

SECTION 11

MOBILE HOMES, MOBILE HOME PARKS, CAMPGROUNDS AND RV PARKS

11.1 MOBILE HOMES, MOBILE HOME PARKS, CAMPGROUNDS AND RV PARKS:

- A. All mobile homes first brought into Ouray County on or after July 14, 1986, shall be in full compliance with the Federal Mobile Home Construction and Safety Standards as set forth in Title 6 of the Housing and Commerce Action of 1974.
- B. Mobile home parks existing prior to September 25, 1995 shall be allowed to continue to the extent they existed on that date, provided they meet the requirements in this section and other applicable County regulations. Such 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.

Existing Mobile Home Parks, camp grounds, and RV parks must be in compliance with the following conditions and regulations:

- (1) Colorado Department of Public Health and Environment regulations, including 6 C.C.R. 1010-12.
 - (2) Each mobile home space shall be at least 50 feet wide and 100 feet long.
 - (3) Density of not more than 6.4 spaces per acre, including space devoted to usable open space, roads, and common areas or buildings.
 - (4) The mobile home park shall provide 0.4 acres of useable open space for every 32 (or portion thereof) mobile home spaces or lots. By example, a mobile home park with 20 spaces must have at least 0.4 acres of open space; a park containing 33 spaces must have at least 0.8 acres of useable open space.
- C. Mobile Homes Outside of Mobile Home Parks

Mobile homes located outside of a mobile home park shall be permitted in the unincorporated portions of Ouray County if they comply with the following conditions:

- (1) Are placed on the ad valorem tax roll as a real property improvement.
- (2) Are in compliance with the allowed density of the zoning district.

- (3) Are in compliance with the provisions of the Ouray County Building Code relating to mobile homes.

D. Campgrounds and RV Parks

Campgrounds and RV parks in existence prior to September 25, 1995 shall be allowed to remain and continue operation to the extent they existed on that date, provided they meet the requirements established in this Section and other applicable county regulations. Such campgrounds and RV parks may upgrade, maintain and/or replace any structure or facility that was in existence prior to September 25, 1995.