

(Amended December 12 2006, by Board of County Commissioners)

## **Section 15**

### **MOBILE HOMES, MOBILE HOME PARKS, CAMPGROUNDS AND RV PARKS**

#### **15.1 MOBILE HOMES - GENERAL**

All mobile homes first brought into Ouray County on or after July 14, 1986, shall be in full compliance with Federal Mobile Home Construction and Safety Standards as set forth in Title 6 of the Housing and Commerce Act of 1974.

#### **15.2 MOBILE HOME PARKS**

Mobile Home parks existing prior to September 25, 1995 shall be allowed to continue to the extent they now exist, provided they meet the requirements established in this Section 15 and other applicable regulations adopted by Ouray County. Existing Mobile Home parks shall be allowed to upgrade, maintain and/or replace any structure or facility that was in existence prior to September 25, 1995. No new mobile home parks shall be established after this date.

Existing Mobile home parks shall be allowed subject to the following conditions:

- A. A mobile home park must comply with the Colorado Department of Health Consumer Protection Regulations relating to mobile home parks, found at 6 C.C.R. 1010-12.
- B. The following limitations shall apply to all mobile home parks:
  - (1) Each mobile home space or lot shall be at least 50 feet wide and 100 feet long.
  - (2) The maximum allowed density shall be 6.4 spaces or lots per acre, the acreage to include space devoted to usable open space, roads and common buildings.
  - (3) The mobile home park shall provide 0.4 acres of useable open space for every 32 (or portion thereof) mobile home spaces or lots. For example, a mobile home park containing 20 spaces or lots shall have 0.4 acres of useable open space. A park containing 33 spaces or lots shall have 0.8 acres of useable open space.

### 15.3 MOBILE HOMES OUTSIDE OF MOBILE HOME PARKS

Mobile homes located outside mobile home parks shall be permitted in the unincorporated portions of Ouray County only if they comply with the following requirements:

- A. Must be placed on the ad valorem tax rolls as real property improvements;
- B. Must comply with the allowed density of the zone;
- C. Must comply with those provisions of the Ouray County Uniform Building Code relating to mobile homes.

### 15.4 CAMPGROUNDS AND RV PARKS

Campgrounds and RV parks existing prior to September 25, 1995, shall be allowed to continue to the extent they now exist, provided they meet the requirements established in this Section 15 and other applicable regulations adopted by Ouray County. Existing Campground or RV parks shall be allowed to upgrade, maintain and/or replace any structure or facility that was in existence prior to September 25, 1995.