

RECORD OF PROCEEDINGS

ORDINANCE NO. 3-1994

AN ORDINANCE AMENDING ORDINANCE 2-1974,
BEING THE TOWN OF FLEMING ZONING ORDINANCE.

BE IT ORDAINED BY THE TOWN COUNCIL OF FLEMING, COLORADO:

THAT the following definition for a Manufactured Home be added to Section 1-08:

Dwelling, Manufactured Home. A structure designed primarily for single-family residential occupancy. Such structure is partially or entirely manufactured in a factory and is built in either single or multiple sections that allows it to be transported to its occupancy site. Such structures shall be certified as meeting manufactured home construction and safety standards and shall meet acceptable similarity appearance standards.

THAT Section 3-10 be changed to read:

3-10. Mobile Home and Manufactured Home Setdown Requirements.

(A) Minimum requirements for tie-downs, anchors, and support stands are as follows:

Length of Home	Tie-Down sets	Number of anchors
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 homes, and shall be provided with anchors and tie-downs such as cast in place concrete "deadmen," eyelits embedded in concrete slabs or runways, screw augers, arrowhead anchors, or other devices to be used to stabilize the home.

(B) Within sixty (60) days of moving into a platted lot, skirting shall be installed which completely encloses the space beneath the home. Readily openable access panels or doors shall be installed to permit entrance for servicing utility connections. The skirting shall at a minimum be constructed of materials which are the same or similar in design, texture and color as the exterior material used in the construction of the home. The skirting shall not be permanently attached to the ground or used to anchor the home.

(C) It shall be the duty of the person to whom the license for the mobile home park is issued to see that these setdown requirements are met.

THAT Section 5-03 be changed to read:

5-03. Occupied on Private Property

(A) Where a mobile home or 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 mobile home or manufactured home shall meet minimum requirements for tie-downs, anchors, and

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support stands as follows:

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(B) Within sixty (60) days of moving into a platted lot, skirting shall be installed which completely encloses the space beneath the home. Readily openable access panels or doors shall be installed to permit entrance for servicing utility connections. The skirting shall at a minimum be constructed of materials which are the same or similar in design, texture and color as the exterior material used in the construction of the home. The skirting shall not be permanently attached to the ground or used to anchor the home.

(C) Two (2) or more mobile or manufactured 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.

THAT any other sections of Ordinance #2-1974, which are in conflict or inconsistent with this new Ordinance, are hereby repealed; PROVIDED, HOWEVER, that the repeal of any ordinance or parts of ordinances of the Town of Fleming shall not revive any other section of any ordinance or ordinances heretofore repealed or superseded.

THIS Ordinance #3-1994, shall become effective upon its final reading and option.


INTRODUCED, READ AND ORDERED POSTED IN THE FOLLOWING THREE PLACES, UPON FIRST READING THIS 27th DAY OF SEPTEMBER, 1994.

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

PASSED AND ADOPTED ON SECOND READING THIS 4TH DAY OF OCTOBER, 1994.

ATTEST:


Susan J. Einspahr, Town Clerk


Larry W. Wisdom, Mayor