

Ordinance No. 1-1999

AN ORDINANCE REPLACING SECTION 2-05, DELETING SECTION 2-06, AND AMENDING 4-03 OF ORDINANCE #1-1974, AS AMENDED, BEING THE TOWN OF FLEMING ZONING ORDINANCE, AND REPLACING SECTION 5-03(A) OF ORDINANCE #2-1974, AS AMENDED, BEING THE TOWN OF FLEMING MOBILE HOME PARK, TRANSIENT MOBILE HOME PARK, AND CAMPGROUND REGULATIONS.

Section 2-05 TOWN OF FLEMING ZONING ORDINANCE SHALL READ:

2-05. Manufactured Home Requirements

When a manufactured home is proposed to be parked on a private lot, such home shall be converted to a permanent improvement or structure, supported on a permanent foundation. In addition, the following requirements shall be met:

- (A) The home shall comply with all applicable zoning, housing, building, safety, and health regulations.
- (B) The home shall be not less than twelve (12) feet in body width and sixty (60) feet in body length. An exception to this size requirement shall be a HUD-approved mark model home or a double-wide home not less than twenty-eight (28) feet in width.
- (C) The home shall be sited on a lot so that the placement is consistent and compatible with the placement of other residential units in the surrounding neighborhood. This shall include, but shall not be limited to:

The front door of the home shall face the street. If the home has a side door, a porch with the door facing the street or a deck measuring at least 4' x 6' with steps facing the street may be added to meet this requirement.

As used in this section, street shall mean the street of the home's address.

- (D) The home shall have the appearance of traditional site-built homes by having brick, wood or cosmetically equivalent exterior siding.
- (E) The home shall have a shingled roof with a minimum roof pitch of three in twelve (3:12). Upon

approval of the zoning administrator, a non-galvanized, colored metal roof may be used instead of shingles.

- (F) The home shall be constructed in conformance with the "National Manufactured Housing Construction and Safety Standards Act of 1974," 42 U.S.C. 5401 et seq. as amended. Such certification will be evidenced by a permanently affixed insignia stating that the home has been inspected in accordance with the requirements of the Department of Housing and Urban Development (HUD Insignia) or by the State of Colorado, Division of Housing (Factory-Built UBC Insignia). The serial number and alpha identification shall be consecutive if the unit is two or more parts. In addition, all manufactured homes shall bear a data plate which shows, among other information:

1. That the home was designed for either standard wind (zone I) or hurricane resistive (zone II).
2. That the home was designed for either roof load north or middle zone.

- (G) Within sixty (60) days of moving into a platted lot, the crawl space of the home shall be completely enclosed with masonry material or skirted with materials which are the same or similar in design, texture and color as the exterior material used in the construction of the home. Necessary openings for access and ventilation shall not exceed ten percent (10%) of the foundation wall or skirting.

The skirting shall have adequate insulation around the perimeter to prevent the crawl space from freezing. If the skirting is wood, the wood must be properly treated to prevent decay and termite infestation.

The skirting wall must be set on concrete footings.

- (H) The home shall be classified and taxed as real estate. Evidence that the title has been purged and the total package titled as real estate will be required.
- (I) The axles and tongue must be removed from the home.
- (J) The home must be permanently attached to a permanent foundation system. The foundation system can be cement blocks mortared together on a unners, or "I" beams set on a bearing wall. (The foundation system must be more than loose stacked concrete blocks setting on the ground.) The home must be attached to the piers or footings which extend below the frost line by either cable, rebar welded to the frame, or a similar fashion. (Devices that involve cable, augers, or straps that anchor into the ground are unacceptable.)
- (K) The home must meet the following minimum requirements for tie-downs, anchors, and support stands:

Length of Home	Tie-Down Sets	Number of Anchor Points
up to 50'	2	4
50' to 60'	3	6
61' to 80'	4	8

All home stands shall provide adequate support for the placement of the home as provided in this section.

SECTION 4-03 OF THE TOWN OF FLEMING ZONING ORDINANCE SHALL INCLUDE:

4-03. Setback Requirements

Structures placed in compliance with this section, but inconsistent with the placement of other existing structures in the neighborhood, must meet the approval of the zoning administrator.

SECTION 5-03 OF THE TOWN OF FLEMING MOBILE HOME PARK,
TRANSIENT MOBILE HOME PARK, AND CAMPGROUND REGULATIONS SHALL
READ:

5-03. Occupied on Private Property

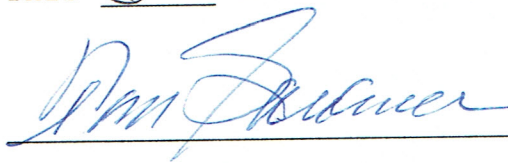
- (A) When an individual manufactured home is proposed to be parked on a private lot, and used for living quarters, it shall comply with applicable zoning, housing, building, safety, and health regulations. Such a manufactured home shall be converted to a permanent improvement or structure supported on a permanent masonry foundation and completely enclosed beneath or skirted with masonry or material matching the manufactured home siding, except for necessary openings for access and ventilation, not to exceed ten (10) percent of the skirt wall.

INTRODUCED, AND READ, AND ORDERED POSTED IN THE FOLLOWING
THREE PLACES BY RESOLUTION ADOPTED UPON FIRST READING THIS
2nd DAY OF MARCH, 1999.

1. Fleming Town Hall
2. Fleming Post Office
3. First National Bank of Fleming

POSTED THIS 16th DAY OF MARCH, 1999.

SECOND READING AND ADOPTED THIS 6th DAY OF APRIL, 1999.



Attest:

