

ORDINANCE NO. 09-2019

AN ORDINANCE AMENDING THE TOWN OF SEDGWICK OFFICIAL ZONING ORDINANCE TO ALLOW MOBILE HOMES AS A CONDITIONAL USE IN THE LOW DENSITY RESIDENTIAL DISTRICT

WHEREAS, in 2002, the Town of Sedgwick Board of Trustees adopted an official zoning ordinance ("Zoning Ordinance"); and

WHEREAS, the Board of Trustees adopted Ordinance No. 04-2017 in 2017, which amended the Zoning Ordinance to prohibit mobile home parks and to eliminate the Mobile Home (R-MH) District from the Zoning Ordinance; and

WHEREAS, Ordinance No. 04-2017 also amended the Zoning Ordinance to prohibit mobile homes in the Low Density Residential District (R-LD) where they had been a conditional use; and

WHEREAS, the Board of Trustees desires to reverse the prohibition on mobile homes in the R-LD District and to once again allow mobile homes in the R-LD District as a conditional use.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SEDGWICK, COLORADO:

Section 1. Section 2-02(A) of the Zoning Ordinance is hereby amended to read as follows (words added are underlined):

2-02. Conditional Uses Permitted

The Board of Trustees and the granting of a conditional use permit, as prescribed in Section 3, shall allow the following uses in the applicable districts subsequent to approval:

(A) Low Density Residential (R-LD).

- (1) Public utility stations.
- (2) Multi-family dwellings.
- (3) Cluster housing developments.
- (4) Convenience businesses.
- (5) Rooming or boarding houses.
- (6) Professional activities.
- (7) Cemeteries.
- (8) Mobile homes, subject to the following requirements:

(a) The mobile home shall comply with the National Manufactured Housing Construction and Safety Standards Program (NMHCSSP) adopted June 1976, as amended (i.e., the HUD Code), and must display the HUD certification label/tag.

(b) The mobile home must be connected to Town water and

sewer.

(c) The mobile home shall be made immobile by removing the wheels and axles.

(d) If the mobile home is not placed on a permanent foundation, it shall be anchored or tied-down in accordance with manufacturer's specifications and the HUD Code.

(e) The exterior of the mobile home must be maintained in good condition without cracked, missing, damaged, bent, or warped materials.

(f) Skirting must be provided on all sides of the mobile home. Skirting shall be of durable all-weather construction as manufactured specifically for the purpose of covering the under-carriage area of the mobile home. The mobile home shall be completely skirted within thirty (30) days of occupancy.

(g) Approved exterior coverings for mobile homes are: wood, masonry, stucco, vinyl, or colored, non-reflective material.

(h) Any person desiring to locate a mobile home in the Town shall first submit an application to the Town on a form provided by the Town Clerk. Upon receipt of a complete application, the matter shall be forwarded to the Town Board who shall hold a public hearing on the matter in accordance with the conditional use review procedures set forth in Section 6 of the Zoning Ordinance.

(i) In determining whether to approve or deny the application, the Town Board shall consider whether the mobile home meets the requirements of this section and the criteria for conditional uses set forth in Section 6 of the Zoning Ordinance. The Town Board may approve, deny or approve the application with conditions.

(j) If the mobile home application is approved, the mobile home shall not be occupied without having first been inspected by the Zoning Administrator and found to be in compliance with all applicable requirements of the Zoning Ordinance. Upon such a determination, the Zoning Administrator shall issue a certificate of occupancy. The Zoning Administrator may issue a conditional certificate of occupancy if all the requirements have been met with the sole exception of the installation of skirting. Upon completion of the skirting within the time required hereunder, the Zoning Administrator shall issue an unconditional certificate of occupancy. If the skirting is not

completed within the required time, the conditional certificate of occupancy may be revoked by the Zoning Administrator in order to compel compliance with the skirting requirements.

Section 2. Section 10-03(B) of the Zoning Ordinance (entitled “Definitions”) is hereby amended by deleting the definition for “Dwelling, Mobile Home” and replacing it with a new definition for “Mobile Home” to read as follows (words to be deleted are ~~stricken through~~; words added are underlined):

10.03. Definitions

(B) The following words and phrases shall be interested as having the meaning stated below:

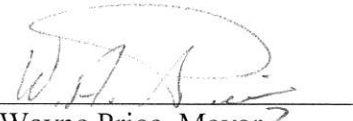
~~*Dwelling, Mobile Home.* A structure designed to be transported after fabrication and exceeding either eight (8) feet in body width or thirty two (32) feet in body length. Such a structure is built on a chassis and retains the chassis on which it was built, whether or not such structure is placed on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

Mobile home. A structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed to be transported on streets and highways to the place where it is to be used as a dwelling with or without permanent foundation when connected to required utilities. Mobile home shall not include a recreational vehicle.

Section 3. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.


INTRODUCED, READ, PASSED AND ADOPTED AND ORDERED PUBLISHED BY TITLE ONLY this 14 day of October, 2019.

TOWN OF SEDGWICK, COLORADO



Wayne Price, Mayor

ATTEST:



Heather Moore, Town Clerk

