

## Subsec. 10-4-3.2.D Manufactured Home Park

**A. Purpose.** The purpose of this Subsection is to establish regulations that provide for the proper installation and standards of construction to ensure the public health and safety of residents of [manufactured home parks](#), where permitted. All manufactured home parks must be developed and constructed in accordance with the minimum standards of this Subsection, as well as the licensing and inspection requirements of [Title 4, Building Regulations, Chapter 4, Mobile Homes and Mobile Home Parks](#), of the City Code.

### B. Applicability.

1. *Generally.* The standards of this Subsection apply to new [development](#), [redevelopment](#), and substantially improved or expanded manufactured home parks.
2. *Nonconforming Use.* [Existing manufactured home parks](#) that do not meet the standards of this Subsection after the effective date of this Code shall be considered to be nonconforming uses, subject to [Chapter 10, Nonconformities](#).
3. *Licensing.* Any required licenses must be obtained in accordance with City requirements.

**C. Standards.** In addition to all applicable provisions of the City Code, a manufactured home park shall meet the following standards:

1. *Permanent Foundations and Tie-Downs.* All manufactured homes shall be mounted on a permanent concrete foundation pad. Each foundation pad shall provide anchors and tie-downs such as cast-in-place concrete "dead men," embedded eyelets, runway screw augers, arrowhead anchors, or other devices which secure and stabilize the unit. Such devices are placed, at minimum, at each corner of each manufactured home.
2. *Specifications.* All manufactured homes shall meet the following specifications:
  - a. *Wind Zone.* The unit shall be designed to meet HUD Wind Zone I standards and adopted construction code requirements.
  - b. *Required Elevation.* The average elevation of a manufactured home frame above ground level, measured at 90 degrees to the frame, shall not exceed 20 inches from the top of the foundation pad.
3. *Skirting.* The [vacant](#) space between the finished [grade](#) and the exterior edges of the finished floor of each unit shall be skirted as follows:
  - a. *Installation.* Skirting is installed on a concrete footing so there is no visible gap between the finished floor and the ground.
  - b. *Materials.* The material used for skirting is rock, [brick](#), metal, manufactured vinyl, or concrete masonry construction. All skirting materials shall allow for adequate ventilation and drainage.
  - c. *Design.* The skirting shall be a continuous, complete, opaque, and rigid surface that lends permanency to the appearance of the unit and totally [screens](#) the crawl space under the unit.
4. *Lot Area, [Density](#), and [Setbacks](#).* The lot area, density, width, [height](#), and [setbacks](#) of manufactured homes shall comply with [Table 10-4-2.2, NB Lot and Building Standards](#).
5. ~~*Reserved. [Occupancy](#). No more than one family may reside in a manufactured home unit.*~~
6. *Street Access.* Each manufactured home lot shall abut and have access to an internal street. Access from individual home lots to streets that are external to the manufactured home park is prohibited.
7. *[Park Entrances](#).* Entrances shall be designed to minimize congestion and allow free movement of traffic on [adjacent](#) streets.
8. *Vehicular Circulation and Internal Streets.* Manufactured home parks shall provide interior vehicular circulation on a private internal street system. The street system shall be continuous and connected with other internal and public streets. Internal streets shall be constructed per the [Littleton Engineering Design Standards \(LEDS\)](#).
9. *Directory.* Any [new manufactured home park](#) shall assign street names and individual addresses. In lieu of street names and addresses, existing manufactured home parks may have a master directory board

at the entrance to the park showing each lot and number. A lighted directory map with automatic day-night controls shall be usable and legible from a vehicle.

**10. *Parking.*** See Section [10-1-3.7](#), *Vehicular Mobility*.

**11. *Pedestrian Improvements.*** All manufactured homes shall have a sidewalk with a width of at least four feet from the home to the sidewalk [adjoining](#) the street.

**12. *Utilities.*** All utilities, including water and sanitary sewer, shall be designed, installed, and maintained in accordance with the Littleton Engineering Design Standards (LEDS).

**13. *Landscaping, Ground Cover, and Buffers.***

a. *Ground Cover.* All [pervious](#) areas within the manufactured home park shall have ground cover to [mitigate](#) soil erosion.

b. *Landscaping.* All manufactured parks shall have landscaping in compliance with standards outlined in Section [10-4-4.1](#), *NB Landscaping*.

c. *Buffers.* In addition to complying with standards outlined in Section [10-4-4.2](#), *NB Bufferyard*, a Type B bufferyard, as set out in Subsection [10-1-3.6.F](#), *Bufferyard Requirements*, shall be provided along all property lines [abutting](#) single-family [detached](#) use or zoning.

**14. *Recreation Areas.*** In all manufactured home parks with 25 or more units, a minimum of eight percent of the gross development area shall be devoted to recreation areas. The recreation area(s) shall be suitable for recreation and centrally located. The recreation area(s) shall be accessible by sidewalks.

**15. *Storm Shelters.*** One storm shelter for each 25 units, or portion thereof, shall be provided for each manufactured home park. The shelter(s) must be built according to the applicable International Code Council/National Storm Shelter Association (ICC/NSSA) Standard for Design and Construction of Storm Shelters and [Title 4](#) of the Littleton City Code.

**16. *Transit and School Bus Access.*** Bus shelters and adequate circulation and maneuvering areas for buses shall be provided within or adjacent to a manufactured home park.

**17. *Maintenance.***

a. *Generally.* All grounds and improvements shall be maintained in a good state of repair, including:

1. The park shall be maintained free of litter and debris and refuse collection sites shall be kept clean and sanitary;
2. Grass and shrubbery shall be mowed and trimmed;
3. Fences, skirting, and screening shall be kept in a sound state of repair;
4. Grading and drainage shall be well maintained; and
5. Common facilities shall be operated in compliance with applicable ordinances and other laws.

b. *Safe and Sanitary Conditions.* Electrical systems, water and sanitary sewer systems, streets and parking areas, and buildings shall comply with all applicable codes and be maintained in safe and sanitary conditions.

**18. *On-Site Management.***

a. *On-Site Management Office.* One manufactured home or other permanent building for on-site management shall be provided for parks that have more than 25 units and may be provided for parks with fewer than 25 units for on-site management. Such unit shall be noted on the Site Plan for use as a permanent [office](#) or residence for the property manager.

b. *Property Manager Responsibilities.* The property manager shall be responsible for operations, maintenance, and enforcement, including:

1. Upkeep and maintenance of facilities, equipment, and common areas within the park to comply with provision of this Subsection;
2. Maintaining an up-to-date copy of the as-built Site Plan showing space locations and numbers;
3. Requiring licensed installers be used in the placement of units; and
4. Notifying occupants of their responsibilities, as follows:

- i. Maintenance of their homes, lots, facilities, and equipment to keep in good repair and in clean and sanitary conditions;
- ii. Ensuring proper placement of the unit and installation of all utility connections; and
- iii. Installation of proper skirting in compliance with this Subsection.

**19. *Connectivity to Surrounding Development.*** Vehicular and pedestrian improvements shall be constructed to connect residential and mixed-use development that is adjacent to a manufactured home park.

(There are no ordinances associated with this section.)