

## Town of Milliken Land Use Code Comparison

Article 12, Divisions 1 & 2, Chapter 16

| R-M Mobile Home Community District   | R-MH Manufactured Housing Development District   |
|--|--|
| <b>16-12-10 General Provisions</b>   | <b>16-12-110 General provisions</b>  |
| Intent: High density residential district on a parcel of land under single ownership or control on which 2 or more <b>manufactured homes</b> are occupied as residences. | Low density residential zone district intended for SF uses on individual lots within a subdivision consisting of dwellings partially or entirely manufactured in a factory.  |
| <b>R-M Approval Procedure:</b>   | <b>R-M Approval Procedure:</b>   |
|  | Only used in conjunction with a PUD.   |
|  | Amendment to Zoning District Map, Park Development Plan, Subdivision Plat following the PUD approval procedure - Sketch Plan, Preliminary Plan and Final Plat process consistent with PUD process and community design principles. |
|  | Subdivide lots, dedicate adjacent and internal streets, row, utility/other easements & facilities. PUD Process - Sketch, Preliminary, Final Plat.  |
|  | Development Plan prepared in accordance with provisions of Land Use Code/Town Code as approved by the Board of Trustees.   |
| <b>General Requirements</b>  |  |
|  | Conform with all provisions of the Code <b>except</b> when altered by the specific Development Plan.   |
|  | No uses allowed until the zoning map and final plat are recorded.  |
|  | Portion of gross area dedicated to Town for public use or cash-in-lieu paid  |
|  | Vesting for portions under final plat only and for time per C.R.S.   |
|  | Public utilities underground.  |
|  | 5 acres minimum size for MH Park District.   |
|  | C.O. requirements  |
| Single Family occupancy with emergency exception   |  |

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| <b>16-12-20 Design standards/building requirements</b> | <b>16-12-120 Manufactured housing design standards</b>   |
|  | Structures manufactured in a factory   |
|  | Minimum size: 24' wide x 36' length  |
|  | Set on excavated, backfilled, engineered foundation enclosed at the perimeter so that the top of the perimeter wall sits no more than 12" above finish grade. Foundation must be similar in appearance and durability to a masonry foundation of a site-built dwelling. The foundation shall provide an anchoring system for the manufactured home that is toally concealed under the structure.   |
|  | Manufactured home must have brick, wood or cosmetically equivalent exterior siding on all exterior walls which provides a consistent, continuous façade from the bottom of the soffit downward to the top of the exposed perimeter foundation. The exterior siding of the manufactured home must have the same appearance as materials commonly used on residential dwellings. Metal siding must be painted or anodized.   |
|  | Manufactured home must have a pitched roof with a pitch of at least a nominal 3/12. The roof must be covered with shingles, shakes or tile. Eaves of the roof must extend at least 1' from the intersection of the roof and the exterior walls.  |
|  | Manufactured home must have windows that are wood, vinyl coated or anodized aluminum.  |
|  | Manufactured home must have color-coordinated body and trim. Colors of both the the factory components and the site built components shall be the same.  |
|  | The main entrance to the manufactured home must face or be oriented toward an adjacent street.   |
|  | The transportation mechanisms, including the weeks, axles and hitch must be removed.   |
|  | No manufactured home shall be occupied for dwelling purposes unless it is porperly placed in a manufactured home space and connected to water, sewerage, electric and gas utilities, as appropriate.   |
|  | All manufactured homes shall be certified to the HUD act and CDOH.   |
|  | Meet or exceed all equivalent performance engineering standards to the same extent as requied for other SF housing units   |
|  | Must include an enclosed crawl space underneath the manufactured home and shall not provide a harborage for rodents or create a fire hazard. No enclosed crawl space shall be used for strage unless the storage area is surfaced with concrete. Adequate access and ventilation shall be provided in accordance with the Guidelines for Manufactured Housing Installation.  |
|  | Additional to increase the floor area of manufactured home shall not be permitted except for patios, porches, garages, decks or carports. Garages may be detached or attached.   |
|  | Prior to occupancy, the Building Inspector shall inspect each manufactured home to determine compliance with the Town Code. No occupancy shall be permitted or CO issued until said inspection and all connections to public utilities have been made. The owner or home builder shall pay to the Town a building permit fee for each residential structure as may be required by the Town Code. Installation procedures and the building permit fee shall be in acordance with the then-current Guidelines, including appendicies published by the International Conference of Building Officials for manufactured home and as adopted by the Town. |
|  | All additions shall comply with minimum yard requirements, and a building permit shall be required in advance for any such addition.   |
|  | All homes must be less than 5 years old at the time they are installed in the mobile home community.   |

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| <b>16-12-30 Density, dimensional and spacing standards</b>  |  |
| Minimum space: 4,000 square feet  |  |
| Minimum lot length: 80'   |  |
| Minimum lot width: 50'  |  |
| Maximum building height: 35'  |  |
| Maximum gross density: 10 units/acre  |  |
| Minimum distance between any building or manufactured home from a property line of the MH community shall be 20'  |  |
| Front setback of MH from back of curb: 15'; encourage enclosed storage of parked vehicles, setback from the back of curb to a garage shall be either 5' or 15' or greater.  |  |
| Side spacing/between homes: 20'   |  |
| Rear spacing: 20' between units side to end; 10' between units end to end   |  |
| Minimum setback of 20' between any service facility or mobile home community permanent building and manufactured home   |  |
| Accessory buildings and structures constructed in accordance with Uniform Building Code. Shall include steps; attached/detached patios/decks open on 3 sides, attached/detached garages or carports. Accessory buildings/structures may be located adjacent to a MH space line provided a minimum of 6' separation is provided between a garage and any other structure on an adjoining space. Any other building/structure shall have a minimum of 10' between it and any structure on an adjoining space. |  |
| Permanent monuments set to define lot.  |  |

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| <b>16-12-40 Manufactured Home Park Design Standards</b>   |  |
| <b>Street Design Standards</b>  |  |
| All interior streets: privately owned/maintained, minimum width fromn back of curb to back of curb including gutter pans: 22'   |  |
| Primary through streets 34' back of curb to back of curb, with a 4' detached sidewalk on one side located 6' from the back of curb  |  |
| <b>Parking</b>  |  |
| Every manufactured home shall have 2 off-street parking spaces adjacent to the home. There shall be 1 additional space for each home within 100' for use of occupants/guests.   |  |
| For recreation facilities: off-street parking: 1/250 square feet of gross floor area + 1 space/employee at maximum shift. 20 spaces for every diamond or athletic field, 1/every 4 spectator seats whichever is greater. ADA conformance.   |  |
| <b>Pedestrian Circulation</b>   |  |
| Sidewalk connections, school bus stops, detached 4' minium width sidewalks  |  |
| <b>Street &amp; Sidewalk Lighting</b>   |  |
| Yes   |  |
| <b>Access &amp; Circulation</b>   |  |
| 2 means of access to public streets at the perimeter of the site. Internal circulation through streets, driveways, alleys. Each space shall be provided access to the internal circulation system. No space shall have direct access to a public street on the perimeter of the site. |  |
| <b>Sidewalk between street and home</b>   |  |
| Concrete sidewalks shall be provided between the home and adjacent street sidewalk; except that the paved parking area may satisfy this requirement if a sidewalk is provided from the parking area to the home   |  |
| <b>Traffic control</b>  |  |
| Manual for Traffic Control Devices, signage by owner - maintained and placed as required by the Town Traffic Engineer   |  |
| <b>Utility Design Requirement</b>   |  |
| <b>Manufactured Home Space Landscaping</b>  |  |
| Developer to provide front and rear landscaping including sod, irrigation, trees and shrubs from the Town's approved list. Approval through application process   |  |
| <b>Mobile Home Community Perimeter and Common Open Space Landscaping</b>  |  |
| Developer to landscape the perimeter and common open space, approval through application process  |  |

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| <b>Outdoor Living Area</b>   |   |
| No less than 8% of the gross site shall be reserved for improved recreation areas and facilities provided in convenient locations  |   |
| Each space shall have an outdoor living space = 10% of area, minimum, but not less than 300 or more than 500 sq ft. Minimum dimensions not less than 15'                                   |   |
| Drainage, convenient location, walled/fenced for privacy   |   |
| <b>Tenant Storage</b>  |   |
| Separate uniform tenant storage structure may be provided for each space   |   |
| Minimum of 224 cu ft of storage area for each MH   |   |
| Design/location shall enhance appearance of the park, exterior siding to match appearance of MH  |   |
| <b>Street names, addressing, mail delivery</b>   |   |
| Named on plan, approved by Town. Numeric assignments. Signs to be furnished and installed by owner. Cluster boxes conveniently for residents. No individual boxes unless approved by Town. |   |
| <b>Solid Waste Disposal</b>  |   |
| Owner is responsible to comply with federal/state regulations and provide containers screened from public view and adequate  |   |
| <b>16-12-50 Miscellaneous provisions</b>   |   |
| Resident Council establishment   | <b>16-12-130 R-MH Homeowners Association</b>                            |
| Cannot be converted to another use without Town approval   |   |
| Land shall remain in unified ownership and individual lot ownership cannot be transferred  |   |
| No dwelling unit other than a manufactured home shall be located within  |   |
| Conformance to State Law   |   |
| Owner shall have a business license with the Town  |   |
| <b>16-12-60 Application submittal requirements</b>   | <b>16-12-140 Application submittal requirements</b>                     |
| paper, electronic filing with all fees and deposits  |   |
| maps and plans preped & stamped by licensed engineer or registered surveyor  |   |
|  | application form  |
|  | application fee and fee agreement                                       |
|  | proof of ownership  |
| legal description  |   |
| applicants representative form   |   |
|  | project summary   |
|  | impact report   |
|  | existing conditions map   |
|  | development plan  |
|  | approval and review criteria  |
|  | surrounding property ownership report, mineral affidavit with envelopes |