



Part II

Section 11

MH – Mobile home Subdivision



PART II, SECTION 11: [REDACTED]

Future zoning of this type will not be allowed. Subdivisions proposing Manufactured Homes will be processed as PUD.

A. INTENT

This section is established for the purpose of providing minimum standards and provisions for the creation of a mobile home subdivision. This type of subdivision, which shall be utilized exclusively by mobile homes, is similar to conventional single-family residential developments and is subdivided into individual lots for individual ownership.

B. GENERAL REQUIREMENTS

1. No dependent mobile home, as defined in these Regulations, shall be allowed in a mobile home park or a mobile home subdivision.

C. USES PERMITTED BY RIGHT

1. Accessory uses and buildings.
2. Home occupation.
3. Household pets.
4. Microwave dishes without towers.
5. Recreational or service facilities for the occupants of the subdivision.
6. Single-family mobile home.
7. Supervisory, management or other facilities controlling the subdivision and/or facilities.
8. Temporary residential sales and construction office - bonding may be required.
9. Other structures, or areas shown on the hereinafter described Planned Unit Development Plan.

D. USES PERMITTED BY SPECIAL REVIEW

1. Cellular Communication Facilities Standards (see Part II, Section 18 - Uses Permitted by Special Use Review).
2. Churches and church schools.
3. Hospitals, nursing homes and extended care facilities.
4. Nursery schools and day-care centers.



E. MINIMUM AREA AND YARD SETBACK REQUIREMENTS

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|----|---|-------------------|
| 1. | Lot area | 9,000 square feet |
| 2. | Lot widths (minimum) | 100 feet |
| 3. | Front yard setback (minimum): from the road right-of-way easement or at a point of minimum lot width, whichever is greater. | 20 feet |
| 4. | Side yard setback (minimum) | 20 feet |
| 5. | Rear yard setback (minimum) | 25 feet |
| 6. | Building height (maximum) | 25 feet |
| 7. | Accessory use or building: | |
| | a. Front setback from property line (minimum) | 20 feet |
| | b. Side and rear yard setback (minimum) | 20 feet |
| | c. Building height (maximum) | 20 feet |
| 8. | Corner lots must meet front yard setback requirements on each side the yard borders a public or private road, a vehicle right-of-way or a vehicle easement. | |

F. FENCES, HEDGES AND WALLS

1. Fences, hedges and walls shall be permitted in this zone and may be located in the yard setback (front, side and/or rear).
1. Fences, hedges and walls shall not exceed thirty (30) inches in height for distances in excess of fifteen (15) feet, measured from property corners at intersections of streets, roads, highways and railroads restricting visibility.
2. Fences, hedges and walls shall not exceed six (6) feet in height on the side and rear.
4. Fences shall not be permitted in required front yards.
5. Electrified and barbed wire fences shall be prohibited in this zone.
6. Tennis courts, backstops and other recreational uses for fences, walls and hedges are exempted from the height restrictions in Subparagraph E.6.

G. LANDSCAPING

The Mobile Home Subdivision shall either be fenced or screened, planted on side and rear property lines with height being specified in the Planned Unit Development Plan and in conformance with



the Elbert County Site Design Standards.

The screening buffers, open spaces and setback areas shall be properly maintained by a special district, a qualified non-profit entity or to other group that has the ability and resources required to maintain such areas.

H. GENERAL REQUIREMENTS

1. **Open Space Dedication Requirements or Cash in lieu:** A portion of the gross site area shall be dedicated to either a special district, or a qualifying non-profit entity, or to Elbert County or other group that has the ability and resources required to administer and must perpetually defend the open space for its intended use.--Cash may be paid to the County in lieu of the dedication of open space. The dedication of land or payment of cash in lieu of dedication shall be carried out in conformity with the Elbert County Master Plan.
2. **Road Requirements:** Roads must meet all requirements of the Elbert County Road and Bridge Standards. Certified approval of roads must be obtained prior to issuance of the 1st building permit.
3. **Parking Requirements:** Two (2) off-street parking spaces, each measuring ten (10) feet by twenty-two (22) feet, shall be provided one per each lot. Such spaces shall be properly drained and surfaced with asphalt or concrete and located back of the required front yard.
4. **Sign Requirements:** See Section 21 of these Regulations.
5. All utilities within the Mobile Home Subdivision may be required to be constructed underground dependent upon the density sought in the subdivision, except, when for engineering reasons; it is not practical or feasible.
6. Service, utility and recreation buildings and appurtenances, garbage and trash containers, rodent and insect control and water and sewage provisions must comply with all regulations of the State of Colorado and Elbert County.
7. Skirting of a mobile home is required within thirty (30) days of placement, but such skirting shall not provide a harborage for rodents or create a fire hazard. Skirting on the foundation of a mobile home shall be installed on an engineered designed foundation approved by the Elbert County Building Department; same as required for a permanent residence.
8. No vehicle in excess of three-fourths (3/4) ton carrying capacity shall be kept, stored or parked on any public right-of-way or private driveway within a Mobile Home Subdivision except while making normal deliveries.
9. Mobile Home Subdivisions shall be platted with the same procedure utilized for other residential subdivisions in the County.
10. **Utility Requirements:** All distribution and/or service lines for all utilities must be underground installation unless a Variance or Special Use is granted by Elbert County for



overhead installation.