

ORDINANCE NO. 2015-22**AN ORDINANCE AMENDING SECTION 17.02.010 AND REPEALING AND REENACTING CHAPTER 17.26 OF THE CASTLE ROCK MUNICIPAL CODE CONCERNING THE MANUFACTURED HOME DISTRICT**

WHEREAS, the Town of Castle Rock is a home rule municipal corporation and the Town Council is empowered to adopt such ordinances as are necessary to protect the health, safety and welfare of the community,

WHEREAS, the Castle Rock Municipal Code imposes comprehensive regulatory framework that governs criteria and standards for permitted uses and development in all zoning districts,

WHEREAS, it is necessary and advisable to update certain zoning district requirements in Chapter 17 of the Castle Rock Municipal Code in light of current standards for manufactured homes, and

WHEREAS, public hearings have been held on this Ordinance before the Planning Commission and Town Council as required by the Town regulations.

NOW, THEREFORE, IT IS ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK, COLORADO AS FOLLOWS:

Section 1. Amendment. Section 17.02.010 of the Castle Rock Municipal Code in its entirety to read as follows:

17.02.010 Districts created.

The following Zoning Districts ("Zoning Districts") are established within the Town. A description of each Zoning District is provided in the designated chapter of this Title 17.

<i>Name</i>	<i>District</i>	<i>Chapter</i>
Residential		
R-1	Single-Family Residence District	17.18
R-1A	Single-Family Residence District, Detached	17.20
R-2	Single-Family and Duplex Residence District	17.22
R-3	Multifamily Residence District	17.24
MH	Manufactured Home District	17.26
Business/Commercial/Industrial		
B	Business Commercial District	17.28
I-1	Light Industrial District	17.28

I-2	General Industrial District	17.28
Overlay		
DOD	Downtown Overlay District	17.42
FSOD	Front Street Overlay District	17.43
IO	Interchange Overlay District	17.44
WNZOD	Wolfensberger North Zoning Overlay District	17.46
SR	Skyline/Ridgeline Protection District	17.48
Open Space		
POS	Parks, Recreation, and Open Space District	17.30
Planned Development		
PD	Planned Development	17.32

Section 2. Repeal and Reenactment. Chapter 17.26 of the Castle Rock Municipal Code is repealed in its entirety and reenacted to read as follows:

**Chapter 17.26
MH Manufactured Home District**

- 17.26.010 Purpose and intent**
- 17.26.020 Defined terms**
- 17.26.030 Continuance of existing areas**
- 17.26.040 Permitted uses**
- 17.26.050 Uses by special review**
- 17.26.060 Manufactured Home District development standards**

17.26.010 Purpose and intent.

The MH Manufactured Home District is established for the purpose of ensuring and promoting the living environment for occupants of manufactured homes. The MH Manufactured Home District is characterized by single-family, manufactured home parks in a landscaped setting with landscaped off-street parking areas. Site improvements, including landscaping shall be provided and designed to minimize the impact on adjacent residential uses. A site development plan is required prior to development. Typical structures include single-family manufactured homes and other accessory uses. Development or use of land in the MH Manufactured Home District is permitted only in accordance with the provisions herein.

17.26.020 Defined terms.

As used in this Chapter, certain words or phrases are defined as set forth below:

Manufactured home is a single family residence, built entirely in the factory under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD). The Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect June 15, 1976. Manufactured homes may be single or multi-section and are transported to the site and installed

Manufactured home park shall mean a semi-permanent or permanent location within a MH Manufactured Home District for manufactured homes.

17.26.030 Continuanace of existing uses.

Subdivisions, lots, uses, private streets and structures in a manufactured home park which were existing, in use, erected, or created prior to 1974 shall be considered a legal, nonconforming subdivision, lot, use, private street, and structure and shall not be required to comply with any provisions of this Chapter 17.26 when in conflict with an existing condition. By way of example, but not limitation, because manufactured homes are not permanent structures and may be removed from lots, a manufactured home and its accessory structures which are of the same dimensions as a manufactured home and accessory structure that has been removed from a lot in a manufactured home park shall be entitled, regardless of the length of time the lot was vacant, to continue any non-conformity of the prior manufactured home and its accessory structures. This Section 17.26.030 shall be the sole provision governing the continuance of existing uses, subdivisions, lots, private streets and structures in a manufactured home park.

17.26.40 Permitted Uses.

The following uses are permitted upon approval of, and in accordance with an approved Site Development Plan (see Chapter 17.38 of this Code):

- A. One single-family manufactured home per lots.
- B. Manufactured home park.
- C. Public facilities.
- D. Home occupation.
- E. Accessory structures and uses.

17.26.050 Uses by special review.

Uses permitted by special review in the MH Manufactured Home District are:

- A. Private campgrounds.
- B. Day care centers.
- C. Public facilities.
- D. Place of worship.

17.26.060 Manufactured home park development standards.

Manufactured home park requirements shall be as follows:

- A. Maximum density shall not exceed seven mobile homes per gross acre.
- B. No manufactured home shall be occupied unless situated on a manufactured home space, within a manufactured home park.
- C. Minimum area of lot shall be 5,000 square feet.
- D. Minimum width of lot shall be 50-feet.
- E. Minimum front yard setback:
 - 1. Principal and accessory structures: 5-feet.
- F. Minimum side yard setback:
 - 1. Principal and accessory structures: 5-feet
 - 2. Principal and accessory structures: 15-feet where lot line is abutting a public right of way or where lot line is adjacent to exterior boundary of the manufactured home park.
- G. Minimum rear yard setback:
 - 1. Principal and accessory structures: 5-feet.
 - 2. Principal and accessory structures: 15-feet where lot line is abutting a public right-of-way or where lot line is adjacent to exterior boundary of the manufactured home park.
- H. The minimum required setback shall be measured from the lot line to the foundation of the structure horizontally and perpendicular to the lot line; and the minimum required setback shall be measured from the lot line to the exterior wall of the structure horizontally and perpendicular to the lot line, if there if there is no foundation.

I. Steps (without decking) and awnings may encroach into the minimum required setbacks.

J. All manufactured homes and accessory structures or uses shall face upon and take access from an interior roadway.

K. A manufactured home park shall have two separate entrance and exit roadways; each of which shall be not less than 40-feet wide from flow line to flow line, and shall connect to a dedicated public right-of-way and shall be hard surfaced with asphalt or concrete.

L. Maximum Height:

1. Principal structure: 35-feet

2. Accessory structure: 20-feet

M. All trash, refuse and storage shall be kept in closed containers or within a building or area enclosed by a solid fence at least 6-feet in height.

N. Wheels may be removed from manufactured homes, but running gear may be removed only for reasonable period of time for repair purposes.

O. No permanent addition of any kind shall be built onto, nor become part of, any manufactured home. Skirting of a manufactured home is permissible, but such skirting shall not attached the manufactured home permanently to the ground, provide harborage for rodents, or create a fire hazard. All manufactured homes must have secure tie-downs or be installed on a permanent foundation for wind and storm protection.

P. Exposed ground surfaces in all areas of a manufactured home park shall be hard surfaced with asphalt or concrete or other solid material, or shall be protected with vegetative growth which will prevent soil erosion and eliminate dust.

Section 2. Severability. If any part or provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 3. Safety Clause. The Town Council finds and declares that this Ordinance is promulgated and adopted for the public health, safety and welfare and this Ordinance bears a rational relation to the legislative object sought to be obtained.

APPROVED ON FIRST READING this 19th day of May, 2015 by a vote of 7 for and 0 against, after publication in compliance with Section 2.02.100.C of the Castle Rock Municipal Code; and

PASSED, APPROVED AND ADOPTED ON SECOND AND FINAL READING this 2nd day of June, 2015 by the Town Council of the Town of Castle Rock, Colorado, by a vote of ___ for and ___ against.

ATTEST:

TOWN OF CASTLE ROCK

Sally Misare, Town Clerk

Paul Donahue, Mayor

Approved as to form:

Robert J. Slentz, Town Attorney