

SECTION 9 MH - MOBILE HOME DISTRICT

-Section Contents-

901 Intent ..... 9-2  
902 Principal Uses..... 9-2  
903 Accessory Uses..... 9-3  
904 Uses Permitted by Special Review..... 9-3  
905 Minimum Standards..... 9-3  
906 Site Plan ..... 9-6  
907 Land Dedication..... 9-6  
908 Street Standards..... 9-7  
909 Water and Sanitation Requirements..... 9-7  
910 Landscape Requirements..... 9-7  
911 Fencing Standards ..... 9-7  
912 Sign Standards ..... 9-8  
913 Lighting Standards..... 9-8

**901 Intent** *(Amended 8/11/09)*

To provide areas for high-density residential development, designed in a manner to create livable space in the urban setting, conveniently and efficiently located to reduce unnecessary commuting and automobile emissions. These areas should be protected from incompatible land uses and hazardous conditions, and buffered from major commercial/industrial uses. Adequate facilities, such as roads, water and sanitation, fire protection, emergency service, and public utilities shall be available to serve these areas. Development within this district should be located in proximity to employment centers; activity centers, such as shopping, recreational, and community centers; health care facilities; and public transit; in accordance with the intent of the Douglas County Comprehensive Master Plan, as amended.

The MH zone district is characterized by single-family, mobile home parks in a landscaped setting with landscaped off-street parking areas. Site improvements including landscaping shall be provided and designed to minimize the impact on adjacent residential uses. A site improvement plan is required prior to development. Typical structures include single-family mobile homes, and other accessory uses which enhance the basic elements of a balanced residential area, such as, schools, parks, playgrounds, and neighborhood recreational facilities. Development or use of land in this district is permitted only in accordance with the provisions herein. Land disturbance activities may require permit(s).

**902 Principal Uses**

The following uses are permitted upon the approval of, and in accordance with, a Site Improvement Plan, in accordance with 906 herein and Section 27 Site Improvement Plan of this Resolution. *(Amended 05/14/03)*

**902.01 Community Uses:**

- Church - maximum seating capacity of 350 in main worship area
- Fire station - no on-site training
- Open space/trails
- Park/playground
- Recreation facility – neighborhood
- Recreation facility – private *(Amended 9-9-08)*
- School - public/private kindergarten through 12th grade

**902.02 Construction office - temporary** *(refer to Section 22)***902.02 Residence**

- Group Home *(group homes must be separated by a distance of 750')*
- 1 single-family mobile home per space *(Amended 9-9-08)*

**902.04 Sales office - temporary** *(refer to Section 22)*

## 902.05 Utility service facility

903 Accessory Uses

The following shall be allowed only when a principal use has been established on the lot, in accordance with Section 27 Site Improvement Plan of this Resolution.

## 903.01 Accessory uses and buildings

903.02 Animals (*refer to Section 24*)

## 903.03 Day-care home - small

## 903.04 Garage - private, limited to a maximum size of 1,000 sq. ft.

903.05 Home Occupation - Class 1 (*refer to Section 23*)903.06 In-home elder care (*Amended 3/28/01*)

## 903.07 Satellite receiving dish

904 Uses Permitted By Special Review (*Amended 6/22/05*)

The following uses are permitted, upon the approval of the Board, in accordance with Section 21 Use By Special Review and Section 27 Site Improvement Plan of this Resolution. (*Amended 5/14/03*)

## 904.01 Church - greater than 350 seating capacity in main worship area

## 904.02 Day-care center/preschool, or day-care home - large

## 904.03 Recreation facility – community - Group Residential Facility

## 904.04 Utility - major public facility

905 Minimum Standards

A development plan shall be part of each rezoning request in compliance with the following:

## 905.01 Maximum gross density: 7 mobile homes/acre

Net density may be less due to required infrastructure or dedication, or environmental constraints.

## 905.02 Minimum gross area: 10 acres

- 905.03 Minimum net lot area, exclusive of adjoining rights-of-way, County dedicated land and open space: 6,000 sq. ft.
- 905.04 Minimum lot width: 60 feet
- 905.05 Minimum setbacks for mobile homes, buildings or uses

SETBACK FROM:			
Street	Side Lot Line	Rear Lot Line	115+kv power line
Regional/maj. arterial: 100' other: 25	15*	15*	100'

\*Schools or buildings located within recreation areas shall be set back 40'

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition section.) The setback from the POWER Line is measured from the closest edge of the easement to the structure.

- 905.06 Maximum Height
- 905.06.1 Principal building: 35 feet
- 905.06.2 Accessory building: 20 feet
- 905.06.3 The height of an antenna shall be no greater than the distance to the nearest lot line.
- 905.06.4 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church.
- 905.07 Each mobile home park shall provide a yard not less than 25 feet in width along each boundary abutting a public right-of-way; such yard shall be landscaped and maintained, except for those portions used for ingress and egress.
- 905.08 Access
- 905.08.1 Each mobile home park shall have two separate entrance and exits, each of which shall not be less than 40 feet wide, hard surfaced with asphalt or concrete, and connected to a dedicated public-right-of-way not less than 60 feet in width.
- 905.08.2 All mobile homes and accessory buildings or uses shall face upon and take access from an interior road.

905.09 Parking (*see Section 28 for additional parking requirements*)

905.09.1 2 parking spaces for each mobile home located at least 15 feet from the interior road from which it takes access. Each such parking space shall be hard surfaced with asphalt or concrete and shall measure no less than 8 feet by 20 feet.

905.09.2 1 additional off-street parking space per two mobile homes, provided in a common parking area, within 300' of the units.

905.09.3 No trailer of any type, boat or detached pickup camper shall be kept, stored, or parked on any public right-of-way or private driveway.

905.10 Storage Area

Within each mobile home park, a storage area for trailers of all types, boats, detached pickup campers, motor homes, etc., shall be provided in an amount equal to 250 square feet per mobile home space. Such storage area shall be hard surfaced with asphalt or concrete and shall be screened from view by a solid fence, wall or hedge 6 feet in height.

905.11 Recreational Area

15 percent of the gross area of the mobile home park, excluding any area dedicated as a public right-of-way, shall be provided for common.

Recreational uses - Such area shall not include any area designated as a mobile home space, storage area, or required yard.

905.12 All public utility distribution lines shall be placed underground. Utility distribution lines and related equipment commonly located along property lines may be located within a required setback; however, a neighborhood substation, or gas regulator/meter station shall meet the required setbacks.

905.13 Service, utility and recreation buildings and appurtenances, garbage or trash containers, rodent and insect control, and water and sewage provisions must comply with all health department regulations.

905.14 All trash, refuse, and storage shall be kept in closed containers or within a building or area enclosed by a solid fence or wall at least 6 feet in height.

905.15 Skirting on a mobile home is required within 30 days of placement.

905.16 No vehicle in excess of 3/4 ton carrying capacity shall be kept, stored, or parked on any public right-of-way or private road except while making normal deliveries.

- 905.17 Walkways, not less than 3 feet in width, shall be provided from mobile home spaces to walkways on both sides of all streets. Such walkways shall be hard surfaced with asphalt or concrete and lighted at night with a minimum illumination of 0.6 foot candles. Twenty-five watt lamps at intervals of not more than 100 feet shall meet requirements.
- 905.18 Fire extinguishing equipment in good working order of such type, size and number and so located within the park as prescribed by the local fire prevention authority, or to satisfy reasonable fire regulations shall be provided.
- 905.19 Sanitary facilities for emergency use shall be provided in a service building or office building. Such facilities shall consist of at least one flush type toilet and one lavatory.
- 905.20 All ground surfaces not used for mobile homes, recreational uses, storage, or rights-of-way shall be protected with a vegetative groundcover which will prevent soil erosion and eliminate dust.
- 905.21 Mobile home subdivisions shall be platted in accordance with the Douglas County Subdivision Resolution.

#### 906 Site Plan

A Site Improvement Plan shall be submitted and approved in accordance with Section 27 of this Resolution prior to the development of the mobile home park or subdivision.

In addition to the requirements set forth in Section 27, the following information shall be provided on the site plan exhibit:

- 906.01 Number identifying each mobile home space
- 906.02 Purpose for which sites, other than mobile home spaces, are dedicated or reserved.
- 906.03 Location and width of walkways which shall be a continuous system throughout the park or subdivision.
- 906.04 Locations and dimensions of mobile home spaces, recreation area, storage area, and off-street parking spaces, when not part of the mobile home space

#### 907 Land Dedication

A portion of the gross site area shall be dedicated to Douglas County for public use, or cash-in-lieu of land as required by the Douglas County Subdivision Resolution.

## 908 Street Standards

Construction of paved streets in accordance with the Douglas County Roadway Design and Construction Standards, Storm Drainage Design and Technical Criteria manual, and other applicable County regulations.

## 909 Water and Sanitation Requirements

All uses shall be served by a central water and sanitation facility.

## 910 Landscape Requirements

All uses shall be landscaped in accordance with a landscaping plan approved by the Site Improvement Plan Review Board.

## 911 Fencing Standards

911.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setbacks, on private land. A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

911.02 Solid fences or walls, or hedges shall be a maximum of 4 feet in height when located in the front setback, otherwise solid fences or walls, or hedges shall be a maximum of 6 feet in height.

911.03 Fences constructed of woven wire or ornamental iron which are a minimum of 80% open may be constructed with no height limitation; however, a building permit is required for any fence greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

911.04 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the adjacent streets, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards manual.

911.05 Fences, walls or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall or hedge, which constitutes a safety hazard, by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.

911.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

- 911.07 Sound barrier walls, when constructed by a landowner other than the Colorado Department of Transportation adjacent to a street, shall be designed in accordance with the State Department of Transportation criteria and approved by the Site Improvement Plan Review Board.
- 911.08 Barbed, electrically charged, concertina, or razor wire is prohibited.
- 912 Sign Standards - Refer to Section 29 of this Resolution
- 913 Lighting Standard - Refer to Section 30 of this Resolution