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## Section 3

# Supplementary Development Standards and Regulations

### 3.01 Mobile Home Parks.

#### A. Exceptions.

1. **Existing Mobile Home Parks.** Whenever a mobile home park was in existence in the Town of Wiggins on the effective date of the adoption of this Ordinance; or was annexed to the Town after the effective date, and such mobile home park complied with all applicable codes then in effect, the mobile home park shall be legally nonconforming in terms of these development standards.
2. **Existing Individual Mobile Home Not Within A Mobile Home Park.** Whenever a mobile home was in existence in the Town of Wiggins on the effective date of this Ordinance, or the property on which the mobile home is located was annexed to the Town after the effective date, and such mobile home complied with all applicable codes and ordinances then in effect, the mobile home shall be considered to be legally nonconforming and shall not be subject to the provisions of this section. Any permit not being used for a period of one (1) year (i.e., no mobile home is in place for a permit that was issued) shall be void and the use of the property shall be subject to the terms of this Ordinance.

#### B. Required Data for Application.

1. Name and permanent address of the applicant.
2. Location and legal description of the proposed Mobile Home Park.
3. Topographic map, drawn to scale, of the proposed park showing entrances, exits, driveways, walkways, and the design and arrangement of the mobile home spaces and permanent structures.
4. Plans and specifications of the proposed buildings.
5. Additional information may be required by the Planning Commission.

- C. **District Boundaries and Requirements.** The boundaries of the MHP District are not delineated in this Ordinance but shall be fixed by amendment of the Wiggins Zoning Resolution and Map, at such times in the future as such district may be applied to specific real property of this Town. Provided, however that:

- 1. General District Selection Criteria.** MHP Districts shall be located in areas where the effect on surrounding property shall be minimized, where the health, safety and general welfare of the MHP residents and others will be protected, and where the topography is suitable for MHP development.
- 2. Special District Requirements.**
  - a. Density and Space.**
    - (i) The MHP shall have a gross density of not more than five and one-half (5 ½) units per acre.
    - (ii) The minimum area of a mobile home space shall be 5,000 square feet with a minimum width of 50 feet.
    - (iii) The space between the lower edge of the mobile home unit and the mobile home stand shall be completely enclosed (skirted) with suitable and uniform material.
    - (iv) Upon the determination of the Board of Trustees that terrain or aesthetic conditions require it, groups or clusters of mobile homes shall be placed on a combined lot where the area of the combined lot is equal to the minimum lot area required for an equal number of mobile homes on standard lots and where the minimum setbacks are honored on the combined lots perimeter line.
  - b. Site Conditions.**
    - (i) The condition of the soil, groundwater level, drainage and topography within a mobile home park shall not be such as to create hazards to the property of the health or safety of the occupants of the mobile home park.
    - (ii) The site of a mobile home park shall not be exposed to health and safety hazards such as objectionable smoke, noxious odors, unusual noise, sudden flooding, subsistence or erosion, or the probability of insect or rodent infestation.
    - (iii) The entire ground surface within the mobile hoe park shall be graded and equipped in such a manner as to provide diversion of water away from buildings, patios and mobile home stands; to prevent standing water and soil saturation, which would be detrimental to structures; and to provide adequate and safe surface drainage.
    - (iv) For the purpose of preventing soil erosion and unusual and objectionable dust, exposed ground surfaces within a mobile

home park, except planting beds and areas preserved in their natural state for scenic reasons, shall be paved; surfaced with gravel, crushed rock, or like material; or planted in a vegetation growth capable of preventing such erosion and dust.

- (v) Storage facilities for vehicles, boats, and recreational vehicles other than private passenger vehicles shall be designed in such a manner that the view of such storage facilities from property adjoining the mobile home park and from public roads shall be obscured.

**c. Streets and Lighting.**

- (i) A mobile home park shall be serviced by a private street system constructed and maintained in compliance with this Resolution and providing safe and convenient access from abutting public streets or roads to all mobile home spaces.
- (ii) The alignment and grade of all such streets shall be properly adapted to the topography of the mobile home park and shall provide for safety of traffic movement, satisfactory surface and groundwater drainage, and the proper functioning of sanitary and storm sewer systems.
- (iii) All such streets shall be paved, shall be curbed and guttered, and shall be constructed to Town specifications.
- (iv) The paved surface of such streets, excluding curb and gutter, shall be of adequate width to accommodate anticipated traffic within the mobile home park and in any case shall meet the following requirements:
  - (1) Access streets and collector streets --- 32 feet minimum width.
  - (2) All other service streets and cul-de-sac streets --- 32 feet minimum width.
  - (3) Streets designated as one-way streets --- 32 feet minimum width.
- (v) Cul-de-sacs shall be a minimum of 80 feet in diameter and shall serve access to no more than 20 mobile home spaces.
- (vi) Cul-de-sac streets shall not exceed 500 feet in length.
- (vii) Minimum and maximum grades on all streets within a mobile

home park shall be as follows:

- (1) Access streets --- 12 percent maximum in a maximum distance of 150 feet.
  - (2) Service streets---eight percent (8%) maximum.
  - (3) All streets---one-half of a percent (0.5%) minimum.
- (viii) Street intersections shall generally be at right angles, and for a distance of 75 feet from the point of intersection and along the center lines of intersecting streets at a right angle shall be maintained as nearly as possible with consideration for topography and the mobile home park design.
- (ix) Where the center lines of intersecting streets are offset to form a jog, a minimum distance between the points of intersection of the center lines of the offset intersecting streets shall be 100 feet.
- (x) All service access roads and pedestrian walkways serving more than two (2) mobile home spaces shall be lighted for the safe movement of vehicles and pedestrians at night with a minimum illumination of one-foot (1') candles.
- (xi) All walkways shall be paved or concrete.
- (xii) The site shall have at least one direct access to public street by a roadway.
- (xiii) The mobile home park shall be so designed that all mobile home spaces and accessory buildings abut an interior roadway.
- (xiv) All access streets shall be designed so as to provide adequate access to and from the mobile home park site. All access streets shall be designed so as to minimize impact on existing roads and highways and to maximize integration with existing transportation facilities in the area. All access streets shall provide for adjacent or non-adjacent pedestrian walkways, paths, or trails.

**d. Parking of Motor Vehicles.**

- (i) A minimum of two (2) paved, off-street parking spaces, having a minimum area of 320 square feet, shall be maintained fore each mobile home space.

- (ii) Off-street automobile parking spaces shall have access to a paved street, driveway, or parking area over an access way of sufficient width to accommodate an automobile.
- (iii) A minimum of one (1) paved, off-street space, having a minimum area of 160 square feet, shall be maintained for every two (2) mobile home spaces for the purpose of guest parking. No mobile home space shall be more than 300 feet from such a guest parking space.

**e. Utilities.**

- (i) All utility services shall be available in a park, and shall be installed in a workman-like manner, and in compliance with all applicable codes and standards. Mobile homes in such parks shall have adequate means of heating and lighting, installed in accordance with applicable codes and standards.
- (ii) All mobile homes, service buildings, and other facilities shall be provided at all times with an adequate supply of water, and shall be connected to the public water supply of the Town of Wiggins.
- (iii) All utility easements shall be a minimum of 10 feet in width and shall provide convenient ingress and egress for construction and maintenance vehicles.
- (iv) The water distribution system shall be so constructed that no more than 25 mobile home lots will be without water as a result of water service line breakages or repairs with the park.
- (v) Where the water supply is subject to service interruption, the occupants shall be notified in advance of such interruptions if possible.
- (vi) Where the cause of water service interruption occurs within the park and the interruption exceeds a period of 12 hours, standby or auxiliary equipment shall be used to provide temporary emergency water supply for the occupants.
- (vii) Water service lines, including valves, riser pipes, connections, and meters shall be installed in compliance with the Colorado Technical Plumbing Code. Every mobile home lot shall be provided with an individual water service pipe and a riser pipe in conformance with the Colorado Technical Plumbing Code. The riser pipe shall extend at least four inches (4"), vertically, above ground unless it is shielded by a riser protector and casement extending above ground and

fitted with a lid. The riser shall terminate with two (2) threaded valve outlets which provide connections for the mobile home water piping and for a garden hose. The mobile home water outlet shall be securely capped when a mobile home does not occupy the lot.

- (viii)** All plumbing fixtures, building sewers, and mobile home park sewers shall be connected to the public sewer system.
- (ix)** Sewage collection lines shall be laid in trenches of sufficient depth to be free of breakage from traffic, ground movement, or freezing.
- (x)** Sewer lines shall be constructed of approved materials with adequate vents, water-tight joints, and sufficient clean outs.
- (xi)** Sewers shall be at a grade sufficient to ensure mean velocity of two feet (2') per second when flowing full. The system shall be designed for a minimum flow rate of at least 300 gallons per day per mobile home lot. Horizontal and vertical drainage lines connecting with other horizontal drainage lines shall enter through 45 degrees "y" branches or other combinations of equivalent sweep. Manholes or clean outs shall be provided at the upper end of each main sewer line and manholes shall be provided at intersections of two (2) or more sewer lines, at changes in grade or alignment more than 45 degrees and at intervals of not more than 400 feet.
- (xii)** Each mobile home lot shall be provided with a sewer branch line and a riser pipe at least four inches (4") inside diameter. The branch line shall be installed with a uniform slope of at least one-fourth ( $\frac{1}{4}$ " ) inch per linear foot and shall be properly trapped and vented. The branch line shall terminate at a riser pipe of at least four inches (4") inside diameter, which extends vertically at least four inches (4") above ground elevation, or has the ground graded from the riser pipe rim. When necessary, the riser pipe shall be protected by a concrete collar four inches (4") thick and 12-inches in diameter.
- (xiii)** The sewer service connection shall be equipped with standard screw, ring, or clamp-type fittings or adapters so that water-tight, and tamper-proof connections can be obtained at the mobile home drain outlet and sewer riser pipe. The connection shall be of approved semi-rigid, non-collapsible, corrosion-resistant pipe having a smooth interior surface and an inside diameter of not less than three inches (3").



- (xiv) The sewer service connection shall be installed and maintained with a uniform grade not less than one-quarter inch (1/4") per foot and shall be no longer than necessary to connect the mobile home drain and sewer riser pipe. Mobile homes with drain outlets of less than three inches (3") inside diameter shall be connected with reducers and screw or clamp-type fittings.
- (xv) When a mobile home does not occupy the mobile home stand, the sewer riser pipe shall be capped with a water-tight cap or plug.

**f. Refuse.**

- (i) The storage, collection and disposal of refuse in a mobile home park shall be so conducted as to control odors, rodents, insects, accidents, fire hazards, air pollution, or other nuisance conditions.
- (ii) Durable, washable, and non-absorbent metal or plastic containers with tight-fitting lids shall be provided at each mobile home lot or at a central storage area conveniently located not more than 200 feet from any mobile home lot. Refuse containers shall be provided at the rate of at least one 30-gallon (4 cubic feet) container for each mobile home lot or an equivalent storage capacity in centralized storage facilities.
- (iii) The number of containers used and the frequency of collection shall be sufficient to prevent over-filled containers. Refuse shall be routinely collected and removed from the premises not less than once weekly. Refuse shall be disposed of at a lawful disposal site in accordance with local and state requirements.

**g. Insect and Rodent Control.** Rodents and insects shall be controlled by approved sanitary practices, vermin-proofing of buildings extermination, and other control methods.

**h. Water Supply.**

- (i) The mobile home park shall connect to the Town of Wiggins water system.
- (ii) Where the public water system is determined to be inadequate, the proposed mobile home park may either be denied or the net density reduced to prevent exceeding the system capacity. Private individual water wells shall not be permitted.

- (iii) A minimum of 1,000 gpd (gallons per day) shall be provided for each mobile home space in the mobile home park for domestic and individual lot irrigation needs at graduating pressures of not less than 20 not more than 80 pounds per square inch to all fixtures. The number of mobile home spaces to be occupied in a mobile home park shall be limited to the quantity of water available to supply each such mobile home space with the minimum requirements.
- (iv) Adequate water supply shall be provided to any additional structures, such as service building(s), office building, etc. where such service may be required.
- (v) Provision of irrigation of proposed landscaped areas within the mobile home park but excluding individual lots shall be made in determining water needs.

**i. Sanitation System.**

- (i) Mobile home parks shall be served by the public sewer system of the Town of Wiggins.
- (ii) All sewage disposal apparatus, including appurtenances thereto, shall be provided, maintained, and operated so as not to create a nuisance or health hazard.
- (iii) Mobile home drains, sewer stand pipes, and connections thereto shall conform to standards as required by the utility serving the mobile home park. The mobile home drain shall be water-tight and self-draining. This drain shall be constructed of smooth plastic pipe or of other material approved by the State or local plumbing laws or regulations. All sewer lines will contain devices allowing access and cleaning of said lines at locations separated by no more than 250 feet.

**j. Electrical Outlets.** An electrical outlet supplying both 110/220 volts capable of providing 100 amperes or more of current, shall be provided for each mobile home space. The installation shall comply with all State and local electrical regulations.

**k. Fire Protection.** Every mobile home shall be equipped at all times with fire extinguishing equipment in good working order of such type, size and number, and is located within the park as prescribed by the local fire prevention authority, or to satisfy fire regulations. No mobile home space shall be located more than 300 feet from a fire hydrant of a quality and design acceptable to the Manager.

- l. Portable Utility Building Stand.** The entire surface of the utility building stand shall be covered with crushed rock, gravel, or other like material, for the purpose of providing surface water drainage. Such stand shall be provided with anchors or tie-downs which, in the discretion of the Commission, will prevent accidental movement of the portable utility building.
  
- m. Outdoor Recreation Area.**

  - (i) A mobile home park shall provide an amount not less than 20 percent of the gross mobile home park area for outdoor recreational area or areas.
  - (ii) Outdoor recreation areas include, but not by way of limitation, adult recreation and child play areas, and swimming pools, but shall not include areas devoted to guest parking, utilities, drying yards, a roadway, mobile home space, storage area nor any area required for setbacks.
  - (iii) Outdoor recreation areas shall be located in such a manner as to be free from hazards and topography incompatible with the purposes of the recreation areas, and shall be conveniently located, where the topography and traffic of the mobile home park permits.
  
- n. Setbacks.** The minimum setback along property lines of a mobile home park shall be as follows, and no structures, including mobile homes, shall be erected constructed or located closer to such property lines than the minimum setback distance, unless otherwise specifically provided.

  - (i) Public street or highway rights-of-way, other than four-lane highways – 100 feet from the centerline of such right-of-way or 30 feet from the property line, whichever distance is greater.
  - (ii) Public street or highway rights-of-way having four or more traffic lines, excluding frontage roads – 130 feet from the center line of such right-of-way or 75 feet from the property line, whichever distance is greater.
  - (iii) Private road rights-of-way and easement - 25 feet from the centerline of such right-of-way or easement or 10 feet from the easement boundary, whichever distance is greater.
  - (iv) All other property lines – 20 feet from the property line; provided, that screening fences and shrubs or trees may be erected or located closer to such property lines than the

minimum setback distance.

- o. Commercial or Business Use.** No commercial or business use shall be made of land within a MHP District.
- p. Sign.** One sign, and only one sign, advertising a mobile home park and displayed to the general public shall be allowed within boundaries of the mobile home park or within 1,000 feet of such boundaries. Such identification sign shall not exceed 40 square feet in area and shall not be of the neon, flashing-light variety, or involve movement.
- q. Compaction.** The entire area of each mobile home park, excluding recreational areas, shall contain soil compacted to a field density of 95 percent.
- r. Schools and School Sites.**
  - (i)** A mobile home park shall not cause a significant adverse impact upon existing surrounding school facilities so as to necessitate over-crowding or double sessions, substantial new equipment, or building expenditures or new school sites.
  - (ii)** If a mobile home park is likely to have a significant adverse impact upon existing school facilities, the Planning Commission and Board of Trustees shall consult the school district before recommending approval or disapproval of the proposed mobile home park.

**D. Procedure for Application for Amendment.**

1. Any citizen or group of citizens, firm or corporation, residing, owning or leasing property in the Town may apply for an amendment to fix the boundaries of this MHP District.
2. Such application shall be filed with the Zoning Manager.
3. Within 90 days from the date of filing the application with the Zoning Manager, the Planning Commission shall examine the application and recommend to the Board of Trustees the approval or disapproval of the application.
4. The Board of Trustees, prior to certification, shall then proceed in conformity with the provisions of the Zoning Ordinance or Resolution concerning amendment thereof, including notice of hearing requirements and provisions concerning protest to changes contained in the Amendments Section of this Ordinance.

**E. Contents of Application for Amendment, Notice, Objections, Building Permit.**

1. Applications for an amendment shall be made in writing to the Zoning Manager and shall contain:
  - a. The name and address of the applicant, and, if the applicant is a partnership, association, or corporation, the names and addresses of all managers, partners, and executives directly responsible for operation in Wiggins or in Morgan County.
  - b. An identification of the land to be included in the district to include:
    - (i) The location of the lands by legal subdivision, section, township, range, county, and municipal corporation, if any.
    - (ii) The name, if any, by which such lands or any part thereof are known.
    - (iii) The approximate number of acres to be affected.
    - (iv) The nearest town, village, or city.
  - c. A general description of the land which shall include as nearly as possible its vegetation cover, the annual rainfall, the general directions and average velocities of the winds, endangered species of fish and wildlife, its past and present uses, its present surface waters, and adjudicated water rights and their immediate drainage areas and uses, and the nature and depth of the topsoil, subsoil, mineral seams, or other deposits of commercially valuable quantities and any subsurface waters known to exist.
  - d. A United States Geological Survey topographic map, if available, to the district.
  - e. A Map in such detail as the Manager may specify, showing the boundaries of the land to be affected, its surrounding immediate drainage area, the location and names, where known, of all roads, railroads, public or private right-of-way and easements, utility lines, lakes, streams, creeks, springs, and water wells, and the limits of underground mines and surface mines, whether active or inactive to the land to be affected.

This map will also show:

- (i) The names, last known addresses, and boundary lines of the present surface landowners and occupants on the adjacent land to be affected.

- (ii) The location, ownership, and uses of all buildings on, or on lands adjacent to, the land to be affected.
  - (iii) Any political boundaries of special districts on or near the land to be affected.
- f. A site plan which shall be drawn by a registered land surveyor to scale of one-inch (1") equals 100 feet, bearing contour lines at vertical intervals of two feet upon Mylar or linen and shall contain the following information:
- (i) The legal description of the site; dimensions of the site perimeter; north point; and total land area within the site perimeters.
  - (ii) The proposed name of the mobile home park.
  - (iii) The location and width of all streets, alleys or roads adjacent to or within the site perimeters, together with walks, curbs, pavements, existing structures, existing utility easements, proposed recreational and parking areas, the number, size and location of all mobile home spaces, and proposed utilities such as gas, water, electricity, and sewer.
  - (iv) The size of all proposed or existing water and sewer lines.
  - (v) The location and dimensions of all proposed accessory uses and any other proposed structures.
  - (vi) The existing zoning district of the site and the existing zoning district adjacent to the site for a distance of 600 feet from the site perimeter.
  - (vii) The signature of the owner and surveyor as well as the signature blanks for the signature of the Zoning Manager.
- g. Typical street and walk sections.
- h. **Landscaping plan.** Incorporated into the plot plan or submitted as a separate exhibit there shall be a landscaping plan. In such detail and scope as may be required by the Planning Commission containing such information that is required in the Amendment Section of this Ordinance, and a surface drainage plan showing the proposed grading contours within the mobile home park and the location and dimensions of all tile lines, culverts, catch basins, drain inlets, turf and masonry gutters, all curbs, drainage disposal, and any existing facilities to be used for surface drainage. The applicant may submit a written statement of the provisions to be made for

surface drainage plan. The landscaping plan and surface drainage plan need not be prepared by a registered land surveyor. Landscaping plans shall be produced on tracing paper or velum having outer dimensions of at least 24-inches by 36-inches and drawn to scale of one-inch (1") equals 100 feet and shall contain such information as the following:

- (i)** The outline of mobile home stands, patios, accessory buildings, and other improvements.
  - (ii)** An appropriate landscaping plan.
  - (iii)** The details of all features pertaining to site improvements, such as retaining walls, tree walls, and other site improvements details now shown upon other drawings.
- i.** Connection to the public water supply and sewage system of the Town of Wiggins, and methods to be used for garbage disposal and evidence, satisfactory to the board, of the legal, technical, and natural sufficiency of such supplies and methods.
  - j.** Such further information as may be requested by the Board of Trustees to enable them to determine that the proposed mobile home park will comply with legal requirements.
  - k.** The developer must file a plat of the mobile home park covering the location of all existing and proposed utilities and public lands prior to or at the time of final approval of the mobile home park.
  - l.** A minimum fee as described in the Wiggins Zoning Ordinance and Resolution.
  - m.** Such other information as the Zoning Manager deems necessary or as good faith compliance with the provisions of this ordinance require.
  - n.** Description of the source and adequacy of existing fire protection facilities and an anticipated new facilities.
  - o.** Description of anticipated impact upon surrounding school facilities and any anticipated facility requirements, including projected impact upon school classroom and teacher capacity, school transportation expense and school site necessity.
  - p.** The applicant may have the local conservation district assist in preparation of, provide data for, perform research, review and comment upon the reclamation.

- q.** The applicant shall cause notice of the application to be published in a newspaper of general circulation in the locality of the proposed mobile home park once a week for four (4) consecutive weeks commencing with 15 days after filing of the application. The notice shall contain information regarding the identity of the applicant, the location of the proposed mobile home park, and the location and final date for filing objections to the application. The applicant shall mail a copy of the notice immediately after first publication to all persons having a legal estate which might be affected by the proposed operations. Proof of such notice and mailing shall be attached to and become part of the application.
- r.** A public hearing shall be held pursuant to the Amendment Procedures section of this Ordinance.
- s.** The requested amendment shall be granted if it is established that the application complies with the requirements of this Ordinance, the Standards for Review of Applications for Amendment section of this Ordinance, and all applicable federal and state laws. The board shall not deny an application except for one or more of the following reasons:

  - (i)** The application is incomplete.
  - (ii)** The application is not accompanied by the required fee.
  - (iii)** Any part of the proposed use is contrary to this Ordinance the Standards of Review of Applications for Amendment section of this Ordinance, the law or policy of this state or the United States.
  - (iv)** The proposed mobile home park would irreparably harm, destroy, or materially impair any area that is of a unique and irreplaceable, historical archeological, scenic, agricultural, recreational, or natural value.
  - (v)** The proposed mobile home park endangers the public health and safety.
- t.** When, upon review of the application and the plot plan, the board shall be satisfied that there is compliance with this Ordinance, a building permit for all or a part of the mobile home park, at the determination of the board and subject to the terms of the Zoning Manager section of this Ordinance and other applicable statutes, ordinances, rules and regulations shall be issued for the construction of the mobile home park within the MHP District. Provided however, the board may enact such amendment only in part or for a limited period of time if it shall determine that the



purposes of this Ordinance would be served by time-phased or temporary rezoning of the proposed district.

**F. Deposit of Fees and Forfeitures.**

1. All forfeiture and other monies collected under the provisions of this Ordinance shall be deposited with the Town Clerk.
2. All fees shall be deposited with the Town Clerk in the general fund.

**G. State Statutes and Regulations.** Except where not so strict as this Ordinance, all appropriate Colorado Statutes and Regulations of Colorado State agencies are incorporated herein by this reference as if set out verbatim.

**H. Rules and Regulations.** The Manager may promulgate such rules and regulations, subject to approval by the board, as may be necessary and proper to accomplish the purposes of this Ordinance.

**I. Saving Clause.** Should any section, clause or provision of this Resolution be declared by a Court or competent jurisdiction to be invalid, such decision shall not affect the validity of this Resolution as a whole or any part thereof, other than the part so declared invalid.

**J. Service Lines.** All utility service lines, including all telephone lines, television signal cables, and electrical lines within the mobile home park, shall be installed underground within Town's specifications for underground services.

**K. Setback Requirements.**

1. The minimum distance from the line or the corner of any mobile home stand to street pavement, common parking bay or common walk shall be 25 feet.
2. The minimum distance from the line or corner of any mobile home stand to a boundary line of the Mobile Home Park zone district shall be 25 feet.
3. The minimum distance from the line or corner of any mobile home stand to any permanent building or structure for common use shall be 25 feet.
4. Permanent buildings and structures for common facilities and dwelling units other than mobile homes shall be set back from the Mobile Home Park boundaries a minimum distance of 25 feet.
5. The minimum distance from the parking area on the lot to the side yard lot line shall be 10 feet.
6. The setbacks of a mobile home stand on a corner lot shall be a minimum of 25 feet.

7. The minimum distance to the rear yard lot line shall be 15 feet.
8. The minimum set back for accessory buildings shall be three feet (3').

**L. Common Facilities and Uses.**

1. Not less than 20 percent of the total land area of the Mobile Home Park shall be devoted to space for common facilities and uses, such as a laundry, swimming pool, or recreation and play areas.
2. Laundry, recreation rooms, management offices and other common facilities may be consolidated in a single building if the single location will adequately service all mobile home units in a Mobile Home Park.

**M. Storage.**

1. Tenant storage facilities shall be provided for materials which cannot be conveniently stored in a mobile home. A minimum of 400 cubic feet of storage space shall be provided for each mobile home unit.
2. Storage facilities may be located adjacent to the mobile homes, or in common compounds within a reasonable distance from the mobile homes. Storage facilities shall be designed in a manner that will enhance the park and shall be constructed of suitable weather-resistant materials appropriate under the use and maintenance contemplated.

**N. Landscaping.**

1. Lawn and ground cover, which may include aggregates, shall be provided on all common ground areas except those covered by structures, paved or surfaced areas, and except those undisturbed areas, such as watercourses left in their natural state.
2. Screen planting and/or fencing at least six feet (6') high shall be provided where necessary for screening purposes, such as around the Mobile Home Park boundary lines, refuse collection points, common recreation areas and playgrounds, and at such other points as necessary for screening of objectionable views.
3. A complete landscaping plan shall be submitted which shall show existing trees and shrubs which are to be maintained and new trees and shrubs which are to be planted. The plan shall include the size and type of planting proposed, their spacing, and maintenance provisions.
4. The landscaping on the front and both sides of the residence must be landscaped with six (6) months of the issuance of the Certificate of Occupancy. This will include ground cover and a tree in the front yard.

**O. Tie-Downs and Blocking.** Every mobile home and manufactured home in the Town of Wiggins shall be secured against wind damage by blocking and tie-downs. The specifications for blocking, ground anchorage, and tie-downs are detailed in this Ordinance and shall be considered to be a minimum specification.

**P. Blocking.**

**1. Base:**

- a.** For all mobile homes in a MHPD, all piers shall be placed on footings of concrete with a minimum dimension of 16-inch by 16-inch by 4-inch (16" x 16" x 4")
- b.** For all manufactured homes in all Zoning Districts except MHPD with support walls and crawl space, all piers shall be placed on load bearing pylons of concrete with a minimum dimension of 36-inches deep by 12-inches diameter/square plus a permanent foundation.
- c.** Mobile homes in a R2 district must meet the above requirements for manufactured homes.
- d.** For all manufactured homes in a MHPD without support walls and a crawl space, all piers shall be placed on load bearing pylons of concrete with a minimum dimension 36-inches deep by 12-inches diameter/square.

**2. Piers** – All piers shall be one (1) or more 8-inch by 8-inch by 16-inch (8" x 8" x 16") celled concrete block. All piers shall be placed over the footings with the long dimension crossways to the main frame members and centered under them, with cells vertical. Pier heights shall be such that the mobile home will be located as close to the ground as possible.

**3. Spacing** – Piers shall be provided under the main frame of the mobile home at intervals of not more than eight feet (8'). End piers shall be placed no more than five feet (5') from the extreme ends of the mobile home.

**4. Caps** – Piers shall be topped with 8-inch by 16-inch by 4-inch (8"x16"x4") solid concrete.

**5. Shims** – Hardwood shims shall be driven tightly between the cap and the main frame member to provide uniform bearing. They shall not be more than 4 inches in thickness and of sufficient width to provide bearing

**6. Permanent Foundation** – Wall construction shall be a minimum of six-inch (6") block or concrete on a concrete footer for manufactured homes.

**Q. Ground Anchorage.** Each mobile home shall be provided with adequate ground anchorage. Tie pads or anchors may be used, tie pads being preferred.

1. **Tie Pads Construction** – Concrete slab on grade over caissons containing stirrup ties of 5/8" deformed reinforcing rod.
2. **Steel Anchor Construction** – 5/8" x 5' steel anchors with closed eye driven to maximum depth is approved unless unstable soil conditions exist, as determined by the Building Inspector.

**R. Tie-Downs** – Each tie-down shall be constructed and installed for each mobile home as provided below:

Length of Mobile Home	Required Number of Ground Anchors	Required Tie-Down Sets
Up to 50 feet	4	2 sets
50-70 feet	6	3 sets
Over 70 feet	8	4 sets

1. **Tie- Down Slabs**-Number of tie-down slabs of concrete to correspond to length of mobile home with dimensions to be three foot (3') wide, four foot (4') long, one foot (1') thick and to be place level with ground surface.
2. **Cables** – Shall be galvanized or stainless steel ¼" diameter or larger (6 x 9 IWRC Wire Rope) or 3/8" diameter or larger (6 x 7 Wire Rope).
3. **Turnbuckles** – Shall be ½" galvanized steel or larger 'Eye and Eye' or 'Jaw and Eye'. No hook ends or open 'eyes' are permitted. Turnbuckles shall be adjusted to draw the cables for tight anchorage.
4. **Cable (wire rope) ends** – Shall be secured with at least two (2) U clamps, faces opposed.
5. **Tie-Down Cables** – Shall be placed so that they assume not less than a 45-degree angle from the footing of the piers and at an approximate right angle to the mobile home.

**S. Mobile Home or Manufactured Home Subdivisions.**

1. Applications for mobile home subdivisions or manufactured home shall adhere to all applicable requirements above for mobile home parks.
2. In addition, applicants shall also conform to the requirements and design standards for subdivision. Should requirements under these two (2) sets of requirements conflict, the stricter of the two shall be applied.

**3.02 Commercial and Industrial Use Performance Standards.**

- A. Glare and Heat.** Any operation producing intense glare or heat shall be conducted within an enclosed building or with other effective screening in such a manner as to make such glare or heat completely imperceptible from any point along the property line.
- B. Vibration.** Industrial or commercial operation shall cause no inherent and recurring generated vibration perceptible without instruments at any point along the property line. Transportation facilities on temporary construction are excluded from this restriction.
- C. Light.** Exterior lighting, except for overhead street lighting and warning, emergency or traffic signals shall be installed in such a manner that the light source will be sufficiently obscured to prevent glare on public streets and walkways or into any residential area. The installation or erection of any lighting which may be confused with warning, signals, emergency signals or traffic signals is prohibited.

- D. Smoke.** All industrial and commercial uses which produce smoke or any air contaminant shall be subject to the jurisdiction and regulations of the Colorado Air Quality Control Commission and the Colorado Air Quality Control Division. The Town reserves the right, prior to approving any industrial or commercial application under this title, to require from the applicant evidence of compliance with applicable regulations of state government.
- E. Odors.** No industrial or commercial use shall cause or allow the emission of malodorous air contaminants from any single source such as to result in detectible odors which are apparent outside the property boundaries.
- F. Noise.** All industrial and commercial uses shall be conducted such that noise generated from such uses is controlled at its source or so attenuated by the structure from which it radiates that it does not become objectionable outside its property lines.
- G. Fugitive Dust.** No industrial or commercial operation shall be allowed to produce fugitive dust in amounts which are noticeable or appreciable outside of the property boundaries of the use.
- H. Electromagnetic, Electrical Interface.** No commercial or industrial equipment shall be operated in such a manner as to adversely affect the operation of any off-premises electrical, radio, or television equipment.
- I. Industrial and Commercial Wastes.** All industrial and commercial operations shall confine liquid and solid wastes produced in connection with such operation within the property boundaries, and shall further ensure that no such waste, including liquid waste such as drain oil, leave the property or enter any natural stream courses. This shall not apply to the appropriate and proper disposal of liquid and solid wastes.

**3.03 Home Occupations.** A home occupation shall be allowed as a permitted accessory use, provided that the following conditions are met:

- A.** The use must be conducted entirely within a dwelling and may employ a maximum of one (1) person other than those members of the immediate family residing on the premises. For the purposes of this Section, a dwelling unit may include attached garages and attached accessory buildings.
- B.** The use must be clearly incidental and secondary to the use of the dwelling for dwelling purposes and must not change the residential character thereof.
- C.** The total area used for home occupation uses shall not exceed 25 percent of the total floor area within a dwelling unit. The area used for the home occupation shall be considered to include all storage areas and work space clearly utilized or essential in the operation of the home occupation.
- D.** There shall be no change in the outside appearance of the building or premises or

other visible evidence of the conduct of such home occupation, including advertising signs or displays or advertising that solicits or directs persons to the address.

- E.** There must be no exterior storage on the premises of material or equipment used as a part of the home occupation, unless it is enclosed and lot coverage requirements for accessory uses are met.
- F.** No equipment or process shall be used in such home occupation which creates any glare, fumes, odors, or other objectionable conditions detectable to the normal senses off the lot, if the occupation is conducted in a single-family dwelling, or outside the dwelling unit if conducted in other than a single-family dwelling.
- G.** No traffic shall be generated by such home occupation in greater volumes than that generated by a single-family use in a residential neighborhood, and any need for parking generated by the conduct of the home occupation shall be met off the street and not in a required yard adjacent to a street.
- H.** Under no circumstances shall any of the following be considered a home occupation: medical clinic, mortuary, nursing home, restaurant, veterinarian's clinic.
- I.** Each home occupation shall annually register with the Town Clerk, which registration shall include a review of compliance with the home occupation standards contained in this Ordinance. The person seeking to register said home occupation shall grant the Town reasonable access to the location of the home occupation for the purpose of verifying compliance with this Ordinance, as may be required by the Town.

#### **3.04 Renting of Rooms.**

- A.** The renting of rooms to one (1) or two (2) persons, not members of the family residing in the same dwelling unit, may be permitted as an accessory use, provided that the following conditions are met:
- B.** The total number of unrelated persons, including roomers, in any dwelling unit must not exceed three (3).
- C.** The dwelling unit must have only one electric (1) meter.
- D.** Where the renting of rooms is to two (2) roomers, at least one off-street parking space must be provided, in addition to the number of spaces required by this Ordinance.
- E.** All roomers shall use the main kitchen facilities of the dwelling unit. No separate kitchen facilities are allowed.

- F. Renting of rooms shall be allowed as an accessory use in the principal building on a lot only, with no renting of rooms allowed in accessory buildings.

**3.05 Fences, Hedges, Trees, and Walls.**

- A. **General Provisions.** Fences, hedges and walls may be permitted in the required yard areas of any district subject to the following conditions and requirements:
- B. All fences and walls are subject to the applicable sections of the Building Code.
- C. No fence, hedge or wall may extend beyond or across a property line unless with the joint agreement of the abutting property owners. It shall be the responsibility of the property owner to locate all property lines.
- D. No fence, hedge or wall shall be placed outside of the property boundary lines or nearer than 12-inches from a public sidewalk.
- E. No barbed wire, sharp-pointed or electrically charged fence shall be permitted, with the exception of the ER and RR zones and that in the Industrial zones only, up to three (3) strands of barbed wire may be attached to the top of a minimum six foot (6') high fence, for security purposes.
- F. Fences, hedges or walls shall not exceed six feet six inches (6'6") in height except in the Industrial Districts. The height shall be measured at the finished grade on the side of the fence nearest the street, alley, or abutting property. A property owner desiring to install a fence taller than six feet six inches (6'6") may apply for a variance pursuant to Section 02.14.L.
- G. Fences located within the required front yard setback shall not exceed four (4) feet in height. In addition, on corner lots, any obstruction of any nature whatsoever over 30-inches in height shall not be allowed within the height triangle established for the adjacent intersection except for trees with branches and foliage removed to a height of seven feet (7') above the ground and open wire fencing that does not obscure more than 10 percent.
- H. All trees shall be planted in accordance with Town's Tree Ordinance 2-80.
- I. Barbed wire fences along public streets prohibited.
- J. No person shall construct or maintain or cause to be constructed or maintained any barbed wire fence upon or along any public street or upon or along any boundary line of any such street or in any manner next to any such street for the purpose of enclosing any private grounds or premises or public ground or for any other purpose whatever, except in the ER and RR zones.
- K. No fence shall be constructed out of T-posts or other farm posts except in the ER, RR, and Conservation Districts.



- L.** The use of chicken wire, wafer, particle board, plywood, metal sheeting, corrugated metal, roofing metal, plastic mesh as fencing material is prohibited, except in construction with a construction project where a temporary fence permit may be issued by the Zoning Manager for the safety and protection of the public.
- M.** Fences that are constructed to protect vital public facilities such as water treatment plants, water storage, water works, may be exempt from this Section by the authority of the Zoning Manager.
- N.** All fences shall be constructed in a professional, quality work like manner. The Town Manager is hereby authorized to set minimum standards for construction and materials will be a condition of the building permit.
- O.** In case such fence shall have been constructed before, and be in existence at the time of the passage of this Ordinance, the owner of said fence shall not be liable until notice is given or served by the Town. Such notice may be oral or written and may be given or served by the Manager or any police officer of the Town. Said notice shall notify the person served, or the person to whom the notice shall be given, to remove such fence and thereby abate the nuisance. Such notice, when written, shall be signed by the Manager or any police officer of the Town. Such notice shall direct that the fence be removed with 30 days, but this provision shall not be deemed to apply in the case of a person constructing or causing to be constructed any such fence after the taking effect of this Ordinance and under the requirements of this Ordinance.

**3.06 Off-Street Parking and Loading.**

- A.** Off-street parking spaces required.
- B.** The following numbers of off-street parking spaces shall be provided with the construction of or addition to any of the buildings and uses listed below. The Zoning Manager may also consider the availability of on-street parking when determining the requirements

<b>PARKING SPACE REQUIREMENTS</b>	
<b>ALL RESIDENTIAL UNITS:</b>	
<b>Use</b>	<b>Parking Requirements</b>
Efficiency or 1-bedroom	1.5 spaces per unit
2-bedroom	2.0 spaces per unit
3-bedroom	2.0 spaces per unit
4 or more bedrooms	2.0 spaces per unit
Additional requirements for multiple-family residential and mobile home parks with six (6) or more units (guest parking)	0.25 spaces for each unit
Multiple-Family housing for the elderly or for the handicapped	0.5 spaces per unit
Motel or Hotel	1 space per unit, plus 2 spaces for the owner's or manager's unit
Temporary Multi-Family or Lodge	1.5 spaces per unit, plus 2 spaces for the owner's or manager's unit
Nursing Homes, Rest Homes	1 space per 4 beds, plus 1 space for every 2 employees
<b>Non-Residential Uses</b>	
Drive-In or Fast Food Restaurant	1 space for every 2 seats or 1 space for every 100 square foot of floor area, whichever is greater, plus 1 space for every employee on the largest work shift
Animal Hospitals	1 space for every 300 square feet of floor area
Hospitals	1 space for every 2 beds, plus 1 space for each staff doctor and employee on the largest work shift
Motor Vehicle Sales	1 space for every 500 square feet of floor area
Motor Vehicle Service and Repair	1 space for every 300 square feet of floor area
Business and Professional Offices	1 space for every 250 square feet of floor area
Medical, Dental Offices and Clinics	1 space for every 200 square feet of floor area
Indoor Restaurants and Bars	1 space for every 3 seats or 1 space for every 200 square feet of floor area, whichever is greater
Retail Business, except furniture stores and appliance stores	1 space for every 300 square feet of floor area
Furniture Stores, Appliance Stores	1 space for every 500 square feet of floor area

Wholesale Business and Warehouse	1 space for every 1,000 square feet of floor area or 1 space for every 2 employees, whichever is greater
Industrial uses (excluding offices) not mentioned specifically under another use in this section	1 space for every 500 square feet or 0.75 spaces for every one (1) employee, whichever is greater
Places of public assembly, such as churches, auditoriums, meeting rooms	1 space for every 4 seats in the principal place of assembly
Libraries	1 space for every 400 square feet of floor area, plus 1 for every 2 employees
<b>Educational Facilities:</b>	
<b>USE</b>	<b>PARKING REQUIREMENTS</b>
Preschool Nurseries or Childcare Centers, Kindergarten and Elementary Schools and Middle Schools	1 space per classroom, plus 1 space per employee
High Schools	1 space per employee, plus 1 space for every four (4) students, plus one (1) space for every four seats on the principal place of assembly (bench capacity is determined as 1 seat per 20 inches)
Recreational Facilities	1 space for every 500 square feet of recreational area

NOTE: When determining the number of parking spaces to be required, fractions of spaces shall be rounded to the nearest whole number with five-tenths (0.5) space being rounded up to one (1) space. For example, if the calculation of parking spaces equals 27.25 spaces, then 27 spaces would be required. If the calculation equals 27.5 spaces, then 28 spaces would be required.

- C. Combination of Uses.** When one building is planned to include a combination of different uses, the minimum parking required will be determined by applying the above requirements based upon the floor area for each use. The maximum number of parking spaces required for the building shall be the sum of the requirements for each separate use. Under special circumstances, parking requirements may be reduced following reduction standards for combinations of uses. Applicants must fully document any requests for parking reductions.
- D. Uses Not Listed.** For specific uses not listed, the Planning Commission shall determine the appropriate number of parking spaces required based upon the type of activity, intensity, number of employees and similarity to listed uses.
- E. Off-Site Parking.** For any commercial or business use, the off-street parking requirements may also be met utilizing the following alternatives if applicable:
  - 1.** Off-street parking spaces may be provided on a site within 300 feet of the use that generates the parking requirements, provided that the site is owned

or under the control of the owner of the parking generator.

2. The owner of the use may participate in a parking district or joint venture that assures the Town that the off-street parking requirements will be met. All parking districts or joint ventures shall be subject to the approval of the Town.

**F. Parking Area Standards.**

1. All off-street parking areas shall be unobstructed and free of all other uses.
2. All off-street parking spaces shall have unobstructed access to and from a street.
3. All off-street parking areas, except those for single-family or two-family dwellings, shall be surfaced with asphalt or concrete. Other dustless surfaces such as washed road base with a chemical dust suppressant may be approved by the Board of Trustees for parking areas in the Industrial District, based on type of use, location, and impact to adjoining properties.
4. Off-street parking areas with six (6) or more spaces shall be adequately screened from any adjoining residentially zoned lot by landscaping or solid fencing.
5. Lighting from any parking area shall not be directed toward any adjacent residential area or public street.
6. Off-street parking areas may be located to jointly serve two or more buildings or uses, provided that the total number of spaces is not less than that required for the total combined number of buildings or uses. However, this number may be reduced based on the results of a shared parking demand analysis based on recognized standards and methodologies.
7. Off-street parking spaces shall be at least 9 feet by 9 feet (9' x 9'), except that up to 20 percent of the required spaces in a parking area with 10 or more spaces may be designated for compact cars with a minimum space of 8 feet by 16 feet (8' x 16'). If compact spaces are approved, designated areas shall be clearly marked by above-grade signage for small or compact cars only.
8. Where off-street parking areas designed for parallel parking are established, the dimensions of such spaces shall be not less than 22 feet by 9 feet (22' x 9').
9. No more than 12 parking spaces shall be permitted in a contiguous row without being interrupted by a landscaped area of at least six feet (6') wide and 16 feet long, or unless otherwise stated in the design policies of the Town.

10. In multiple-family areas, areas included in driveways or otherwise required to move cars in and out of parking spaces shall not be considered to meet off-street parking requirements.

11. Minimum Width of Traffic Aisles.

a. Schedule:

TRAFFIC AISLES SCHEDULES			
Stall Angle	Direction of Traffic	Minimum Area Width	
		Feet	Inches
0 Parallel	One-Way Traffic	12	0
0 Parallel	Two-Way Traffic	24	0
30	One-Way Traffic	12	0
30	Two-Way Traffic	No Angle Parking Permitted	
45	One-Way Traffic	14	0
45	Two-Way Traffic	No Angle Parking Permitted	
60	One-Way Traffic	18	0
60	Two-Way Traffic	No Angle Parking Permitted	
90	One-Way Traffic	22	0
90	Two-Way Traffic	24	0

b. All off street parking areas shall be served with paved ingress/egress having minimum width of 12 feet for one-way traffic and 20 feet for two-way traffic.

**G. Off-street Loading Areas.** For all business and industrial uses, off-street loading spaces containing 500 square feet, with no dimension less than ten feet (10'), shall be required for new construction or major additions involving an increase in floor area as follows:

1. New floor area between 5,000 and 20,000 square feet: one off-street loading space.
2. New floor area in excess of 20,000 square feet: one off-street loading space for each 20,000 square feet or fraction thereof.

### 3.07 Streets, Sidewalks, and Bicycle Lanes.

**A. Street Plan.** The arrangements, classification, extent, width, grade and location of all streets shall conform to the street plan of the Town and shall be designed in

relation to existing and planned streets, topographical conditions, public convenience and safety, and the proposed uses of the land to be served by such streets and the Town's drainage study. All classification streets shall be paved, shall be curbed and guttered, and shall be constructed to Town specifications.

**B. Street Classification.**

**C.** In all new developments and subdivisions, streets that are dedicated to public use shall be classified as provided below, as provided in the Roadway Design Criteria of the Town of Wiggins.

1. The classification shall be based upon the projected volume of traffic to be carried by the street, stated in terms of the number of trips per day;
2. The number of dwelling units to be served by the street may be used as a useful indicator of the number of trips but is not conclusive;
3. Whenever a subdivision street continues an existing street that formerly terminated outside the subdivision or is expected to be continued beyond the subdivision at some future time, the classification of the street will be based upon the street in its entirety, both within and outside of the subdivision.

**D. The Classification of Streets Shall be as Follows:**

1. **Local.** A street which provides direct access to adjacent property, including residential uses. Local streets typically are designed to discourage through traffic from neighborhoods.
2. **Collector.** A street which permits relatively unimpeded traffic movement, collects traffic from the local system, and where traffic demands are relatively high, but where a higher classification street is not warranted. No back-out drives are permitted.
3. **Arterial.** A street with signals at important intersections and stop signs on the side streets, and which collects and distributes traffic to and from collector streets. Arterials can act as boundaries between neighborhood areas or different land uses.
4. **Freeway.** Completely controlled access highways designed to provide interstate or intercity traffic flow, with grade separations at intersections. No private access.

**E. Access to Lots.** Every lot shall have access to a public road or street that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.

**F. Access to Arterial Streets.** Whenever a development that involves the creation of one or more new streets borders on or contains an existing or proposed arterial street, no direct driveway access may be provided from the lots within this development onto this street.

**G. Entrances to Streets.**

1. All driveway entrances and other openings onto streets within the Town's planning jurisdiction shall be constructed so that:
  - a. Vehicles can enter and exit from the lot in question without posing any substantial danger to themselves, pedestrians, or vehicles traveling in abutting streets, and
  - b. Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.
  - c. If driveway entrances and other openings onto streets are constructed in accordance with the specifications and requirements of the Town of Wiggins, if these exist, or the relevant special district, this shall be deemed prima facie evidence of compliance with the standard set forth in this Ordinance.

**H. Coordination with Surrounding Streets.**

1. The street system of a development or subdivision shall be coordinated with existing, proposed, and anticipated streets outside it or outside the portion of a single tract that is being divided into lots (hereinafter, "surrounding streets") as provided in this section.
2. Collector and arterial streets shall intersect with surrounding collector or arterial streets at safe and convenient locations.
3. Local and minor residential streets shall connect with surrounding streets where necessary to permit the convenient movement of traffic between residential neighborhoods or to facilitate access to neighborhoods by emergency service vehicles or for other sufficient reasons, but connections shall not be permitted where the effect would be to encourage the use of such streets by substantial through traffic.
4. Whenever connections to anticipated or proposed surrounding streets are required by this section, the street right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. In addition, the Town may require temporary turnarounds to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate

emergency vehicles. Notwithstanding the other provisions of this subsection, no temporary dead-end street in excess of 1,000 feet may be created unless no other practicable alternative is available.

**I. Relationship of Streets to Topography.**

1. Streets shall be related appropriately to the topography. In particular, streets shall be designed to facilitate the drainage and storm water runoff objectives set forth in this Ordinance, and street grades shall conform as closely as practicable to the original topography.
2. Permissible roadway and intersection grades shall be as specified in the Town of Wiggins Roadway Design Criteria or other documents as approved by the Town.

**J. Wheelchair Ramps.** Whenever curb and gutter construction is used on public or private streets, wheelchair ramps for the handicapped shall be provided at intersections and other major points of pedestrian flow. Wheelchair ramps and depressed curbs shall be constructed in accordance with standards of the Town or appropriate special districts.

**K. Street Names.**

1. Street names shall be assigned by the developer subject to the approval of the Town. Proposed streets that are obviously in alignment with existing streets shall be given the same name. Newly created streets shall be given names that neither duplicate nor are phonetically similar to existing streets within the Town's planning jurisdiction, regardless of the use of different suffixes.
2. Street names shall include a suffix such as the following:

**Cul-De-Sacs:** Way, Court or Lane

**Short Streets:** Way, Place or Lane

**Streets:** Street, Parkway, Avenue or Drive

**Circular Streets (both loops and at same street):** Circle

3. Building numbers shall be assigned and/or approved by the Town.

**L. Sidewalks.**

1. On streets other than local or minor collectors, landscaped parking strips of the following minimum widths must separate sidewalks from street flow line (and edge):



Street Type	Parking Strip Width (Minimum)
Collector	6 Feet
Arterial	12 Feet

2. The sidewalks required by this section shall be at least four feet (4') in width and constructed according to the specifications of the Town if these exist, or of the relevant special district, except that the Town may permit the installation of walkways constructed with other suitable materials when it concludes that:
  - a. Such walkways would serve the residents of the development as adequately as concrete sidewalks; and
  - b. Such walkways would be more environmentally desirable or more in keeping with the overall design of the development.
3. Whenever the Town finds that a means of pedestrian access is necessary from the subdivision to schools, parks, playgrounds, or other roads or facilities and that such access is not conveniently provided by sidewalks adjacent to the streets, the developer may be required to reserve an unobstructed easement of at least 10 feet in width to provide such access.

**M. Bicycle Lanes.**

1. Where trails or bike ways are shown on the Town Open Space and Parks Plan as crossing a parcel proposed for development, the developer shall work with the Town to establish an alignment through the parcel, and dedicate this alignment to the Town. In general, the width for trail or bike way dedication shall be 30 feet if not associated with a street. Areas dedicated for trails or bikeways may be included in the open space requirements of the development.
2. Where on-street bicycle lanes are shown on the Town Circulation and Transportation Plan, an additional eight feet (8') of street width and right-of-way shall be added to the street to accommodate the bicycle lane.
3. Off-street bikeways should have right-of-way reserved and dedicated per this section.

**N. Blocks and Lots.**

1. Blocks shall not exceed 1,320 feet in length nor be less than 360 feet in length, unless no practicable alternative is available. The length of blocks

shall be considered to be the distance from street centerline to opposite street centerline and shall be measured through adjacent back lot lines or through the center of the block. The total design should provide for convenient access and circulation for emergency vehicles. All blocks shall be abutted by a street or streets. Pedestrian walkways shall be provided to permit acceptable pedestrian access to abutting streets.

2. Service access to the interior of blocks may be permitted in certain instances, in which case such alleys must be indicated in the plan and plat.

**3. Lot Standards.**

- a. **Division of Lots** - No lot shall be divided by a municipal or county boundary line, road, alley or other lot.
- b. **Wedge-shaped Lots** - In the case of wedge-shaped lots, no lot shall be less than 20 feet in width where the narrow side of the lot is at the front property line.
- c. **Lot Lines** - Side lot lines shall be substantially at right angles or radial to street lines. Where lot lines are not at right angle to the street lines, this shall be indicated.
- d. **Corner Lots** - Corner lots in all subdivisions are required to have the minimum front yard requirements, as required by the zone district, facing both streets.

**3.08 Fire Hydrants.**

- A. Every development served by a central water system shall include a system of fire hydrants sufficient to provide adequate fire protection for the buildings located or intended to be located within such development.
- B. The presumption established by this Ordinance is that to satisfy the standard set forth in this Ordinance, fire hydrants must be located so that all parts of every building within the development may be served from a hydrant by laying not more than 500 feet of hose connected to such hydrant.
- C. The Town Manager shall determine the precise location of all fire hydrants, subject to the other provisions of this section. In general, fire hydrants shall be placed six feet (6') behind the curb line of publicly dedicated streets that have curb and gutter. Input will be sought from the fire district.
- D. The fire district shall determine the design standards of all hydrants based on fire flow needs. Unless otherwise specified by the fire district, all hydrants shall have two - 2 ½" hose connections and one - 4 ½" hose connections. The 2 ½" hose connections shall be located at least 21 ½" from the ground level. All hydrant threads shall be national standard threads.

- E. Water lines that serve hydrants shall be at least six-inch lines, and, unless no other practicable alternative is available, no such lines shall be dead-end lines.

**3.09 Sites for and Screening of Dumpsters.**

- A. Every development that is required to provide one or more dumpsters for solid waste collection shall provide sites for such dumpsters that are:
  - 1. Located so as to facilitate collection and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way, and
  - 2. Constructed to allow for collection without damage to the development site or the collection vehicle.
- B. All such dumpsters shall be screened to prevent them from being visible to:
  - 1. Persons located within any dwelling unit on residential property other than that where the dumpster is located.
  - 2. Occupants, customers, or other invited persons located within any building on nonresidential property other than that where the dumpster is located, unless such property is used primarily for purposes permitted exclusively in an MHPD zoning district.
  - 3. Persons traveling on any public street, sidewalk, or other public way.

**3.10 Drainage.** All grading, road improvements, and other activity affecting the drainage of storm water in the Town of Wiggins shall be done in conformity with the plans, standards, and design criteria specified in the "Storm Drainage Master Plan, Town of Wiggins" (prepared by ARIX Corporation with Foxfire Community Planning and Development, March, 1991).

**3.11 Building Code.** The Town of Wiggins Building Code shall adhere to U.B.C. Standards.

**3.12 Sign Code.** Restrictions: No private, or personal signs will be attached to public property. See Appendix 11 for Sign Permit Submission Requirements.

**3.13 Utilities.**

- A. All water and sewer service within the Town will be connected to the Town's water and sewer systems. Natural gas will be provided by Public Service and electricity will be provided by Morgan Country Rural Electric Association.
- B. No permanent propane bottles will be allowed. Only bottles 100 pounds or less being used for temporary portable cooking or heating are allowed.

- 3.14 Trees.** Refer to the Town of Wiggins Tree Ordinance 07-96.
- 3.15 Landscaping.** The landscaping on all new construction will include ground cover on the front and side yards and a tree in the front yard.
- A.** This will be completed within six (6) months of issuance of Certificate of Occupancy.
  - B.** All new construction shall use all practical conservation methods to prevent and control the escape of dirt/dust by natural causes, i.e., wind and water erosion from one lot or parcel onto other lots or parcels within the Town.
  - C.** Violations of the provisions of Section 03.15 or failure to comply with any of its requirements, shall constitute a misdemeanor, punishable by a fine of up to \$1,000 or a maximum 12 months imprisonment, or both.
- 3.16 Major Activity Notice.** When a subdivision or commercial or industrial activity is proposed within Wiggins, Colorado, which will cover five (5) acres or more, the Board of Trustees shall send notice to the Colorado Land Use Commission, the state geologist, and the Board of County Commissioners of Morgan County prior to the approval of any zoning change, subdivision, special review use permit or building permit application. Such notice shall be on the standard form prescribed by the Colorado Land Use Commission.