

Pueblo County Code - Title 17 - Chapter 17.48 MOBILE HOME PARK DISTRICT (R-7)

17.48.010 Purpose.

The standards of this district (R-7) are designed to provide areas for mobile home parks.

17.48.020 Uses by right.

A use by right is any of the following uses which are permitted upon issuance of a zoning permit by the County Zoning Administrator.

Mobile home, one-family;
Support facilities.

17.48.030 Uses by review.

A use by review is any of the following uses, other than those uses which come within the purview of Section 17.140.010(F), which are permitted upon issuance of a Special Use Permit by the Planning Commission.

Child care centers;
Child care home (large);
Church and religious building;
Emergency facility;
Home, receiving;
Laundry, self-service;
Mini-warehouse;
Recreation facility, private;
Specialized group facilities;

Utilities, as outlined in Section 17.120.130.

17.48.040 Space area.

No space shall be less than three thousand (3,000) square feet for a mobile home fourteen (14) feet or less in width and not less than four thousand (4,000) square feet for a mobile home exceeding fourteen (14) feet in width.

17.48.050 Space dimensions.

No space shall be less than thirty-five (35) feet in width or in depth.

17.48.060 Space coverage.

The total ground area covered by all structures on the space shall not exceed thirty-five (35) percent of the total ground area of the space.

17.48.070 Floor area requirement.

No requirement.

17.48.080 Building height.

The height of the principal structure shall not exceed twenty (20) feet. Accessory buildings and structures shall not exceed a height of twelve (12) feet.

17.48.090 Front yard setback.

No structure shall be set back less than ten (10) feet on the front line of the mobile home space, or twenty-five (25) feet if the front line abuts a roadway which is the exterior boundary of the mobile home park.

17.48.100 Side yard setback.

No structure shall be set back less than five (5) feet from the side line of the mobile home space, or fifteen (15) feet if the side line is an exterior boundary of the mobile home park.

17.48.110 Rear yard setback.

No structure shall be setback less than five feet from the rear line of the mobile home space, or fifteen (15) feet if the rear line is an exterior boundary of the mobile home park.

17.48.120 Parking.

Off-street parking shall be as provided in Chapter 17.112.

17.48.130 Recreation and other vehicles.

No detached camper, motor home, travel trailer, motorbike, unlicensed classic car, boat, airplane, or similar recreational vehicle shall be parked upon any street or parking space within the mobile home park. They may be stored on the mobile home space only when fully contained within an enclosing structure (e.g., garage). Within the mobile home park, one or more areas shall be designated as storage areas for such vehicles. At least one hundred (100) square feet of all-weather surfaced area shall be provided within a designated storage for each mobile home space in the park.

17.48.140 Roadways.

All spaces shall front onto a roadway. All roadways, unless herein provided, shall be paved with a minimum of two inches of asphalt, two (2) inches of base, and six (6) inches of subbase. Roadways which are utilized by less than thirty-five (35) spaces may be paved with an all-weather surface material consisting of a minimum ten (10) inches of gravel. Additional paving material may be required when engineering reasons so warrant. All paving material shall be approved by the Public Works Director.

The mobile home park shall have an access roadway onto a dedicated public roadway. That segment of roadway between the public roadway and the first intersecting park roadway, cul-de-sacs notwithstanding, shall be considered the access roadway. A mobile-home park containing more than two hundred (200) units shall provide a second access roadway, said being separated by not less than two hundred fifty (250) feet from the first access roadway, as measured between the points of intersection with the public roadway.

Pavement width on all roadways, unless herein provided, shall be a minimum of thirty-five (35) feet. For a mobile home park containing more than fifty (50) spaces, at least one access roadway shall be paved to a minimum of forty-four (44) feet. Cul-de-sacs shall have a paved radius of forty-five (45) feet.

Roadways terminating in cul-de-sacs shall not exceed five hundred (500) feet in length, nor serve more than twenty (20) spaces.

Roadway names within the park shall be selected to avoid duplication of, or confusion with, existing roadways in the city or county. If a mobile home park roadway is a logical extension of an existing roadway, the name of the existing roadway may be selected. Each roadway within the park shall be identified by a sign, the location and type being approved by the Public Works Director.

17.48.150 Sidewalks.

An all-weather surface sidewalk shall be provided along roadways and from roadways to individual homes and support facilities where the lack of such walks constitutes a safety hazard.

17.48.160 Lighting.

Illumination of the park shall be provided to assure the security and safety of the residents. Minimum average horizontal illumination at ground level shall be:

| | Foot Candle | Lux |
|---------------|--------------------|------------|
| Access Road | 0.6 | 6 |
| Other Roadway | 0.4 | 4 |
| Sidewalk | 0.2 | 2 |

All support facilities shall be provided with interior illumination commensurate with the activities or tasks to occur therein, and exterior lighting to assure the security of the participants. Minimum levels of required illumination shall be those established by the Illuminating Engineering Society.

17.48.170 Landscaping.

For each mobile home space, there shall be required two (2) trees and four (4) shrubs, at least one-half of which shall be located on the mobile home space. The remaining one-half may be

dispersed or clustered throughout the park. In addition thereto, there shall be required two hundred (200) square feet of grassed area for each mobile home space, all of which may be dispersed or clustered throughout the mobile home park. All landscape material shall be maintained in a living, disease- and pest-free manner.

17.48.180 Park and school site conveyances.

Each mobile home space shall be subject to the provisions of the County Subdivision Regulations, public sites and open space.

A. No space in a mobile home park shall be occupied by a mobile home until park and school sites are conveyed or fees paid. Such conveyance or payment shall be made:

1. At the time of subdivision approval in accordance with the procedures established in the County Subdivision Regulations of Pueblo;
2. If subdivision is not required to establish the mobile home park, then within one hundred eighty (180) days of the date of mobile home park development plan approval, provided a performance bond is posted at the time of approval; or
3. If development plan approval is not required, then prior to the issuance of a zoning permit.

B. This section shall not apply to mobile home parks which have previously met the subdivision conveyance requirements for park and school sites; or apply to mobile home spaces which met all of the following requirements on September 16, 1976:

1. The space is zoned for a mobile park;
2. The space is in conformity with an approval mobile home park plan;
3. A dependable potable water supply system is available for immediate use on the space, sufficient to provide for the continuous needs of the space; and
4. A sanitary waste disposal system is available for immediate use on the space.

17.48.190 Plan required.

With application for a zoning map amendment, a preliminary plan shall be submitted to the Commission and Board for their consideration. After approval of the zoning map amendment and prior to the issuance of a zoning and building permit for the mobile home park, a Mobile Home Park Development Plan shall be submitted to the Commission for their review and approval. The plans shall include at least the following information:

A. Preliminary plan: a generalized plan setting forth the intent of the proposed mobile home park:

1. Location map showing the proposed mobile home park, surrounding land uses, zone districts, transportation systems, and public sites;
2. Topography (five (5) feet contour or less) and soil type;
3. Internal street configuration;
4. Proposed land use(s), including the maximum of mobile homes spaces and general location and type of support facilities;
5. Proposed methods of potable water supply and sewage disposal; and
6. Legal description of the mobile home park.

B. Mobile home park development plan: A detailed plan showing the nature of the proposed development of the mobile home park:

1. Topography of site and grading plan (two (2) feet contour or less);
2. Internal street alignment, including pavement widths, lighting plan, street names, sidewalks;
3. Typical street sign design and sign placement plan;
4. Landscape, screening and fencing plan;
5. Potable water plan, including fire hydrants;
6. Sewage disposal plan;
7. Storm drainage plan;

8. Parking plan;
9. Detailed land use plan, including the dimension and location of each proposed mobile home space, support facility, and common area; and
10. Plan of garbage and trash removal.

17.48.200 Fences, walls and hedges.

See Section 17.120.160.

Source URL: <http://county.pueblo.org/government/county/code/title17/chapter17-48>