

ORDINANCE NO. 1670

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING CITY REGULATIONS APPLICABLE TO MANUFACTURED HOUSING AND STRUCTURES AND MOBILE HOME PARKS.

WHEREAS, City Regulations applicable to Manufactured Housing and Mobile Home Parks need to be revised to account for recent changes in law and to implement portions of the City's Master Plans,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

SECTION 1:

Chapter 4-4 of the Official Code of the City of Montrose, Colorado, is amended by the addition of a new Section 4-4-6.5 to read as follows:

4-4-6.5 "R-5" Medium Density/Manufactured Housing District

(A) Intent: The "R-5" Medium Density District is intended to provide a quiet, low density development for single family residences. Environmental protection is provided by allowing only single family residences along with certain other compatible land uses. Manufactured housing meeting the performance standards of Subsection (D) below is allowed.

(B) Uses by Right:

- (1) Single family homes.
- (2) Public utility service facilities.
- (3) Government buildings and facilities.
- (4) Parks and recreation facilities owned or operated by a homeowners' association.
- (5) Accessory uses.

(C) Conditional Uses: Churches

(D) Performance Standards:

Single family homes must have a minimum floor area of 1,000 square feet, a minimum roof pitch of 3.5:12, a minimum roof overhang of one foot, a minimum length and width of 20 feet, wood, brick, masonry, stucco or cosmetically equivalent exterior siding, and shall be mounted on a permanent foundation.

SECTION 2:

Chapter 4-4 of the Official Code of the City of Montrose, Colorado, is amended by a new Section 4-4-6.7 to read as follows:

4-4-6.7: "R-6" Low Density/Manufactured Housing District

(A) Intent: The "R-6" Low Density/Manufactured Housing District is intended to provide a quiet, low density development for single family residences. Environmental protection is provided by allowing only single family residences along with certain other compatible land uses. Manufactured housing meeting the performance standards of Subsection (D) below is allowed.

(B) Uses by Right:

- (1) Single family homes.
- (2) Public utility service facilities.
- (3) Government buildings and facilities.
- (4) Parks and recreation facilities owned or operated by a homeowners' association.
- (5) Accessory uses.

(C) Conditional Uses: Churches

(D) Performance Standards:

- (1) Single family homes must have a minimum floor area of 1,200 square feet, a minimum roof pitch of 3.5:12, a minimum roof overhang of one foot, a minimum length and width of 20 feet, wood, brick, masonry, stucco or cosmetically equivalent exterior siding, and shall be mounted on a permanent foundation.
- (2) Each single family home must have an accessory garage.

SECTION 3:

References to "R-2" in Subsection 4-4-21(B), in the table in Section 4-4-22(F) and Subsection 4-4-23(A)(6) are amended to read "R-2, R-5 and R-6".

SECTION 4:

The Table in Section 4-4-19(A) of the Official Code of the City of Montrose, Colorado, is amended by the addition of the following requirements for the "R-5" and "R-6" zoning districts.

Dist	Use	Lot			Setbacks			Crn. Lot	Bldg. Ht.	Min. Floor Area
		Width at Bldg. Line	Dpth	Size	Frnt	Rear	Side			
R-5	All	N/A	N/A	7,500	25	20	6	20	35	1,000
R-6	All	100	120	12,000	25	20	10	20	35	1,200

SECTION 5:

Section 4-4-23 of the Official Code of the City of Montrose, Colorado is amended by the addition of a new Subsection (I) to read as follows:

4-4-23(I): Manufactured Housing for single family homes is allowed only in the "MHR" zoning district, and in the "R-5 and R-6" zoning districts subject to specified performance criteria. It is prohibited elsewhere in the City except for the following subdivisions which were under development on July 1, 1998:

Rainbow Meadows Subdivision

SECTION 6:

Section 4-4-2 of the Official Code of the City of Montrose, Colorado is amended to add a definition of "manufactured housing" to read as follows:

Manufactured Housing: Single Family Homes substantially or entirely manufactured in a factory which are moved on site in substantial component parts, including homes commonly known as mobile homes or modular homes, and those manufactured and certified pursuant to 42 USC 540 *et seq.* or manufactured pursuant to other construction standards.

SECTION 7:

Subsection 4-12-6(A) of the Official Code of the City of Montrose, Colorado is amended to read as follows:

4-12-6(A) Size and Location: Mobile Home Parks must meet the following criteria:

- (1) They may be located only where allowed by City zoning regulations.
- (2) The park must have a minimum size of 5 acres.
- (3) The maximum size of the mobile home park shall be 20 acres except for mobile home parks in existence, or parks developed on property held in single undivided ownership and zoned "MHR", as of July 1, 1998.
- (4) No part of any mobile home park may be located within 1,320 feet of any part of any other mobile home park located either within or without the City limits.

SECTION 8:

Subsection 4-12-6(C)(2) of the Official Code of the City of Montrose, Colorado is amended to read as follows:

4-12-6(C)(2): Each space shall have a minimum area of 6,250 square feet.

SECTION 9:

Subsection 4-12-6(D) of the Official Code of the City of Montrose, Colorado is amended by the addition of a new paragraphs 7 and 8 to read as follows:

- 4-12-6(D)(7): Landscaping of each space to include a minimum of 40% of the space in irrigated lawn, and the remainder of the area not occupied by improvements shall be landscaped in a reasonable fashion;
- (8) A minimum of 8% of the mobile home park must be developed as park and open space and located to provide a buffer to adjoining streets or property.

SECTION 10:

Section 4-12-9 of the Official Code of the City of Montrose, Colorado is amended by the addition of a new Subsection (C) to read as follows:

4-12-9(C): The mobile home park owner and operator shall insure that all landscaping and irrigated lawn is maintained in good and healthy condition.

SECTION 11:

Section 4-12-10 of the Official Code of the City of Montrose, Colorado is amended by the addition of a new Subsection (C) to read as follows:

4-12-10(C): Continuing violations of this Chapter are hereby declared to a nuisance which may be abated in any lawful manner.

SECTION 12:

Section 4-12-1 of the Official Code of the City of Montrose, Colorado, is amended to read as follows:

4-12-1: DEFINITIONS:

MOBILE HOME: A single family home substantially or entirely manufactured in a factory which is moved on site in substantial component parts, including homes commonly known as mobile homes, modular homes, factory built homes, manufactured homes, and those manufactured and certified pursuant to 42 USC 540 *et seq.* or manufactured pursuant to other construction standards. Travel homes as defined below shall not be considered a mobile home, as defined herein.

DEPENDENT

MOBILE HOME: A mobile home without toilet, lavatory or bathing facilities.

MOBILE HOME

PARK: Any single or contiguous lots, tracts, or premises upon which is located two or more mobile homes intended for use or used as residences typically, but not necessarily, held and operated under undivided ownership with rental of spaces or units.

TRAVEL HOME: Vehicles and structures commonly used for temporary dwelling during travel or recreation activities including, but not limited to, those registered or required to be registered and licensed as a vehicle, such as campers, motor homes, RV's, pick-up truck campers, trailers and trailer coaches.

INTRODUCED, READ and PASSED on first reading this _____ day of _____, 1998.

Mayor

ATTEST:

City Clerk

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on second reading on _____, the _____ day of _____, 1998, at the hour of 7:30 p.m. at Montrose City Hall in Montrose, Colorado.

INTRODUCED, READ and ADOPTED on second reading this 3rd day of September, 1998.

William F. Cooper
Mayor

ATTEST:

Mary S. Watt
City Clerk