

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE TOWN OF ORCHARD CITY, COLORADO, AMENDING CERTAIN SECTIONS OF CHAPTER 18, ALSO KNOWN AS THE BUILDING REGULATIONS, OF THE TOWN OF ORCHARD CITY MUNICIPAL CODE.

WHEREAS, the Town has previously adopted language concerning the mobile home regulations; and

WHEREAS, the Town currently does not allow for mobile homes to be placed outside an existing mobile home park or unless it is replacing an existing mobile; and

WHEREAS, the Board of Trustees determines it to be in the best interests of the Town and its residents to allow for mobile homes to be allowed that meets construction standards.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF
THE TOWN OF ORCHARD CITY, DELTA COUNTY, COLORADO, THAT CERTAIN
SECTIONS OF CHAPTER 18 OF THE TOWN OF ORCHARD CITY MUNICIPAL CODE
ARE HEREBY AMENDED TO PROVIDE AS FOLLOWS:**

The following language shall be added:

Sec. 18-7-110 Definitions

Mobile home means any wheeled vehicle (even if wheels and axles has been removed) containing one thousand (1,000) square feet or more of living area, without motor power, built on a permanent chassis, designed for long-term residential occupancy or office use, containing complete electrical, plumbing and sanitary facilities and designed to be installed in a permanent or semi-permanent manner with or without a permanent foundation, which is capable of being drawn over public highways as a unit or in sections by special permit. Manufactured homes shall not be considered mobile homes.

Sec. 18-7-120. - Construction standards for mobile homes.

Mobile homes conforming to HUD construction standards may be moved into or within the Town on privately owned property as a single-family dwelling. All mobile homes moved into or within the Town must be manufactured no more than 15 years earlier than the date of permit application. All manufactured homes moved within the Town shall be installed on a permanent foundation in accordance with town adopted building codes, except those mobile homes located in an established mobile home park. Prior to installation, all wheels, axles and trailer tongues must be permanently removed.

1. No mobile home shall be installed upon any lot or tract of land within the town unless the mobile home bears a label or has equivalent documentation certifying that the mobile home was constructed in accordance with NFPA 501, ANSI 119.1.
2. No mobile home shall be installed with a manufacture date more than fifteen (15) years from the date of permit issuance.

Safety standards for mobile homes.

A. No mobile home installed upon a lot or tract within the limits of the town after the effective date of the ordinance codified in this chapter shall be occupied for habitation unless the following conditions are met:

1. The mobile home has smoke and carbon monoxide detectors (separate or combined units) installed as prescribed by the applicable town building code or current NEC Standards; and
2. The mobile home is equipped with two operational exit doors; and
3. All fuel-burning heating equipment, including furnaces and water heaters within the mobile home are inspected by a certified service technician and

- approved by the building official and found to be in safe operating condition; and
- 4. All electrical wiring and distribution equipment within the mobile home is inspected by the state electrical inspector and determined to be in safe working condition; and
- 5. All plumbing fixtures, drainage piping, water piping, and gas piping within the mobile home is inspected by the state plumbing inspector and determined to be in safe working condition; and
- 6. The mobile home is determined by the town building inspector to be generally in sound structural condition and in overall good repair; and
- 7. The mobile home contains no aluminum electrical wiring, unless allowed by current NEC Standards.

Sec. 18-7-140. – Existing mobile homes outside of mobile home parks.

Existing mobile homes may remain in place and may be moved to any other location within the Town limits, including relocations on the same parcel of land, provided that all conditions in Sec. 18-7-120 are met.

INTRODUCED on first reading by the Board of Trustees of the Town of Orchard City this 13th day of March 2023 and set for hearing before interested parties to be held on the 10th day of April 2023 with such hearing to begin at 7:00 p.m.

Mayor

ATTEST:

Town Clerk

After a public hearing, the above Ordinance was **INTRODUCED, READ AND ADOPTED** by the Town Board the 10th day of April 2024, to become effective thirty days after the date of publication of this Ordinance.

Mayor

ATTEST:

Town Clerk

CERTIFICATION

STATE OF COLORADO)
) ss.
COUNTY OF DELTA, TOWN OF ORCHARD CITY)

The undersigned, Melissa Oelke, as Town Clerk of the Town of Orchard City, Colorado, does hereby certify that the foregoing is a true and accurate copy of Ordinance No. 2024-

01 adopted by the Board of Trustees on 10th day of April 2024 and that the same was duly published in a newspaper of general circulation with the Town of Orchard City on, 18th day of April 2024.

Melissa Oelke, Town Clerk

(SEAL)