

**Town of Arriba
Mobile Home Improvement
Ordinance #131**

AN ORDINANCE PERTAINING TO BRINGING MOBILE HOMES, MANUFACTURED HOMES, MODULAR HOMES AND NON-CONFORMING STRUCTURES INTO THE TOWN OF ARRIBA

WHEREAS, many counties, cities and towns in the state of Colorado have outlawed any mobile homes prior to 1976 manufacture in their jurisdiction and, in an effort to accommodate public sentiment that has been made clear against unsightly and dangerous mobile homes; and

WHEREAS, the modernization of, and an improved appearance and condition of mobile homes, manufactured homes, modular homes and non-conforming structures is in the best interest of the health, safety, and welfare of the citizens of the Town of Arriba, Colorado,

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

Section 1. Adoption

1. Application must be received, reviewed, and approved by the Town Board of Trustees of Arriba, and a valid Arriba Permit issued before any mobile home, manufactured home, modular home or non-conforming structure, can be brought in or erected in the Town of Arriba.

For each mobile home space or parcel, there shall be provided:

1. A permit obtained through the clerk of the Town of Arriba
2. No mobile home, manufactured home, modular home, house or non-conforming structure shall be brought into the town of Arriba, without first obtaining the following:
 - a. An application for a permit from the town clerk
 - b. Provision and deposits made for hookup of water
 - c. Provision and deposit made for hookup of sewer
 - d. Provision for natural gas, electric or propane
 - e. Provision made for tie down of the structure according to state guidelines
 - f. Production of a site plan
 - g. Posting of a valid Arriba town permit on the site of the property
3. After obtaining all permits, a maximum of one mobile home, manufactured home, modular home or non-conforming structure is permitted per each

parcel. No other residential, commercial or industrial structure may be located on the parcel to be occupied by the aforementioned structure, without expressed consent of the Board of Trustees of the Town of Arriba. If the applicant is applying for multiple mobile homes, they must obtain a permit for each additional unit, with a site plan and provision for all services.

4. Prior to receiving applicable permit(s), a site plan which shall show the structure placement, with a set back of at least 10 feet from the front property line and at least 15 feet from the side and back of any property line, building or structures, must be submitted to the Town Clerk, and approved by the Town Board of Arriba.
5. Landings at exit doors shall be a minimum of 36 inches by 36 inches and shall be built in accordance to the uniform building code.
6. The site plan shall show an address that conforms to the town's addressing policy and shall be displayed on the front of the structure, facing and visible from the street.
7. Any improvements described on the application and the site plan shall comply with all other town, county, state, and federal regulations.
8. The site plan shall not place any mobile home, manufactured home, modular home or non-conforming structure over any public or private right of ways or easements.
9. Completion of work of the site plan checklist shall be completed within ninety days of Arriba Town Board approval.
10. An extension may be granted by the Arriba Town Board beyond the Ninety day limit.

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Definitions

1. Applicant-Any property owner desiring to erect any structure, bring a mobile home, manufactured house, or any house on wheels into Arriba.
2. Town Board-Town Board shall mean the Board of Trustees for the Town of Arriba.
3. Mobile home-A factory built home on permanent chassis constructed prior to the enactment of the HUD code (ANSI A119.1) on June 15th, 1976. Sometimes called a “trailer house”.
4. Manufactured Home- A factory built home manufactured under the federal manufactured home construction and safety standards act. The act commonly called the HUD code (ANSI A119.1) went into effect June 15th, 1976.
5. Modular Home-A factory built home constructed in compliance with the standards of the regional state or local building codes used by Colorado, commonly the UBC or IRC code.
6. Non-Conforming Structure-Any house or structure moved by any method

Town of Arriba

Mobile Home Improvement

Permit Fees

Section 1. Fees-The fee for processing an application for any mobile home, manufactured home, modular home or non-conforming structure, shall be \$500.00. The fee is non-refundable, regardless of whether the application is approved or denied and shall be payable to the Town Clerk, at the time of submittal of the application. The Board of Trustees may change such fees and establish such additional fees as deemed necessary to carry out administration and enforcement of this ordinance.

Section 2. Applicability of permits-Permit and condition shall be binding upon the heir's successors and assigns of the applicant and shall be deemed a covenant to run with the land and bind all future owners of the real property of said applicant.

Section 3. Enforcement-In addition to the remedies available to the Town according to this ordinance, the Town shall be entitled to seek a mandatory injunction to require the compliance of the Applicant with any of the terms and conditions of the permit issued to the applicant, and also to revoke any Permit for violation of any of the terms or conditions of the permit.

Section 4. Appeals-If an applicant is dissatisfied with the condition of approval or denial of an application by the Town Board, the applicant, within thirty (30) days after the decision of the Town Board, may appeal the decision, in writing, to the Board. Within thirty (30) days, the board shall hear and decide any appeals by the applicant.

Section 5. Severability-If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 6. Effective Date-This Ordinance shall be in full force and effect 30 days after its publication. This Ordinance, immediately upon final passing and adoption, shall be published in a newspaper of general circulation and recorded in the Town Book of Ordinances dept for that purpose, authenticated, by the signatures of the Mayor and Town Clerk.

Section 7. Conflict and Repeal-Whenever the requirements of this Ordinance are in conflict with the requirements of any other ordinance, rules, regulations, private covenants, or deed restriction, the more restrictive of that imposing the higher standards, shall govern.

Section 8. Interpretation-In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements adopted for the promotion and protection of the public health, safety, and welfare.

Town of Arriba, Colorado
Mobile Home Improvement Application

Name of Applicant: _____

Mailing Address: _____ Phone No.: _____

Property Address: _____

Block _____ Lot _____

Legal description of property _____

Year and Model of Manufactured Home: _____

Signature of Applicant: _____

Date: _____

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Staff Use

Fees Paid: (\$500.00) _____ Date Received _____ Clerk's Initials _____

Board of Trustee's Signatures:

_____ Date _____

_____ Date _____

_____ Date _____

_____ Date _____

_____ Date _____

_____ Date _____

Town of Arriba

Permit Application Information

Each Application will be reviewed by the Arriba Town Board to determine that the following minimum requirements are met:

- ___ 1. A maximum of one mobile home, manufactured home, modular home or non-conforming structure for each parcel.
- ___ 2. No other residential, commercial or industrial structure may be located on the parcel to be occupied by the afore mentioned structure without expressed permission of the Arriba Town Board.
- ___ 3. A parcel must be comprised of a minimum of 6000 square feet.
- ___ 4. The site plan shall show and the mobile home, manufactured home, modular home or non-conforming structure shall be placed with a setback of no less than 15 feet from the front lot line and no less than 10 feet from the rear and side parcel lines. The setback requirements shall apply to all buildings and structures.
- ___ 5. Separation between all mobile homes, manufactured homes, modular homes or non-conforming structures and additional unattached structures on the parcel shall be at least 10 feet.
- ___ 6. Landings at exit doors shall be a minimum of 36"x36" and shall be built in accordance with the Uniform Building Code.
- ___ 7. Structures may not be attached to the mobile home, manufactured home, modular home or non-conforming structure except for enclosed landings or decks at exit doors.
- ___ 8. The maximum surface coverage of the parcel by all structures shall be no more than 30 % of the total parcel area.
- ___ 9. The site plan shall show an address that conforms to the Town Addressing Policy and shall be displayed on the front of the mobile home, manufactured Home, modular home or non-conforming structure facing and visible from the street.
- ___ 10. The improvements described on the application and the site plan shall comply with all other town, county, state and federal regulations.
- ___ 11. The site plan shall not place any mobile home, manufactured home, modular home or non-conforming structure over any public or private right of ways or easements.

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Applicant Check List

- ☐ **Completed Permit Application**
- ☐ **Application Fee**
- ☐ **Copy of Property Deed**
- ☐ **Site Plan**
- ☐ **Surrounding Property Owners List**
- ☐ **Documentation of all utility hookups**
- ☐ **Skirting plan**
- ☐ **A plan consistent with a ninety day completion**

PASSED, ADOPTED AND APPROVED THIS NINETH DAY OF JANUARY, 2006

Troy McCue, Mayor

SEAL



Patricia Price, Town Clerk