

AN ORDINANCE CONCERNING MANUFACTURED HOUSING:

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF ECKLEY, COLORADO:

ALL SECTIONS OF THIS ORDINANCE SHALL BE COMPLETED AND INITIALED BY THE OWNER APPLYING FOR THE INSTALLATION OF SAID MANUFACTURED HOME AS WELL AS THE TOWN OF ECKLEY MAINTAINANCE PERSONNEL OR CERTIFIED BUILDING INSPECTOR BEFORE THE INSTALLATION OR TRANSPORTATION OF SAID MANUFACTURED HOME INTO THE TOWN OF ECKLEY.

SECTION 1: As used in this ordinance, "manufactured home" means a single family dwelling which:

- (A) Is no older than 15 years from the date of application of installation;
- (B) Is partially or entirely manufactured prior to installation and is not less than ¹⁶24 feet in width and 36 feet in length;
- (C) Is installed on a permanent concrete foundation as set piers consisting of dry stack concrete block, adjustable metal piers on plastic pads, engineered system, or other appropriate material/system specifically designed for the intended use. All exterior walls, marriage walls, marriage wall posts, columns, and piers must be supported on an acceptable foundation system that must be of sufficient design to support safely, the loads imposed, as determined by the character of the soil. Additionally, temporary set piers may be founded above frost line when the skirting is appropriately insulated, and engineered alternative is designed, or a justified modification has been approved. The minimum concrete or masonry foundation wall width shall be 6 inches. The minimum reinforced concrete footing thickness shall be 3-1/2 inches or 1-1/2 times the length of the footing projection from the foundation wall, whichever is greater;
- (D) Has brick, wood or cosmetically equivalent siding, as well as a pitched roof;
- (E) Skirting shall be of durable materials suitable for exterior exposures. Skirting must not be attached in a manner that can cause water to be trapped between the siding or trim to which it is attached. Wood is prohibited unless pressure treated to prevent decay and termite infestations. Other materials and products may be used in accordance with the manufacturer's listing and written instructions;
- (F) Is certified pursuant to the most current National Manufactured Housing Construction and Safety Standard Act as amended;
- (G) Is in compliance with the State of Colorado Resolution 38 Manufactured Housing Installations, Yuma County Regulations and said applicant shall submit a copy of the Yuma County Transportation Permit before installation.

SECTION 2: A manufactured home as described heretofore will be allowed on private lots of minimum size of no less than 5000 square feet as an outright use provided that the manufactured home shall be:

- (A) Occupied only as a residential use;
- (B) Subject to all provisions of the Eckley Comprehensive Plan as adopted by the Board of Trustees of the Town of Eckley;
- (C) Attached to permanent foundation as described herein;
- (D) Covered with an exterior material customarily used on other dwellings;

(E) That no electrical and gas connections shall be located beneath the manufactured home.

SECTION 3: Penalty for violation – EACH Act, omission or day continued deemed separate violation. It is unlawful for any person to violate any provision of this ordinance, and any person found guilty of violating any provision of this ordinance shall be punished for each violation by a fine of not more than three hundred dollars (\$300.00). Further, each act or omission in violation of one, or more than one, of the provisions hereof shall be deemed a separate violation of such provision; and for each calendar day during which any violation continues, a separate violation shall be deemed to have been committed.

Read, Passed, and Adopted this 5 day of MARCH, 2018.

TOWN OF ECKLEY

By: John Owens
Mayor

ATTEST:

By: Carolyn Copley
Town Clerk

