

MOBILE HOME PARK, TRANSIENT MOBILE HOME  
PARK AND CAMPGROUND REGULATIONS

Fleming, Colorado

1-7, 197<sup>4</sup>

Ordinance No. 2



## TABLE OF CONTENTS

Section		Page
1	APPLICATION OF REGULATIONS . . . . .	1
	1-01. Title . . . . .	1
	1-02. Authority . . . . .	1
	1-03. Purposes. . . . .	1
	1-04. Control . . . . .	1
	1-05. Interpretation. . . . .	1
	1-06. Jurisdiction. . . . .	2
	1-07. Enforcement . . . . .	2
	1-08. Definitions . . . . .	2
2	REQUIREMENTS AND PROCEDURES. . . . .	5
	2-01. Application for Permit. . . . .	5
	2-02. Zoning Regulations. . . . .	6
	2-03. Permits . . . . .	6
	2-04. Licenses. . . . .	6
3	MOBILE HOME PARKS. . . . .	7
	3-01. Site Selection Criteria . . . . .	7
	3-02. Mobile Home Park Density. . . . .	7
	3-03. Setbacks. . . . .	7
	3-04. Mobile Home Space Requirements. . . . .	8
	3-05. Access and Interior Roads . . . . .	8
	3-06. Walkways, Paving and Lighting . . . . .	8
	3-07. Public Sites, Open Space and Recreation Areas . . . . .	8
	3-08. Off-Street and On-Street Parking. . . . .	8
	3-09. Storage Areas . . . . .	9
	3-10. Mobile Home Skirting. . . . .	9
	3-11. Dependent Mobile Homes. . . . .	9
	3-12. Fire Protection . . . . .	9
	3-13. Utilities . . . . .	9
	3-14. Registration of Occupants . . . . .	10
4	TRANSIENT MOBILE HOME PARKS AND CAMPGROUNDS. . . . .	11
	4-01. Site Selection Criteria . . . . .	11
	4-02. Density . . . . .	11
	4-03. Setbacks. . . . .	11
	4-04. Access and Interior Roadways. . . . .	12
	4-05. Lighting. . . . .	12
	4-06. Public Sites, Open Space and Recreation Areas . . . . .	12
	4-07. Service Buildings . . . . .	12
	4-08. Fire Protection . . . . .	12
	4-09. Maximum Residency . . . . .	12
	4-10. Utilities . . . . .	13
	4-11. Registration of Occupants . . . . .	14



5	INDIVIDUAL MOBILE HOMES . . . . .	16
	5-01. On Public Rights-of-way. . . . .	16
	5-02. Storage. . . . .	16
	5-03. Occupied on Private Property . . . . .	16
	5-04. On Public Property . . . . .	16
6	SUPERVISION - PENALTIES . . . . .	17
	6-01. Park Supervision . . . . .	17
	6-02. Revocation of License. . . . .	17
	6-03. Penalties. . . . .	17
7	ADMINISTRATIVE PROVISIONS . . . . .	18
	7-01. Amortization of Non-conforming Uses. . . . .	18
	7-02. Severability Clause. . . . .	18
	7-03. Amendments or Additions. . . . .	19



## Section 1

### APPLICATION OF REGULATIONS

#### 1-01. Title

These Regulations shall be referred to as the Fleming Mobile Home Park, Transient Mobile Home Park and Campground Regulations. Now, therefore, be it ordained by the Board of Trustees of the Town of Fleming:

#### 1-02. Authority

The Fleming, Colorado Mobile Home Park, Transient Mobile Home Park and Campground Regulations are authorized by Chapter 139-60-1 of the Colorado Revised Statutes, 1963, as amended, and are hereby declared to be in accordance with all provisions of these statutes.

#### 1-03. Purposes

The purposes of these Regulations shall be to:

- (A) Establish minimum standards governing the construction and maintenance of mobile home parks, transient mobile home parks, campgrounds, and individual mobile homes.
- (B) Establish minimum standards governing the provided utilities and facilities, and other physical amenities and conditions to make mobile home parks, transient mobile home parks, campgrounds, and individual mobile homes safe, sanitary, and fit for human habitation.
- (C) Fix the responsibilities and duties of owners and operators of mobile home parks, transient mobile home parks, and campgrounds.
- (D) Provide an amortization schedule for all non-conforming mobile home parks, transient mobile home parks, campgrounds, and individual mobile homes.
- (E) Fix penalties for violations.

#### 1-04. Control

It shall be unlawful for any person to construct or alter any mobile home park, transient mobile home park, campground, or individual mobile home within the incorporated area of Fleming, Colorado without first complying with these Regulations.

#### 1-05. Interpretation

In the interpretation and application of the provisions of these Regulations, the following criteria shall govern:

Whenever both a provision of these Regulations, and any other provisions of these Regulations or any other law, ordinance, resolution, rule or regulation of any kind, contain any restrictions covering any of the same subject matter, whichever restrictions are more restrictive or impose higher standards or requirements shall govern.



1-06. Jurisdiction

The territorial jurisdiction of these Regulations shall include all of the incorporated land located within Fleming, Colorado.

1-07. Enforcement

- (A) It shall be unlawful for any person to construct, maintain, operate, or alter any mobile home park, transient mobile home park, campground or individual mobile home within the incorporated area of Fleming, Colorado, unless he holds a valid permit or license issued by the Board of Trustees in the name of such person for the specific mobile home park, transient mobile home park, campground, or individual mobile home. All applications for permits or licenses shall be made to the Board of Trustees who shall issue a permit or license upon compliance by the applicant with provisions of these Regulations and of any regulations adopted pursuant thereto, and of any other applicable legal requirements.
- (B) No mobile home or camping unit shall be occupied on any site until all improvements have been made as submitted in the approved site plan, and until proper inspections by the Zoning Administrator have been made.

1-08. Definitions

- (A) Rules of construction of language:
  - (1) The particular controls the general.
  - (2) In case of any difference of meaning or implication between the text of these Regulations and the captions for each section, the text shall control.
  - (3) The word "shall" is always mandatory and not directory. The word "may" is permissive.
  - (4) Words used in the present tense include the future, unless the context clearly indicates the contrary.
  - (5) Words used in the singular number include the plural, and words used in the plural number include the singular, unless the context clearly indicates the contrary.
- (B) For the purpose of these Regulations the following words and phrases shall have the meaning ascribed to them in this section:

Campground. Any plot of improved property utilized for camping and parking of camping units as herein defined for a period not to exceed thirty (30) days.

Camping Unit. Any pickup camper, motor home, travel trailer, tent trailer or similar mobile unit not exceeding either eight (8) feet in body width or thirty-two (32) feet in body length and designed



specifically for recreational and vacation purposes.

Camping Unit Space. A plot of ground within a camping unit campground designed for the accommodation of one camping unit as herein defined for a period not to exceed thirty (30) days.

Dependent Mobile Home. Any camping unit as herein defined and any mobile home which does not have a flush toilet and a bathtub or shower.

Dwelling. A structure used exclusively for residential occupancy for one or more persons or families and including facilities for living, sleeping, cooking and eating.

Dwelling, Mobile Home. A structure designed to be transported after fabrication and exceeding either eight (8) feet in body width or thirty-two (32) feet in body length. Such a structure is built on a chassis and retains the chassis on which it was built, whether or not such structure is placed on a permanent foundation. Such a structure is suitable for human habitation on a year-round basis when provided with the required plumbing, heating and electrical facilities.

Independent Mobile Home. A mobile home that has a flush toilet and a bathtub or shower.

License. A written license issued by the Board of Trustees authorizing the operation of a mobile home park, transient mobile home park or campground under these Regulations.

Mobile Home Park. Any plot of ground upon which two or more mobile homes, occupied or intended to be occupied for dwelling or sleeping purposes, are located for periods of longer than ninety (90) days, regardless of whether or not a charge is made for such accommodation.

Mobile Home Space. A plot of ground within a mobile home park or transient mobile home park designed for the accommodation of one mobile home.

Mobile Home Subdivision. A residential subdivision designed exclusively for and occupied only by mobile homes, in which the homes and the land are owned by the occupants. Such a subdivision shall not be included in the definition of "Mobile Home Park" and shall be regulated under the Subdivision Regulations.

Non-conforming Mobile Home Park, Transient Mobile Home Park or Campground. Any mobile home park, transient mobile home park or campground which is not in compliance with these Regulations at the time of their enactment.

Permit. A written permit issued by the Board of Trustees permitting the construction or alteration of a mobile home park, transient mobile home park or campground under these Regulations.

Person. Any individual, firm, partnership, corporation, joint venture, company, or association.

Service Building. A building housing toilet and bathing facilities for men and women, with laundry facilities and such other facilities as may be required by these Regulations.



Transient Mobile Home Park. Any plot of ground upon which two or more mobile homes and/or camping units are located and occupied, or intended to be occupied, for dwelling or sleeping purposes for periods of ninety (90) days or less, regardless of whether or not a charge is made for such accommodation.



## Section 2

### REQUIREMENTS AND PROCEDURES

#### 2-01. Application for Permit

Application for approval of a mobile home park, transient mobile home park or campground shall be made to the Board of Trustees prior to the commencement of any construction, alteration, extension, maintenance or use of the mobile home park, transient mobile home park or campground, and shall be accompanied by the following:

- (A) A site plan at a scale of 1" = 100';
- (B) Typical plot plans for individual mobile homes or camping units at a scale of 1" = 10';
- (C) Typical street and walk sections;
- (D) Grading and drainage plans;
- (E) The number, location and size of all mobile home spaces;
- (F) The location and width of roadways, sidewalks and pedestrian ways;
- (G) The location and size of automobile parking lots and recreation areas;
- (H) The location of service buildings and any other proposed structures;
- (I) Source of water supply, and methods to be used for sewage and garbage disposal;
- (J) Plans and specifications of all buildings, utilities, and other improvements constructed or to be constructed within the mobile home park, transient mobile home park or campground;
- (K) The number and size of plantings such as trees and shrubs;
- (L) The type and size of all screening and fencing;
- (M) Such further information as may be requested by the Board of Trustees to enable them to determine that the proposed mobile home park, transient mobile home park or campground will comply with legal requirements;
- (N) An application fee of \$10.00, plus \$1.00 for each mobile home space or camping unit space;
- (O) The developer must file a plat of the mobile home park, transient mobile home park or campground covering the location of all existing and proposed utilities and public lands prior to or at the time of



final approval of the mobile home park, transient mobile home park or campground.

2-02. Zoning Regulations

The site for a mobile home park, transient mobile home park or campground shall be subject to all applicable zoning regulations of the Town of Fleming, Colorado.

2-03. Permits

All buildings and utilities to be constructed, altered, or repaired in a mobile home park, transient mobile home park or campground shall comply with all applicable codes of the Town of Fleming and the State of Colorado, including building, electrical, plumbing, liquefied petroleum gases and similar codes, and shall require a permit issued by the Board of Trustees.

2-04. Licenses

Any person making application for a mobile home park, transient mobile home park or campground shall obtain the approval of the Board of Trustees who shall issue a license upon compliance by the person making application with these Regulations, with any regulations adopted pursuant thereto and with any other information as may be requested by the Board of Trustees to enable them to determine that the proposed mobile home park or campground will comply with all applicable legal requirements.



## Section 3

### MOBILE HOME PARKS

#### 3-01. Site Selection Criteria

Existing zoning and health regulations must be considered prior to selection of the site for a mobile home park. Sparsely wooded sites providing shade trees are advantageous. Rock formations close to the surface shall be avoided. The mobile home park shall be on a well drained site and shall be located so that its drainage will not cause adverse effect on surrounding areas. Existing streams and creeks shall be preserved. Mobile home parks shall not be subject to flooding, fire or safety hazards, and shall not be exposed to chronic nuisances such as noise, smoke, fumes or odors. The topography shall be favorable to minimum grading and ease of maintenance.

#### 3-02. Mobile Home Park Density

The mobile home park shall have a gross density of not more than six (6) units per acre.

#### 3-03. Setbacks

- (A) Each mobile home park shall set aside along the perimeter of the park the following setbacks which shall be landscaped except for those portions used for ingress and egress.

The minimum setback requirements shall be as follows:

- (1) Abutting a State or Federally designated highway or Town designated major arterial: fifty (50) feet;
  - (2) Abutting any public right-of-way other than above including alleys: Ten (10) feet;
  - (3) Abutting any exterior boundary other than (1) or (2) above: ten (10) feet.
- (B) All mobile homes shall be parked in such spaces so that there will be a minimum of twenty-five (25) feet between mobile homes. Mobile homes parked end-to-end shall have an end-to-end clearance of not less than ten (10) feet. Enclosed additions to the mobile home structure shall be considered a part of the mobile home in measuring required yard distance. The required area for each mobile home space shall not include additional area required for access roads, off-street parking, service buildings, recreation areas, office, and similar mobile home park needs.
- (C) It shall be unlawful to park a mobile home so that any part of such mobile home will obstruct any roadway or walkway within a mobile home park.
- (D) It shall be unlawful to allow any mobile home to be occupied in a mobile home park unless the mobile home is situated on a mobile home space.



### 3-04. Mobile Home Space Requirements

The following minimum area requirements shall apply to mobile home spaces:

- (A) The minimum area of a mobile home space shall be seven thousand (7,000) square feet.
- (B) Groups or clusters of mobile homes may be placed on a combined lot where the area of the combined lot is equal to the minimum lot area required for an equal number of mobile homes on standard lots and where the minimum setbacks are honored on the combined lots perimeter line.

### 3-05. Access and Interior Roadways

- (A) The site shall have at least one direct access to a public street by a roadway at least thirty-two (32) feet in width. When the number of units within the mobile home park exceeds three (3) units, this roadway shall be paved.
- (B) Roadways shall be provided to each mobile home space. When the number of units within the mobile home park exceeds five (5) units, interior roadways shall have a paved section not less than twenty-four (24) feet in width.
- (C) The mobile home park shall be so designed that all mobile home spaces and accessory buildings abut an interior roadway.

### 3-06. Walkways, Paving and Lighting

When required, all roadways and walkways within the park shall be hard-surfaced with asphalt or concrete. All roadways and walkways within a mobile home park shall be well-lighted at night.

### 3-07. Public Sites, Open Space and Recreation Areas

A mobile home park shall provide an amount not less than eight (8) per cent of the gross mobile home park area for private recreational area or areas. The area allowed for recreation shall not include any area designated as a roadway, mobile home space, storage area nor any area required for setbacks as set forth in section 3-03 of these Regulations.

### 3-08. Off-street and On-street Parking

Areas shall be provided for the parking of motor vehicles as follows:

- (A) A minimum of two (2) off-street parking spaces for each mobile home shall be provided for each mobile home space. The minimum size of each such off-street parking space shall be eight (8) by eighteen (18) feet.
- (B) On-street parking may be permitted in place of required off-street parking by widening roadways. On-street parking shall be equal to the minimum area required for an equal number of off-street parking spaces. Minimum width of on-street parking spaces shall be eight (8) feet.



### 3-09. Storage Areas

- (A) An outdoor storage area surfaced with gravel, asphalt, concrete or similar substance for boats, boat trailers, camping units, and horse trailers shall be provided for within the mobile home park in an amount equal to fifty (50) square feet per mobile home space.
- (B) An indoor storage area, either individual or common, for the personal use of mobile home occupants shall be provided in an amount equal to fifty (50) square feet per mobile home space.

### 3-10. Mobile Home Skirting

- (A) All mobile units shall have a skirting of a rigid type material. Such skirting must be in place within sixty (60) days after the mobile home is set on the mobile home space.
- (B) It shall be the duty of the person to whom the license for the mobile home park is issued to see that the skirting is in place and in compliance with these Regulations.

### 3-11. Dependent Mobile Homes

Dependent mobile homes, as herein defined, shall not be allowed in mobile home parks.

### 3-12. Fire Protection

Every mobile home park shall be equipped at all times with 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.

### 3-13. Utilities

- (A) Water Supply. An accessible, adequate, safe, and potable supply of water under pressure shall be provided in each mobile home park, capable of furnishing a minimum of five hundred (500) gallons per day per mobile home space. The number of mobile home spaces to be occupied in a mobile home park shall be limited to the quantity of water available to supply each such mobile home space with the minimum requirements. Where a public supply of water of such quality is available, connection shall be made thereto and its supply shall be used exclusively. The development of an independent water supply to serve the mobile home park shall be made only after plans and specifications for the water system have been approved by the State Department of Health. All plumbing in the mobile home park shall comply with State and local plumbing regulations.
- (B) Sewage Disposal. Mobile home parks shall be served by a public sewer system or by a private central collection and treatment system. The development of a private central collection and treatment system to serve the mobile home park shall be made only after plans and specifications for the central collection and treatment system have been approved by the State Department of Health and the State Water Pollution Commission. All sewage disposal apparatus, including appurtenances thereto, shall be provided, maintained and operated so as not to create a nuisance or health hazard.



All plumbing in the mobile home park shall comply with State and local plumbing laws and regulations. Each mobile home space shall be provided with at least a four (4) inch sewer connection. The sewer connection shall be closed when not linked to a mobile home and shall be capped so as to prevent any escape of odors.

The mobile home drain shall be water-tight and self-draining. This drain shall be constructed of smooth plastic pipe or of other material approved by the State or local plumbing laws and regulations.

- (C) Electricity. An electrical outlet supplying at least 110/220 volts shall be provided for each mobile home space. The installation shall comply with all State and local electrical regulations.
- (D) Refuse Disposal. The storage, collection, and disposal of refuse in the mobile home park shall be so managed as to create no health hazards, rodent harborage, insect-breeding areas, accident hazards, or air pollution. All refuse shall be stored in flytight, water-tight, rodent-proof containers, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Satisfactory container racks or holders shall be provided at permanent locations convenient to mobile home spaces, in areas screened by appropriate landscaping features. Methods of storage, collection and disposal are subject to approval of any local laws or regulations.

### 3-14. Registration of Occupants

It shall be the duty of each licensee to keep a register containing a record of all mobile home owners and occupants located within the park. The register shall contain the following information:

- (A) The name and address of the owner of each mobile home;
- (B) The name and address of the occupant of each mobile home, if different from the owner;
- (C) The make, model, year and current license number of each mobile home;
- (D) The state, territory or country issuing such licenses;
- (E) The date of arrival and of departure of each mobile home.

The mobile home park shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of one (1) year following the date of departure of the registrant from the mobile home park.



## Section 4

### TRANSIENT MOBILE HOME PARKS AND CAMPGROUNDS

#### 4-01. Site Selection Criteria

Existing zoning and health regulations must be considered prior to selection of the site for a transient mobile home park or campground. Sites providing shade trees are advantageous. The transient mobile home park or campground shall be on a well drained site and shall be located so that its drainage will not cause adverse effect on surrounding areas. Existing streams and creeks shall be preserved. Transient mobile home parks and campgrounds shall not be subject to flooding, fire or safety hazards, and shall not be exposed to chronic nuisances such as noise, smoke, or fumes. The topography shall be favorable to minimum grading and ease of maintenance.

#### 4-02. Density

- (A) Each transient mobile home park shall have a gross density of not more than twelve (12) units per acre.
- (B) A campground shall have a gross density of not more than twenty-five (25) units per acre.

#### 4-03. Setbacks

- (A) Each transient mobile home park or campground shall set aside along the perimeter of the park the following setbacks:
  - (1) Abutting a State or Federally designated highway or Town designated major arterial: fifty (50) feet.
  - (2) Abutting any public right-of-way other than above including alleys: ten (10) feet.
  - (3) Abutting any exterior boundary other than (1) or (2) above: ten (10) feet.
- (B) All mobile homes or camping units shall be parked so that there will be a minimum of fifteen (15) feet between mobile homes or camping units. Mobile homes or camping units parked end-to-end shall have an end-to-end clearance of not less than ten (10) feet. The required area for each mobile home or camping unit space shall not include additional area required for access roads, off-street parking, service buildings, recreation areas, office, and similar transient mobile home park or campground needs.
- (C) It shall be unlawful to park a mobile home or camping unit so that any part of such mobile home or camping unit will obstruct any roadway or walkway in a transient mobile home park or campground.



- (D) It shall be unlawful to allow any mobile home or camping unit to be occupied in either a transient mobile home park or campground for which there are no available spaces conforming to the provisions of these Regulations.

4-04. Access and Interior Roadways

The site shall have at least one direct access to a public street by a roadway which shall be at least thirty-two (32) feet in width. Access roads shall be provided to each mobile home or camping unit space. Interior roadways shall not be less than twenty (20) feet in width if providing for one-way traffic, and thirty-two (32) feet in width if providing for two-way traffic. Roadways shall be surfaced with gravel, asphalt, or concrete.

4-05. Lighting

Roadways and walkways within the transient mobile home park or campground shall be lighted at night to provide safe access, as designated by the Board of Trustees.

4-06. Public Sites, Open Space and Recreation Areas

A transient mobile home park shall provide an amount not less than eight (8) per cent of the gross mobile home park area for private recreational area or areas. The area allowed for recreation shall not include any area designated as a roadway, mobile home space, storage area nor any area required for setbacks as set forth in Section 4-03 of these Regulations. Such recreational area or areas shall not be required for campgrounds.

4-07. Service Buildings

- (A) Every transient mobile home park or campground shall be provided with one or more service buildings adequately equipped with flush type toilet fixtures, lavatories, showers and laundry facilities meeting minimum State Health Department standards.
- (B) Service buildings shall be well lighted at all times of the day and night and shall be well ventilated with screened openings.
- (C) Service buildings shall be subject to the approval of the State Department of Health.

4-08. Fire Protection

Every transient mobile home park and campground shall be equipped at all times with fire extinguishing equipment in good working order of such type, size and number and so located within the park or campground as prescribed by the local fire prevention authority, or to satisfy reasonable fire regulations.

4-09. Maximum Term of Residency

- (A) No mobile home or camping unit shall be allowed to occupy space with-



in a transient mobile home park for a period exceeding ninety (90) days.

- (B) No camping unit shall be allowed to occupy space within a campground for a period exceeding thirty (30) days.
- (C) Transient mobile home parks and campgrounds are designed for short-term residency, and it is the intent of these provisions to insure that occupancy within a transient mobile home park or campground will not be perpetuated beyond the time limits set forth above.

#### 4-10. Utilities

- (A) Water Supply. An accessible, adequate, safe, and potable supply of water under pressure shall be provided in each transient mobile home park or campground. The number of mobile home spaces or camping unit spaces to be occupied in a transient mobile home park or campground shall be limited to the quantity of water available to supply each mobile home space or camping unit space with the minimum requirements. Where a public supply of water of such quality is available, connection shall be made thereto and its supply shall be used exclusively. The development of an independent water supply to serve the transient mobile home park or campground shall be made only after plans and specifications for the water system have been approved by the State Department of Health. All plumbing in the transient mobile home park or campground shall comply with State and local plumbing laws and regulations.

- (1) A minimum of five hundred (500) gallons of water per day shall be supplied to each space within a transient mobile home park.
- (2) A minimum of one hundred twenty-five (125) gallons of water per day shall be supplied to each space within a campground.

- (B) Sewage Disposal

- (1) Transient mobile home parks shall be served by a public sewer system or by a private central collection and treatment system. The development of a private central collection and treatment system to serve the transient mobile home park shall be made only after plans and specifications for the central collection and treatment system have been approved by the State Department of Health and the State Water Pollution Commission. All sewage disposal apparatus, including appurtenances thereto, shall be provided, maintained, and operated so as not to create a nuisance or health hazard.
- (2) All plumbing in the transient mobile home park shall comply with State and local plumbing laws and regulations.
- (3) Transient mobile home parks shall provide each space with at least a four (4) inch sewer connection. The sewer connection shall be closed when not linked to a mobile home and shall be capped so as to prevent any escape of odors.



- (4) The mobile home drain shall be water-tight and self-draining. This drain shall be constructed of smooth plastic pipe or of other material approved by the State or local plumbing laws and regulations.
- (5) Each campground shall provide sufficient facilities at sanitary stations for the sole purpose of removing and disposing of wastes from all holding tanks in a clean, efficient and convenient manner.
  - (a) Each sanitary station shall consist of a drainage basin constructed of impervious material, containing a disposal hatch and self-closing cover, and related washing facilities.
  - (b) The disposal hatch of sanitary station units shall be connected to the sewage disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be connected.
  - (c) Sanitary stations shall be approved by the State Department of Health.
- (C) Electricity. All spaces in a transient mobile home park or campground shall be provided with an electrical outlet supplying at least 110/220 volts. The installation shall comply with all State and local electrical regulations.
- (D) Refuse Disposal. The storage, collection, and disposal of refuse in the transient mobile home park or campground shall be managed as to create no health hazards, rodent harborage, insect-breeding areas, accident hazards, or air pollution. All refuse shall be stored in flytight, water-tight rodent-proof containers, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Satisfactory container racks or holders shall be provided at permanent locations convenient to mobile home or camping unit spaces, in areas screened by appropriate landscaping features. Methods of storage, collection and disposal are subject to approval of any local laws or regulations.

#### 4-11. Registration of Occupants

It shall be the duty of each licensee to keep a register containing a record of all mobile home or camping unit owners and occupants located within the park or campground. The register shall contain the following information:

- (A) The name and address of the owner of each mobile home or camping unit and motor vehicle by which it is towed;
- (B) The make, model, year, and license number of each mobile home or camping unit and motor vehicle;
- (C) The state, territory, or country issuing such licenses;
- (D) The date of arrival and of departure of each mobile home or camping unit;



The park or campground shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of one (1) year following the date of departure of the registrant from the transient mobile home park or campground.



## Section 5

### INDIVIDUAL MOBILE HOMES

#### 5-01. On Public Rights-of-way

No mobile home or camping unit shall be parked or permitted to stand upon any public street, highway, road, alley or other such right-of-way for more than a 24-hour period. If so parked for less than a 24-hour period, it shall be parallel to the edge of the right-of-way safely out of the flow of moving traffic.

#### 5-02. Storage

No mobile home shall be stored in any required front or side yard as specified for principal buildings by applicable zoning regulations.

#### 5-03. Occupied on Private Property

- (A) Where an individual mobile 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 mobile 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 mobile home siding, except for necessary openings for access and ventilation, not to exceed ten (10) per cent of the skirt wall.
- (B) Two (2) or more mobile homes parked and occupied on any plot of ground shall constitute a Mobile Home Park and all provisions of these Regulations in regard to Mobile Home Parks shall be complied with.

#### 5-04. On Public Property

Parking of mobile homes or camping units on public property in any Town Park or in public roadside parks shall be in accordance with posted signs and instructions in such parking areas, and with existing regulations of Federal agencies and the Town of Fleming.



## Section 6

### SUPERVISION - PENALTIES

#### 6-01. Park Supervision

The person to whom a license for a mobile home park, transient mobile home park, or campground is issued shall at all times operate the park or campground in compliance with these Regulations, and shall provide adequate supervision to maintain the park or campground, its facilities and equipment in good repair and in a clean and sanitary condition at all times.

#### 6-02. Revocation of License

The Fleming Board of Trustees may revoke any license to maintain and operate a mobile home park, transient mobile home park, or campground when the licensee has been found guilty by a court of competent jurisdiction of violating any provision of these Regulations. After such conviction, the license may be reissued if the circumstances leading to conviction have been remedied and the park is being maintained and operated in full compliance with the law.

#### 6-03. Penalties

Any person who violates any provision of these Regulations shall upon conviction be punished by a fine of not less than \$5.00 nor more than \$100.00; and each day's failure of compliance with any such provision shall constitute a separate violation.



## Section 7

### ADMINISTRATIVE PROVISIONS

#### 7-01. Amortization of Non-conforming Uses

It shall be unlawful for any owner, leasee, or operator of any mobile home park, transient mobile home park or campground within Fleming, Colorado to fail to comply with all the provisions of these Regulations. Any mobile home park, transient mobile home park or campground in the Town on the date these Regulations are enacted shall have three (3) years thereafter to comply with all the provisions of these Regulations. All mobile home parks, transient mobile home parks or campgrounds annexed to the Town after these Regulations are enacted shall comply with all the provisions of this chapter within three (3) years after the effective date of the ordinance annexing said mobile home park. Failure to comply with all of the provisions of these Regulations within said applicable three (3) year period shall constitute a separate violation for each day that the violation continues to exist. The Town Council may, in order to compel compliance, discontinue electricity, water and sewer services to any mobile home park, transient mobile home park or campground failing to comply within the time provided for herein, and that such power to discontinue said water and sewer services shall be in addition to any other penalty provided herein for violation of these Regulations.

#### 7-02. Severability Clause

It is hereby declared to be the legislative intent that the provisions of these Regulations shall be severable in accordance with the provisions set forth below:

- (A) If any provision of these Regulations is declared to be invalid by a decision of any court of competent jurisdiction, it is hereby declared to be the legislative intent that:
  - (1) The effect of such decision shall be limited to that provision or provisions which are expressly stated in the decision to be invalid; and
  - (2) Such decision shall not affect, impair, or nullify these Regulations as a whole or any other part thereof, but the rest of these Regulations shall continue in full force and effect.
- (B) If the application of any provision of these Regulations to any mobile home park, transient mobile home park or campground is declared to be invalid by a decision of any court of competent jurisdiction, it is hereby declared to be the legislative intent that:
  - (1) The effect of such decision shall be limited to that mobile home park, transient mobile home park or campground immediately involved in the controversy, action, or proceeding in which the judgement or decree of invalidity was rendered; and

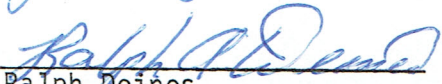


- (2) Such decision shall not affect, impair, or nullify these Regulations as a whole or the application of any provision thereof, to any other mobile home park, transient mobile home park, or campground.


7-03. Amendments or Additions

After study and recommendation by the Board of Trustees and upon public hearing, these Regulations may be amended and sections added thereto or repealed by the Board of Trustees.

THIS ORDINANCE WAS INTRODUCED, READ, PASSED, ADOPTED, AND ACCEPTED BY THE BOARD OF TRUSTEES THIS 7th DAY OF January, 1974.

  
\_\_\_\_\_  
Ralph Deines,  
Mayor

Attest:

  
\_\_\_\_\_  
Alberta Acott,  
Town Clerk