

MOBILE HOME ORDINANCE
Town of Breckenridge
Ordinance No. 1970

Heins
Accepted by
Town Council 4/30/70

Be it ordained by the Board of Trustees of the Town of Breckenridge:

I. AUTHORITY AND JURISDICTION

A. This Mobile Home Ordinance is adopted under the authority granted by Chapter 139-32, 139-33, 139-34, 139-53 and 139-78 of Colorado Revised Statutes 1963 as amended.

II. DEFINITIONS

A. Administrative Official. A legally designated officer of the Town of Breckenridge or his authorized representative.

B. Mobile Home. Any vehicle or similar portable structure originally constructed to have no foundation other than wheels, jacks or skirting and so designed or constructed to permit occupancy, either temporary or permanent, as living or sleeping quarters and includes by way of extension and not of limitation those units defined as Trailer Coach or Mobile Home, Camper Coach, and Camper Trailer by 13-1-1 C.R. 1963 as amended.

C. Dependent Mobile Home. A Mobile Home which does not have a flush toilet and a bath or shower.

D. Independent Mobile Home. A Mobile Home which has a flush toilet and a bath or shower.

E. A newly Placed Mobile Home. Any Mobile Home that is placed on any property within the limits of the Town of Breckenridge after the effective date of this ordinance.

F. Person. Any individual, trust, partnership, association or corporation.

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III. PARKING.

It shall be unlawful to park a Mobile Home on any lot or tract of ground within the Town of Breckenridge subject to the provisions as hereinafter stated:

A. It shall be unlawful within the limits of the Town of Breckenridge for any person to park any Mobile Home on any street, alley, highway or other public place except under emergency conditions. Such emergencies should be limited to a period of time not in excess of twenty-four (24) hours duration and subject to any other and further prohibitions, regulations, and limitations imposed by the traffic and parking regulations or ordinances for and applicable to the streets, alleys or highway right-of-way of the Town.

B. Temporary stopping or parking of Mobile Homes within the town limits of Breckenridge on any street, alley, highway or other public place will be authorized provided the Mobile Home is not occupied for sleeping or living during this time and that the temporary period does not exceed eight (8) hours.

C. Any occupied Mobile Home which is now located within the town of Breckenridge may continue to be so occupied in the exact same location so long as it has a certificate of Compliance from the Town Clerk. Such certificate shall be issued only if the said Mobile Home is connected to the water system of the Town and the sewer system of the Breckenridge Sanitation District. Such certification must be received within thirty (30) days after the effective date of this ordinance. No fee will be charged for this certificate.

D. Any Newly Placed Mobile Home within the limits of the Town of Breckenridge must apply for an inspection permit. Such permit must be obtained within thirty (30) days after initial placement of the Mobile Home on the property. A fee of \$15.00 for subject inspection permit is to be paid to the Town Clerk at the time of application. A temporary certificate must be obtained in order to live within said Mobile Home during the thirty (30) day period when the permanent foundation is being prepared providing it meets the requirements of Section V Paragraphs 3 and 4.

IV. LICENSE AND FEES

A. It shall be unlawful for any person to occupy a Mobile Home within the Town of Breckenridge unless the owner of the Mobile Home shall have obtained a certificate of Compliance or an inspection permit from the Town Clerk.

V. REQUIREMENTS

1. No Newly Placed Mobile Home shall be located on a space in the Town of Breckenridge unless the same shall be 5,000 square feet of land without any building, structure or other Mobile Homes located thereon, with the exception that each such home must have an attached storage and trash cabinet at least 10 ft. by 5 ft. in size.

2. No Newly Placed Mobile Home can be located closer than ten (10) feet to any side lot line or rear lot line. Also a thirty (30) foot set back will be required from the front lot line.

3. Every Mobile Home must be connected with the Town of Breckenridge water system in accordance with Ordinance No. 6 and each individual Mobile Home should secure a water tap from the said Town and should pay the standard tap fee.

4. All Mobile Homes must be connected to the sewer system of the Breckenridge Sanitation System in accordance with the regulations of that district and the license shall pay the standard tap fee.

5. All Newly Placed Mobile Homes must be placed on a permanent foundation with wheels and axles removed.

6. Construction of the foundation must follow the most current Uniform Building Code edition in use at the time of construction.

VI. ENFORCEMENT

1. The Town Marshall and the Building Inspector of the Town of Breckenridge shall have the authority to enforce the provisions of this ordinance.

2. The certificate of Compliance or the inspection permit shall be conspicuously posted in the Mobile Home.

VII. PENALTY

Any person who shall violate any of the provisions of this ordinance shall upon conviction be fined the sum of not more than \$100.00 for each offense and be imprisoned not to exceed thirty (30) days. Each day a violation of this ordinance occurs shall be considered a separate offense.

VIII. SEPARABILITY OF PROVISIONS

Should any section or provision of this Ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

IX. ENACTMENT

Whereas, in the opinion of the Board of Trustees, an emergency exists and this ordinance is necessary for the immediate preservation of the public peace, health, and safety, therefore, this ordinance shall be in full force and effect upon the expiration of five (5) days after its final passage and publication.

Introduced and passed this 10th day of July

A. D. 1970.

TOWN OF BRECKENRIDGE

Attestation:

By Roger B. Gray

Lena M. H. Moore
Town Clerk

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