

**MINERAL COUNTY MOBILE HOME
PARK/RV PARK AND CAMPGROUND REGULATIONS**

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BOARD OF COUNTY COMMISSIONERS

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ARTICLE I

APPLICATION OF REGULATIONS

1.1 Title

These Regulations shall be referred to as Mineral County Mobile Home Park, RV Park and Campground Regulations.

1.2 Authority

The Mineral County Mobile Home Park, /RV Park and Campground Regulations are authorized by C.R.S, 30-28-111, and are hereby declared to be in accordance will all provisions of this statute. Additionally, 6 CCR 1010-9 provides guidance to the development and enforcement of these Regulations.

1.3 Purpose

The purpose of these Regulations shall be: to establish minimum standards governing the construction and maintenance of mobile home parks, RV parks and campgrounds; to establish minimum standards governing the provided utilities and facilities, and other physical things and conditions to make mobile home parks, RV parks and campgrounds safe, sanitary, and fit for human habitation; fixing the responsibilities and duties of owners and operators of mobile home parks, RV parks and campgrounds; and fixing penalties for violations.

1.4 Control over Mobile Home Parks, RV Parks and Campgrounds

It shall be unlawful for any person to construct or alter any mobile home park, RV Park or campground within the unincorporated area of Mineral County, Colorado without first complying with these Regulations.

1.5 Interpretation

In the interpretation and application of the provisions of these Regulations, the following criteria shall govern:

Whenever both a provision of these Regulations, and any other provisions of these Regulations or any other law, ordinance, resolution, rule or regulation of any kind, contain any restrictions covering any of the same subject matter, whichever restrictions are more restrictive or impose higher standards or requirement shall govern.

1.6 Jurisdiction

The territorial jurisdiction of these Regulations shall include all of the unincorporated land located within Mineral County, Colorado, excluding all State and Federal owned lands, except that cooperation with Federal and State agencies shall be mandatory.

1.7 Enforcement

- 1.7.1 It shall be unlawful for any person to construct, maintain, operate or alter any mobile home park, RV park or campground within the unincorporated area of Mineral County, Colorado unless he holds a valid permit or license issued by the Board of County Commissioners or their authorized representative in the name of such person for the specific mobile home park, RV park or campground. All applications for permits or licenses shall be made to the Board of County Commissioners or their authorized representative who shall issue a permit or license upon compliance by the applicant with provisions of these Regulations and of any regulations adopted pursuant thereto, and of any other applicable legal requirements.
- 1.7.2 No mobile home or camping unit shall be occupied on any site until all improvements have been made as submitted in the approved site plan, and until proper inspections by the Board of County Commissioners or their authorized representative have been made.

1.8 Definitions

1.8.1 Rules of construction of language:

- 1.8.1.1 The particular controls the general;
- 1.8.1.2 In case of any difference of meaning or implication between the text of these Regulations and the captions of each section, the text shall control;
- 1.8.1.3 The word "shall" is always mandatory and not directory, the word "may" is permissive;
- 1.8.1.4 Words used in the present tense include the future, unless the context clearly indicates the contrary;
- 1.8.1.5 Words used in the singular number include the plural, and words used in the plural number include the singular, unless the context clearly indicates the contrary.
- 1.8.2 For the purpose of these Regulations the following words and phrases shall have the meaning ascribed to them in this section.
- 1.8.2.1 CAMPING UNIT – Any pick-up camper, travel trailer, tent trailer or similar mobile unit, including tiny homes, not exceeding either eight feet six inches (8'6") in body width or fifty-three (53) feet in body

length and designed specifically for residential occupancy or recreational and vacation purposes.

- 1.8.2.2 CAMPING UNIT CAMPGROUND – Any plot of improved property utilized for camping and parking camping units as herein defined. Such a Camping Unit Campground shall be referred to as a “campground” for the purposes of these Regulations.
- 1.8.2.3 CAMPING UNIT SPACE – A plot of ground within a camping unit campground designed for the accommodation of one camping unit as herein defined.
- 1.8.2.4 DEPENDENT MOBILE HOME – A vehicle that has no toilet, lavatory or bathing facilities and is dependent upon a service building to such services.
- 1.8.2.5 DWELLING – A structure used exclusively for residential occupancy for one or more persons or families and including facilities for living, sleeping, cooking, and eating.
- 1.8.2.6 INDEPENDENT CAMPING UNIT – A camping vehicle that has an approved toilet and bathtub or shower requiring connection to a sanitary sewer. DEPENDENT CAMPING UNIT - a camping vehicle that does not have a toilet, lavatory, bathtub or shower and is dependent upon a service building for these needs.
- 1.8.2.7 IMPROVED CAMPING SPACE – Camping space with one or more amenities specifically water supply and wastewater disposal.
- 1.8.2.8 LICENSE – License issued annually by the Board of County Commissioners or their authorized representative authorizing the operation of a mobile home park, RV park or campground under these Regulations.
- 1.8.2.9 MOBILE HOME – A structure designed to be transported after fabrication and exceeding either eight (8) feet in body width or thirty-two (32) feet in body length. Such a structure is built on a chassis and retains the chassis on which it was built, whether or not such structure is placed on a permanent foundation. Such a structure is suitable for human habitation on a year-round basis when provided with the required plumbing, heating and electrical facilities. “Mobile home” shall not include any camping unit such as a travel trailer, camper, RV’s or self-contained motor homes.

- 1.8.2.10 MOBILE HOME PARK – Any plot of ground upon which two or more mobile homes, occupied or intended to be occupied, for dwelling or sleeping purposes, are located for periods of longer than ninety (90) days, regardless of whether or not a charge is made for such accommodation.
- 1.8.2.11 MOBILE HOME SPACE – A plot of ground within a mobile home park or RV park designed for the accommodation of one mobile home.
- 1.8.2.12 MOBILE HOME SUBDIVISION – A residential subdivision designed exclusively for and occupied only by mobile homes, in which the homes and the land are owned by the occupants. Such a subdivision shall not be included in the definition of “Mobile Home Park” and shall be regulated under the Subdivision Regulations.
- 1.8.2.13 MODULAR HOME – A structure designed to be transported after fabrication and located as a permanent addition to, and becoming a part of the real property. Such a structure must meet minimum construction requirements of the Uniform Building Code or similar requirements as accepted by the Federal Housing Administration or the Veteran’s Administration. Such structure must be set on a permanent foundation and is subject to all building, zoning, electrical and plumbing laws and regulations. Any such manufactured modular home meeting the requirements defined herein is not considered a manufactured/mobile home and is not subject to these Regulations.
- 1.8.2.14 NON-CONFORMING MOBILE HOME PARK, RV PARK OR CAMPGROUND – Any mobile home park, RV park or campground which is not in compliance with these Regulations at the time of their enactment.
- 1.8.2.15 PERMIT – A permit issued by the Board of County Commissioners or their authorized representative permitting the construction or alteration of a mobile home park, RV park or campground under these Regulations.
- 1.8.2.16 PERSON – Any individual, firm, partnership, corporation, joint venture, company, or association.

- 1.8.2.17 RV PARK – Any plot of ground upon which three or more mobile homes and or camping units are located and occupied, or intended to be occupied, for dwelling or sleeping purposes.
- 1.8.2.18 SERVICE BUILDING – A building housing toilet and bathing facilities for men and women, with laundry facilities and such other facilities as may be required by these Regulations.
- 1.8.2.19 UNIMPROVED CAMPING SPACE – Camping space without any amenities in the camp space.

ARTICLE II

REQUIREMENTS AND PROCEDURES

2.1 APPLICATION FOR PERMIT

Application for approval of a mobile home park, RV park or campground shall be made to the Board of County Commissioners prior to the commencement of any construction, alteration, extension, maintenance or use of the mobile home park, RV park or campground, and shall be accompanied by the following:

- 1) A site plan at a scale of 1" = 100'
- 2) Typical plot plans for individual mobile home or camping units or camping spaces at a scale of 1" = 10'
- 3) Typical street and walk cross-sections
- 4) Grading and drainage plans
- 5) The number, location and size of all mobile home spaces
- 6) The location and width of roadways, sidewalks, and pedestrian ways
- 7) The location and size of automobile parking lots and recreation areas
- 8) The location of service buildings and any other proposed structures
- 9) Source of water supply and methods to be used for sewage and refuse disposal
- 10) Plans and specifications of all buildings, utilities, and other improvements constructed or to be constructed within the mobile home park, RV park or campground
- 11) The number and size of plantings such as trees and shrubs
- 12) The type and size of all screening and fencing
- 13) Topography at vertical intervals of five (5) feet will be required
- 14) Such further information as may be requested by the Board of County Commissioners to enable them to determine that the proposed mobile home park, RV park or campground will comply with legal requirements
- 15) A non-refundable application fee as set by the Annual Resolution adopted by the Board of County Commissioners each year
- 16) The developer must file a plat of the mobile home park, RV park or campground 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, RV park or campground with the Mineral County Clerk and Recorder.

2.2 ZONING REGULATIONS

The site for a mobile home park, RV park or campground shall be subject to all applicable Zoning Regulations of Mineral County, Colorado.

2.3 PERMITS

All buildings and utilities to be constructed, altered, or repaired in a mobile home park, RV park or campground shall comply with all applicable codes and regulations of Mineral County, Colorado and the State of Colorado, including building, electrical, plumbing, liquefied petroleum gases and similar regulations and codes, and shall require a permit or improvement notice issued by the Board of County commissioners or their authorized representative.

2.4 LICENSES

2.4.1 Any person making application for the operation of a mobile home park, RV park or campground shall obtain the approval of the Board of County Commissioners or their authorized representative who shall issue an annual license upon compliance by the person making application with these Regulations, with any regulations adopted pursuant thereto and with any other information as may be requested by the Board of County Commissioners to enable them to determine that the proposed mobile home park or campground will comply with all applicable legal requirements. An annual fee of such a license shall be set by the Annual Resolution adopted by the Board of County Commissioners each year.

2.4.2 The following items assure compliance with the licensing requirements:

- 1) Person identified on license application is owner/manager and will be responsible for operation of the mobile home park, RV park or campground at all times
- 2) Occupancy of the mobile home park, RV park or campground does not exceed the number of spaces identified on the license application and approved at the time of most recent permitting
- 3) Quality and quantity of water supply is in compliance with Colorado Department of Public Health and Environment and Division of Water Resources standards
- 4) Wastewater treatment systems are functional and operational per Colorado Department of Public Health and Environment/Mineral County standards
- 5) Refuse/Trash disposal is appropriate and regularly scheduled

ARTICLE III

MOBILE HOME PARKS

3.1 SITE SELECTION CRITERIA

Existing zoning and health regulations must be considered prior to selection of the site for a mobile home park. Sparsely wooded sites providing shade trees are advantageous. Rock formations close to the surface shall be avoided. The mobile home park shall be on a well-drained site and shall be located so that its drainage will not cause adverse effect on surrounding areas, including wildlife habitats and/or migration corridors. Existing streams and creeks shall be preserved. Mobile home parks shall not be subject to flooding, fire or safety hazards, and shall not be exposed to chronic nuisances such as noise, smoke, fumes or odors. The topography shall be favorable to minimum grading and ease of maintenance. The County may request a wildlife impact review from the Colorado Parks and Wildlife on any application.

3.2 MOBILE HOME PARK DENSITY

The mobile home park shall have a gross density of not more than six (6) units per acre.

3.3 SETBACKS

3.3.1 Each mobile home park shall be designed along the perimeter of the park, following setbacks, which shall be landscaped except for those portions used for ingress and egress. The minimum setback requirements shall be as follows:

- 1) Abutting a State or Federally designated highway - fifty (50) feet
- 2) Abutting any public right-of-way other than (1) above including alleys – twenty-five (25) feet
- 3) Abutting any exterior boundary other than (1) or (2) above – fifteen (15) feet

3.3.2 All mobile homes shall be parked in such spaces so that there will be a minimum of twenty (20) feet between mobile homes. Mobile homes parked end-to-end shall have an end-to-end clearance of not less than twenty (20) feet. Enclosed additions to the mobile home structure shall be considered a part of the mobile home in measuring required yard distance. The required area for each mobile home space shall not include additional area required for access roads, off-street parking, service building, recreation areas, office, and similar mobile home park needs.

3.3.3 It shall be unlawful to park a mobile home so that any part of such mobile home will obstruct any roadway or walkway in mobile home park.

3.3.4 It shall be unlawful to allow any mobile home to be occupied in a mobile home park unless the mobile home is situated on a mobile home space.

3.4 MOBILE HOME SPACE REQUIREMENTS

The following minimum area requirement shall apply to mobile home spaces:

3.4.1 The minimum area of a mobile home space shall be four thousand (4,000) square feet.

3.4.2 Groups or cluster of mobile homes may 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, where the minimum setbacks are honored on the combined lots perimeter line and minimum spacing requirements are complied with.

3.5 ACCESS AND INTERIOR ROADWAYS

3.5.1 The site shall have at least one direct access to a public street by an approved roadway whose easement is at least forty (40) feet in width. All matters pertaining to or affecting said road and rights-of-way will be the sole responsibility of the owners of the land embraced within the Mobile Home Park. All road easements should be used as utility easements. Roads shall be designed to provide emergency access and egress for residents, occupants and emergency equipment. Emergency access shall comply with provisions of the International Fire Code and requirements of applicable emergency services such as fire protection, ambulance, and law enforcement.

3.5.2 Interior roadways shall be provided to each mobile home space. Interior roads shall be adequate for Emergency Service Access.

3.5.3 The mobile home park shall be so designated that all mobile home spaces and accessory building abut an interior roadway.

3.6 WALKWAYS – LIGHTING

All exterior lights that are on after midnight shall be shaded or downlit so as to illuminate the walkway only.

3.7 PUBLIC SITES, OPEN SPACE AND RECREATION AREAS

A mobile home park shall provide an amount no less than eight (8) percent of the gross mobile home park area reasonable suitable for private recreational area or areas. The area allowed for recreation shall not include any area designated as a roadway, mobile home space, storage area not any area required for setbacks as set forth in Section 3.3. of these Regulations.

3.8 OFF-STREET AND ON-STREET PARKING

Areas shall be provided for the parking of motor vehicles.

3.8.1 A minimum of two (2) off-street parking spaces for each mobile home shall be provided for each mobile home space. The minimum size of each such off-street parking space shall be eight (8) by twenty (20) feet.

3.8.2 On-street parking may be permitted in place of required off-street parking by widening roadways. On-street parking shall be equal to the minimum area required for an equal number of off-street parking spaces. The minimum width of on-street parking spaces shall be eight (8) feet.

3.9 STORAGE AREAS

3.9.1 An outdoor storage area surfaced with gravel, asphalt, concrete or similar substance for boats boat trailers, camping units, or horse trailers shall be provided for within the mobile home park in an amount equal to fifty (50) square feet per mobile home space.

3.9.2 An indoor storage area, either individual or common, for the personal use of mobile home occupants shall be provided in an amount equal to fifty (50) square feet per mobile home space. (Space beneath the mobile home shall not fulfill this requirement).

3.10 INDIVIDUAL MOBILE HOME

3.10.1 All mobile units shall have a skirting of a rigid type material. Such skirting must be in place within sixty (60) days after the mobile home is set on the mobile home space.

3.10.2 It shall be the duty of the person to whom the license for the mobile home park is issued to see that the skirting is in place in compliance with these Regulations.

3.11 DEPENDENT MOBILE HOMES

Dependent mobile homes as herein defined, shall not be allowed in mobile home parks.

3.12 FIRE PROTECTION

Every mobile home park shall be equipped at all times with fire extinguishing equipment in good working order of such type, size and number and so located within the park as prescribed by the local fire prevention authority, or to satisfy reasonable fire regulations.

3.13 UTILITIES

3.13.1 Water Supply

An accessible, adequate, safe and potable supply of water under pressure shall be provided in each mobile home park. Where a public supply of water of such quality is available, connection shall be made thereto, and its supply shall be used exclusively. The development of an independent water supply to serve the mobile home park shall be made only after plans and specification for the water system are in compliance with the Colorado Division of Water Resources and water quality is in compliance with Colorado Department of Public Health and Environment. All plumbing in the mobile home park shall comply with State and local plumbing regulations.

3.13.2 Sewage Disposal

Mobile home parks shall be served by a public sewer system or by a private central collection and treatment system. The development of a private central collection and treatment system to serve the mobile home park shall be made only after plans and specification for the central collection and treatment system are in compliance with Colorado Department of Public Health and Environment or Mineral County (size and type of system will dictate approval process by whom). All sewage disposal apparatus, including appurtenances thereto, shall be provided, maintained and operated so as not to create a nuisance or health hazard.

All plumbing in the mobile home park shall comply with State and local plumbing laws and regulations. Each mobile home space shall be provided with at least a four (4) inch sewer connection. The sewer connection shall be closed when not linked to a mobile home and shall be capped so as to prevent any escape of odors.

The mobile home drain shall be water-tight and self-draining. This drain shall be construction of smooth plastic pipe or of other material approved by the State or local plumbing laws and regulations.

3.13.3 Electricity

An electrical outlet supplying 110/220 volts, shall be provided for each mobile home space. The installation shall comply with all State and local electrical regulations.

3.13.4 Refuse Disposal

The storage, collection, and disposal of refuse in the mobile home park shall be so managed as to create no health hazards, rodent harborage, insect-breeding areas, accidental hazards, or air pollution. All refuse shall be stored in fly-tight, water -

tight, rodent-proof and scavenger-proof containers, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Satisfactory container racks or holders shall be provided at permanent locations convenient to mobile home spaces in areas screened by appropriate landscaping features. Methods of storage, collection and disposal are subject to compliance with any local law or regulations; collection shall be at least weekly.

3.14 REGISTRATION OF OCCUPANTS

It shall be the duty of each licensee to keep a register containing a record of all mobile homeowners and occupants located within the park. The register shall contain the following information:

- 1) The name and address of the owner of each mobile home
- 2) The name and address of the occupant of each mobile home, if different from the owner
- 3) The make, model, year of mobile home and serial number/VIN number and/or Title number (if available)
- 4) The state or county issuing such Title
- 5) The date of arrival and of departure of each mobile home

The mobile home park shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of one (1) year following the date of departure of the registrant from the mobile home park.

ARTICLE IV

RV PARKS AND CAMPGROUNDS

4.1 SITE SELECTION CRITERIA

Existing zoning and health regulations must be considered prior to selection of the site for a RV park or campground. Sites providing shade trees are advantageous. The RV park or campground shall be on a well-drained site and shall be located so that its drainage will not cause adverse effects on surrounding areas. Existing streams and creeks shall be preserved. RV parks and campgrounds shall not be subject to flooding, fire or safety hazards, and shall not be exposed to chronic nuisances such as noise, smoke, or fumes. The topography shall be favorable to minimum grading and ease of maintenance.

4.2 DENSITY

4.2.1 An RV park shall have a gross density of not more than twelve (12) units per acre.

4.2.2 A campground shall have a gross density of not more than fifteen (15) units per acre.

4.3 SETBACKS

4.3.1 Each RV park or campground shall set along the perimeter of the park according to the following setbacks:

- a) Abutting a State or Federally designated highway – fifty (50) feet
- b) Abutting any public right-of-way other than a) above including alleys – twenty-five (25) feet
- c) Abutting any exterior boundary other than a) or b) above - fifteen (15) feet

4.3.2 All mobile homes or camping units shall be parked so that there will be a minimum of fifteen (15) feet between mobile homes or camping units. Mobile homes or camping units parked end-to-end shall have an end-to-end clearance of not less than ten (10) feet. The required area for each mobile home or camping unit space shall not include additional area required for access roads, off-street parking, service buildings, recreation areas, office and similar RV park or campground needs.

4.3.3 It shall be unlawful to park a mobile home or camping unit so that any part of such mobile home or camping unit will obstruct any roadway or walkway in a RV park or campground.

4.3.4 It shall be unlawful to allow any mobile home or camping unit to be occupied in either a RV park or campground for which there are no available spaces conforming to the provision of these Regulations.

4.4 ACCESS AND INTERIOR ROADWAYS

The site shall have at least one direct access to a public street by a roadway which shall be at least twenty-four (24) feet in width. Interior roads shall be provided to each camping space. Interior Roadways shall not be less than twenty (20) feet in width. Roads shall be adequate for Emergency Service Access and emergency egress.

4.5 LIGHTING

All exterior lights that are on after midnight shall be shaded or downlit so as to illuminate the individual campsite and/or walkways only.

4.6 PUBLIC SITES, OPEN SPACE AND RECREATION AREAS

A RV park shall provide an amount not less than eight (8) percent of the gross park/campground area for private recreational area or areas. The area allowed for recreation shall not include any area designated as a roadway, mobile home space, storage area not any area required for setbacks as set forth in section 4.3 of the Regulations. Such recreational area or areas shall not be required for campgrounds.

4.7 SERVICE BUILDING

4.7.1 Every RV Park or campground shall be provided with one or more service buildings adequately equipped with approved toilet fixtures, lavatories and meeting minimum Colorado Department of Public Health and Environment standards.

4.7.2 Service buildings shall be well-lighted internally at all times of the day and night and shall be well ventilated with screened openings. Exterior lights that are on after midnight shall be shaded or downlit to illuminate the walkway/service building only.

4.8 FIRE PROTECTION

Every RV Park and campground shall be equipped at all times with fire extinguishing equipment in good work order of such type, size and number and so located within the park or campground as prescribed by the local fire prevention authority, or to satisfy reasonable fire regulations.

4.9 CAMPING UNIT STORAGE

A camping unit can be stored within an RV park or campground, on a licensed space, year-round if maintained and in good condition. The number of stored units cannot exceed licensed number of spaces.

4.10 UTILITIES

4.10.1 Water Supply

An accessible, adequate, safe, and potable supply of water under pressure shall be provided in each mobile home park. Where a public supply of water of such quality is available, connection shall be made thereto, and its supply shall be used exclusively. The development of an independent water supply to serve the mobile home park shall be made only after plans and specifications for the water system are in compliance with the Colorado Division of Water Resources and water quality is in compliance with Colorado Department of Public Health and Environment. All plumbing in the mobile home park shall comply with State and local plumbing regulations.

4.10.2 Sewage Disposal

4.10.2.1 RV parks shall be served by a public sewer system or by a private central collection and treatment system. The development of a private central collection and treatment system to serve the mobile home park shall be made only after plans and specification for the central collection and treatment system have been approved by the Colorado Department of Public Health and Environment or Mineral County (size and type of system will dictate approval process by whom). All sewage disposal apparatus, including appurtenances thereto, shall be provided, maintained, and operated so as not to create a nuisance or health hazard.

All plumbing in the RV park shall comply with State and local plumbing laws and regulations.

RV parks shall provide each space with at least a four (4) inch sewer connection. The sewer connection shall be closed when not linked to a mobile home or camping unit and shall be capped so as to prevent any escape of odors.

The mobile home or camping unit 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 and local plumbing laws and regulations.

4.10.2.2 Each campground shall provide sufficient facilities at sanitary stations for the sole purpose of removing and disposing of waste from all holding tanks in a clean, efficient and convenient manner.

4.10.2.2.1 Each sanitary station shall consist of a drainage basin constructed of impervious material, containing a disposal hatch and self-closing cover, and related washing facilities.

4.10.2.2.2 The disposal hatch of sanitary station units shall be connected to the campground sewage disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be connected to the campground water supply system.

4.10.2.2.3 Sanitary stations shall be in compliance with the Colorado Department of Public Health and Environment Regulations.

4.10.3 Electricity

All spaces in a RV park or improved campground shall be provided with an electrical outlet supplying at least 110 volts, or 110/220 vols. The installation shall comply with all State and local electrical regulations.

4.10.4 Refuse Disposal

The storage, collection, and disposal of refuse in the mobile home park shall be so managed as to create no health hazards, rodent harborage, insect-breeding areas, accidental hazards, or air pollution. All refuse shall be stored in fly-tight, water - tight, rodent-proof and scavenger-proof containers, which shall be provided in sufficient number and capacity to prevent any refuse from overflowing or blowing away. Satisfactory container racks or holders shall be provided at permanent locations convenient to mobile home spaces in areas screened by appropriate landscaping features. Methods of storage, collection and disposal are subject to compliance with any local law or regulations; collection shall be at least weekly.

4.11 LANDSCAPING

Natural screening with live vegetation will be required around campgrounds and RV parks.

4.12 REGISTRATION OF OCCUPANTS

It shall be the duty of each licensee to keep a register containing a record of all mobile home or camping unit owners and occupants located within the park or campground. The register shall contain the following information.

- 1) The name and address of the owner of each mobile home or camping unit and motor vehicle by which it is towed
- 2) The make, model, year and license number of each mobile home or camping unit and motor vehicle
- 3) The state, territory or country issuing such licenses
- 4) The date of arrival and of departure of each mobile home or camping unit

The park or campground shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of one (1) year following the date of departure of the registrant from the RV park or campground.

ARTICLE V

SUPERVISION - PENALTIES

- 5.1 The person to whom a license for a mobile home park, RV park or campground is issued shall at all times operate the park or campground in compliance with the Mineral County Mobile Home and Campground Regulations and the Code of Colorado Regulations Campgrounds & Recreation Areas, and shall provide adequate supervision to maintain the park or campground, its facilities and equipment in good repair and in a clean and sanitary condition at all times.
- 5.2 The Mineral County Board of County Commissioners may revoke any license to maintain and operate a mobile home park, RV park or campground when the licensee is in violation of any provision of these Regulations or operating outside the scope of the issued operating license. After such revocation, the license may be reissued if the circumstances or violations are remedied, and all penalty fees have been paid and the park is maintained and operated in full compliance with the operating license and all Regulations.
- 5.3 Any person who violates any provision of these Regulations or operates outside the scope of the issued operating license, shall be issued a written warning of violation with 10 days to correct the violation.
 - 5.3.1 If the violation is not corrected after the 10 days allowed, a fine of at least \$100 and no more than \$500 will be levied for each day the violation goes unresolved up to 30 days.
 - 5.3.2 If the violation is not corrected after 30 days the license shall be revoked and operations shall be shutdown.
 - 5.3.3 The license can only be re-issued after physical inspection by the BOCC or a representative thereof deems the RV park or mobile home park in compliance with these regulations and all penalties and fees are paid.
 - 5.3.4 Repeat offenders will be subject to immediate levying of fines as outlined in 5.3.1 and may be subject to immediate revocation of license if violation threatens public health and safety.

ARTICLE VI

ADMINISTRATIVE PROVISIONS

6.1 AMORTIZATION OF NON-CONFORMING MOBILE HOME PARKS, RV PARKS AND CAMPGROUNDS – It is assumed for this regulation that all Mobile Home Parks, RV Parks and campgrounds in existence at the time of adoption of these regulations were in compliance or became compliant as of August 8, 1975.

6.2 SEVERABILITY CLAUSE

It is hereby declared to be the legislative intent that the provisions of these Regulations shall be severable in accordance with the provisions set forth below:

6.2.1 If any provision of these Regulations is declared to be invalid by a decision of any court of competent jurisdiction, it is hereby declared to be the legislative intent that:

6.2.1.1 The effect of such decision shall be limited to that provision or provisions which are expressly stated in the decision to be invalid; and

6.2.1.2 Such decision shall not affect, impair, or nullify these Regulations as a whole or any other part thereof, but the rest of these Regulations shall continue in full force and effect.

6.2.2 If the application of any provision of these Regulations to any mobile home park, RV park or campground is declared to be invalid by a decision of any court of competent jurisdiction, it is hereby declared to be the legislative intent that:

6.2.2.1 The effect of such decision shall be limited to that mobile home park, RV park or campground immediately involved in the controversy, action, or proceeding in which the judgement or decree of invalidity was rendered; and

6.2.2.2 Such decision shall not affect, impair or nullify these Regulations as a whole or the application of any provision thereof, to any other mobile home park, RV park or campground.

6.3 AMENDMENTS OR ADDITIONS

After study and recommendation by the Board of County Commissioners and upon public hearing, these Regulations may be amended and sections added thereto or repealed by the Board of County Commissioners.

