

TOWN OF MARBLE
ORDINANCE NO. 1989-1

An Ordinance establishing minimum standards governing mobile homes other than those in recreational vehicle parks in the Town of Marble; to establish minimum standards governing utilities and other physical facilities and conditions; to make mobile homes safe, sanitary, and pleasant for human habitation; to set forth the responsibilities and duties of owners; provide a compliance schedule for non-conforming mobile homes; and to fix penalties for violations.

Be it ordained by the Board of Trustees of the Town of Marble that:

Section 1. Short Title This Ordinance shall be known and may be cited as the Mobile Home Ordinance of 1989.

Section 2. Authority The Mobile Home Ordinance of 1989 is authorized by Chapter 31-15-103 ET. SEG., of the Colorado Revised Statutes, 1973, as may be amended.

Section 3. Definitions For the purpose of this ordinance, the following words and phrases shall have the meaning ascribed to them in this section.

A. Camping Unit Any pickup camper, motor home, travel trailer, or similar mobile unit not to exceed eight (8) feet in body width or thirty-two (32) feet in body length and designed specifically for recreational and vacation purposes or temporary living quarters for ninety (90) days or less.

B. Dependent Mobile Home Any camping unit herein defined and any mobile home which does not have a flush toilet and a bathtub or shower.

C. Independent Mobile Home Any camping unit of mobile home that has a flush toilet and a bathtub or shower.

D. Mobile Home A structure designed to be transported on its own chassis after fabrication which exceeds either eight (8) feet in body width or thirty-two (32) feet in length and which is suitable for year-round human habitation when the required plumbing, heating, and electrical facilities are connected.

E. Modular Home A structure designed to be transported after fabrication and located as a permanent addition to and becoming part of real property. Such structure shall meet minimum construction requirements of the Uniform Building Code. Such structure shall be placed on a permanent foundation and is subject to all local

building, zoning, and housing regulations. Any such modular home meeting the requirements herein defined is not considered a mobile home and is not subject to mobile home regulations.

Section 4. Requirements and Procedures All mobile homes and modular homes that are intended to become permanent homes shall be subject to the building permit process of the Town of Marble. These units shall conform to the following:

A. All sites shall be surveyed and staked by a Colorado Registered Land Surveyor. Documentation of this survey shall accompany the building permit application when it is presented to the Town Building Inspector.

B. Lot Size For mobile homes and modular homes lot size shall be a minimum of four adjacent lots each measuring a minimum of twenty-five (25) feet wide and one hundred (100) feet in length.

C. Set Backs Front yard set back shall be twenty-five (25) feet. Side yard set back shall be fifteen (15) feet. Rear yard set back shall be fifteen (15) feet.

D. Parking A minimum of two (2) off street parking spaces shall be provided on each site. Minimum size for each space shall be twelve (12) feet by twenty-four (24) feet.

Section 5. Mobile Home Control It shall be unlawful for any person to establish, construct, enlarge, or alter any mobile home within the incorporated limits of the Town in non-compliance with State of Colorado Statutes, the Universal Building Code, or Town Ordinances.

A. Utilities No permanent mobile home or modular home shall be occupied until connected to a sewer holding tank or septic system that has been inspected and approved by the Town Building Inspector in accordance with Gunnison County regulations.

Section 7. Camping units Camping units as described in Section 3, A, shall meet all water, sewer, and electrical requirements as set by Code and this Ordinance. Camping units meeting these requirements shall be issued a permit for temporary parking, occupation and use for a period not to exceed ninety (90) days in a given year. If after the ninety (90) day period has expired the camping unit is not removed from the Town limits, the owner of the unit is in violation of this ordinance.

A. All accessory buildings associated with camping units shall meet Town building codes or be removed at the

end of the permit period. If not accomplished, the owner is in violation of this ordinance.

B. Camping units owned by property owners that reside on their property in their dwelling on a year round basis shall have the right to park their camping unit on their property or the adjacent alley. These units shall not be used as permanent dwellings. These units must be self-contained if they are inhabited by guests of the property owner. This habitation is not to exceed fourteen (14) days in each instance.

C. A mobile home or camping unit may be parked by a property owner on their property during construction of a dwelling on their own property provided a sewage system is installed and approved by the Town Building Inspector. This parking shall not exceed a twelve (12) month period.

Section 8. Enforcement and Construction

A. Except as permitted by this ordinance, no mobile homes shall be parked, stored, or occupied in the Town.

B. Any mobile home or camping unit in place at the time this Ordinance is passed will have to be made to comply with this Ordinance within three (3) years of the date of this Ordinance.

Sectin 9. Violation Any person, firm, or corporation found to be in violation of this Ordinance is guilty of a misdemeanor. Such person, firm, or corporation is guilty of a separate offense for each and every day or portion thereof during which any violation of its provisions is committed. Upon conviction of any such violation, such person, firm, or corporation shall be punishable by a fine of not more than three hundred dollars (\$300) per day or by imprisonment of not more than ninety (90) days or by both such fine and imprisonment.

Sectin 10. Repeal Any or all Ordinances of parts of Ordinances of the Town of Marble in conflict or inconsistent herewith are hereby repealed, provided that such repeal shall not affect any offence committed or acted on, any penalty for non-frfeiture incurred, or any cntract, right, or obligation established prior to the time of such repeal.

Introduced, read, passed, and ordered published htis eleventh day of March, 1989.

TOWN OF MARBLE
By WAYNE R. BROWN, Mayor

Attest: Shirley Thomson, Clerk