining to the age of mobile homes installed within the limits of the Town of La Jara; and

WHEREAS, The Board of Trustees finds it necessary to amend Section I, Subsection a of Ordinance 2000-1 to include the following language:

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF LA JARA, COLORADO

Section 1 - Amendment: Subsection (DI) Dwelling, Mobile Home, of Section 13-102 Word and Terms of Article 13 - DEFINITIONS - of Ordinance No. 2000-1 as hereinabove referenced shall be amended to read in its entirety as follows:

"(DI)(a) Dwelling, Mobile Home. A detached residential dwelling unit that must meet all of the following criteria in order to be located within the incorporated limits of the Town of La Jara, and then only in a permissible zoning classification zone:

1. designed for a long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities, and which has plumbing and electrical connections provided for attachment to outside systems;
2. designed to be transported after fabrication, on its own wheels, or on flatbed or other trailers or on detachable wheels;
3. arrives at the site where it is to be occupied as a complete unit and is ready for occupancy except for minor and incidental unpacking and assembly operation, located on an adequate foundation, supports or jacks previously approved by the Town's Building Inspector, underpinned, with adequate connections to utilities and the like in conformity with applicable building, plumbing, and electrical codes.
4. exceeds either eight (8) feet in body width or thirty-two (32) feet in body length, excluding towing gear and bumpers;
5. is without motive power; and
6. is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, U.S.C. Section 5401, et. seq., as amended, (commonly referred to as the HUD Code; effective 1976) and all regulations enacted pursuant thereto, including any local modifications as are expressly allowed by Federal Law.
7. Mobile homes, manufactured homes and trailer houses must not have been

manufactured more than 20 years from the current year of installation.

(b) A structure meeting the above definitions and criteria shall be deemed suitable for human habitation on a year-round basis when provided with the required plumbing, heating, and electrical facilities. The structure shall not be occupied as a dwelling unit until such requirements and criteria are met and satisfied. "Mobile Home" shall not include any camping unit such as travel trailers, campers, or self contained "motor homes" or "camper buses". "Mobile Home" shall also not include any "Manufactured Home" as defined in Colo. Rev. Stat. 31-23-301(5)(a)(I) and subsection D2 of Section 13-102 of Article 13 of Ordinance No. 1979-1 as hereinabove referenced."

THIS ORDINANCE WILL TAKE EFFECT UPON ADOPTION FROM AND AFTER ITS PASSAGE, POSTING AND PUBLICATION ACCORDING TO LAW.

Passed and adopted by the Board of Trustees of the Town of La Jara on the 10<sup>th</sup> day of April, 2014.

Passed on Second and Final Reading and adopted by the Board of Trustees of the Town of La Jara on the 10<sup>th</sup> day of April, 2014.

Larry Zaragoza  
Larry Zaragoza, Mayor

Attest: Shawn Pagnotta  
Shawn Pagnotta, Clerk