

constructed no more than 10 years prior to the effective date of this UDC.

(B) Community center.

(C) Group care facilities.

iv. *Permitted Accessory Uses:*

(A) Uses that are customarily incidental to any of the permitted principal uses and are located on the same lot or on an adjacent lot.

(B) Recreational facilities.

(C) Service facilities.

(D) Storage facilities.

b. ***Dimensional Requirements***

i. Minimum mobile home park area: 3 contiguous acres.

ii. Minimum mobile home park width: 200 feet.

iii. Maximum gross density: 8 manufactured homes per gross acre.

iv. Minimum individual lot or space area:

(A) Singlewide mobile home: 3,000 square feet.

(B) Doublewide or expandable mobile home: 4,000 square feet.

(C) Individual lot or space width: 40 feet.

(D) Minimum distance between mobile homes: 15 feet.

v. Maximum primary residential structure height: 30 feet.

c. ***Development Standards***

i. All mobile homes are required to meet the provision of C.R.S. Article 32, Title 24 that requires comprehensive regulation of the installation of mobile homes to ensure the safety, affordability and performance of such dwelling units.

ii. All interior streets shall be hard-surfaced with asphalt or concrete and shall provide convenient access to each individual lot or space. Streets shall meet all adopted Town street standards.

iii. Walkways shall not be less than 4 feet in width and having an all-weather surface shall be provided from homes to buildings constructed in the mobile home park that are intended to provide common services to the residents of the mobile home park and in which such residents will need access to such service building.

iv. Interior streets, parking areas and walkways shall be adequately lighted to provide safe movement of vehicles and pedestrians at night.

v. An enclosed individual or common storage area for the use of the mobile home park residents shall be provided in an amount equal to 80 square feet per dwelling unit.

vi. Landscaping that complies with the provisions set forth in Section 6.4 shall be submitted as part of the required Site Plan for the park. All setback areas, with the exception of driveways and sidewalks, and other open

space shall be landscaped to soften the exterior appearance of the mobile home park.

vii. Not less than 10 percent of the total land area of the mobile home park shall be devoted to space for private recreation and play areas.

viii. All mobile homes shall be skirted between the floor and the ground surface with durable, all-weather construction as manufactured specifically for covering the undercarriage area of the mobile home.

d. No replacement mobile home or manufactured home shall be moved onto any lot unless such mobile home or manufactured home is certified pursuant to the "National Mobile Home Construction and Safety Standards Act of 1974", 42 U.S.C. §5401 et seq., as amended or is certified by the Colorado Division of Housing pursuant to C.R.S. §24-32-701, et seq. A mobile home presently located within a mobile home park that is relocated within the same mobile home park is exempted from the requirements of this Chapter.

7. Model Homes

The following standards shall apply to all model homes:

a. *Approval*

- i. Model homes shall require the approval of the Community Development Director through the administrative Site Plan review process. Building permits for model homes shall be issued after paved streets are completed and accepted by the Public Works Director and the applicant has demonstrated the model homes will be connected to the Town's potable water and sanitary sewer systems; and
- ii. Off-street parking, sidewalks and landscape improvements shall be installed prior to the issuance of a Certificate of Occupancy is issued for any model home.

b. *Construction Plans*

Construction plans shall be filed that demonstrate:

- i. Paved street access with sidewalk and landscaping that conform to district and development standards;
- ii. The location of temporary on-site sales offices within the model home; temporary parking lots with all-weather surfacing; and temporary trap fencing; and
- iii. Connection to the Town's potable water and sanitary sewer system.

c. *Development Standards*

Model homes and associated parking shall conform to the development and design standards applicable to residential uses in the zone district, and with the following additional standards:

i. *Standards for Temporary Off-Street Parking*

Model homes shall provide temporary off-street parking onsite or on an adjacent lot that conforms to the development and design standards for parking lots for similar commercial uses, as may be modified by the Community Development Director to reflect the temporary nature of the use. The temporary off-street parking shall have all-weather surfacing. Temporary parking lots shall be removed prior to the issuance of the last Certificate of Occupancy for a dwelling unit in the development is issued.

Within 30 days of a parking lot being removed, the owner shall re-vegetate the lot.

ii. *Standards for Temporary Sales Office*

Temporary sales offices shall be operational within 30 days of receiving the first Certificate of Occupancy for a model home. Once the applicable subdivision plans, as approved by the Community Development Director, are 90 percent constructed as determined by the Community Development Director, the model homes shall no longer be used for sales purposes and all temporary sales offices shall be removed.

iii. *Standards for Temporary Fencing*

Temporary fencing across paved streets, with a gated fence, is permitted for model homes when in conformance with any requirements of the Fire District, and as may be approved by the Community Development Director. No such temporary fencing shall be constructed without first obtaining a fence permit. Temporary fencing shall be removed prior to sale of the model homes for residential use.

8. Retirement Home, Nursing Home, or Assisted Living Facility

- a. The number of residents occupying a facility at any 1 time (including staff and family of staff) shall not exceed 1 person per 200 square feet of living area.
- b. Structures 5,000 square feet or more in size shall comply with the multi-family residential design standards in Chapter 6.
- c. A minimum of 15 percent of the site shall remain as an open planted area, landscaped area, natural vegetation area or usable yard, to exclude buildings, driveways, parking areas, sidewalk, etc. unless otherwise permitted by the Community Development Director who determines that a lower percentage is sufficient to buffer adjacent uses.
- d. Subject to requirements in Section 6.3.

B. Institutional and Public Uses

1. Child Care Center

All Child Care Centers, both Large and Small, shall meet all of the applicable licensing requirements of C.R.S. §26-6-102 et seq. and the Regulations of the Colorado Department of Human Services (12 CCR 2509-9).

2. Telecommunication Facilities

a. ***Concealed Antennae within Freestanding Towers***

Concealed antennae within freestanding towers shall comply with height and setback requirements set forth in Subsections 3.2.B.2.b and 3.2.B.2.c below and shall be compatible with the character of the surrounding area as determined by the Community Development Director based on surrounding land uses or zoning, vegetation and other considerations deemed appropriate by the Community Development Director.

b. ***Concealed Building Mounted Antennae or Tower***

If a concealed antennae or tower is placed on a building it shall be in scale with the building upon which it is placed. The antennae or tower shall be fully concealed within an element of the building that is designed to be of the same or similar materials and colors as the structure it is located on. The element that conceals the antennae or tower shall be in scale with the building and shall not look like an add-on that is not integrated with the building.

c. *Non-Concealed Building-Mounted Antennae and Towers*

Non-concealed, building-mounted antennae and towers may not exceed 40 percent of the height of the building on which they are located. Height for a building-mounted antennae and towers shall be measured from the grade of the building to the highest point on the tower structure, including any installed antennae and lighting and supporting structures. Building-mounted antennae and tower structures shall not exceed the height limits set forth in Section 2.7.

d. *Non-Concealed Freestanding Towers*

Regardless of location, all non-concealed, freestanding towers shall comply with the standards of this Section.

i. *Height*

(A) The base height for all freestanding towers without the bonus height permitted for collocation (see Subsection 3.2.B.2.c.ii below) is 75 feet. The maximum permitted height for freestanding towers using the bonus height permitted for collocation (see Subsection 3.2.B.2.c.ii below) is 150 feet.

(B) Height for a freestanding tower shall be measured from grade to the highest point on the tower structure, including any installed antennae and lighting and supporting structures.

(C) Tower structures shall not exceed the height limits set forth in Section 2.7(B).

(D) Additional height beyond the maximum permitted in this Section may be approved by Special Review Use permit.

ii. *Collocation Required*

(A) Each new tower shall be designed to accommodate 1 additional user's equipment for every 25 feet of tower height above 75 feet.

(B) Applicants seeking to erect a tower greater than 75 feet in height, and proposed to be located within 3,000 feet of any communication tower greater than 75 feet in height, shall provide evidence that reasonable efforts have been made to lease space on an existing planned or constructed tower(s) or that no existing tower(s) will technically satisfy the applicant's needs.

iii. *Setbacks*

All freestanding towers shall be set back from the property boundary a distance equal to the height of the proposed tower. In addition, all freestanding towers shall be set back from all existing dwelling units and property zoned residential or mixed use by a minimum of 200 feet, or at least 2 times the height of the proposed tower, whichever is greater. All supporting mechanical base equipment shall be set back from property lines by at least the minimum distance required for principal uses in the applicable zone district and shall be screened from public view. The Community Development Director may reduce setbacks using the Minor Modification process if the applicant can demonstrate that the structure will not collapse and not topple.

iv. *General Development Standards*

(A) *Design and Neighborhood Compatibility*

(1) The exterior appearance of all support structures and buildings shall be similar to the other buildings in the

surrounding area in terms of predominant building materials, building scale and massing, and building setbacks.

- (2) The Town may require the applicant to apply to the Federal Aviation Administration (FAA) for compliance with FAA standards for a dual lighting system rather than a red and white marking pattern, when the Town determines that such a marking pattern would cause aesthetic blight or negative visual impacts due to the highly visible nature of the tower.
- (3) Support buildings located in any residential district may not be used as an employment center for any worker(s). This provision does not prohibit the periodic maintenance or periodic monitoring of the equipment and instruments.
- (4) No advertising sign or logo shall be permitted on any telecommunications facility.
- (5) The Town may require any other conditions or requirements to mitigate the impact of the tower on adjacent properties and uses.

(B) *Buffering and Screening*

- (1) All fences and walls shall be screened with landscaping unless otherwise approved by the Community Development Director because such screening would be impractical and because such screening would not produce any significant benefit to the intent of screening such fences and walls.
- (2) The base of the tower and each guy anchor shall be surrounded by a fence or wall at least 8 feet in height.
- (3) The Town may require all antenna(ae) be screened to safeguard surrounding property, provided that such screening shall not interfere with the transmission or reception capabilities of any antennae located on the tower.

(C) *Technological Requirements*

- (1) Output power levels from the tower and/or all associated antennae shall comply at all times with the current Federal Communications Commission standards for cumulative field measurements of radio frequency power densities and electromagnetic fields and the current Federal Communications Commission regulations prohibiting localized interference with reception of television and radio broadcasts.
- (2) Radio, television, or other electromagnetic transmission(s) or reception on other properties shall not be disturbed or diminished.

(D) *Existing Towers*

New antennae are encouraged to be collocated upon towers that already exist or have a current application submitted to the Town. However, such existing towers may not be increased in height without obtaining a Special Review Use permit.

e. *Outside Experts and Disputes*