

SECTION 5 – DEVELOPMENT STANDARDS

5.1 SUBDIVISION DESIGN STANDARDS

5.1.1 Access:

All lots or parcels created by any new subdivision shall have legal access to county or state roads or highways.

5.1.1 Roads and Blocks:

5.1.2 Lots:

5.1.3 Survey Monuments:

5.2 ENVIRONMENTAL STANDARDS

5.2.1 Preservation of Surface Water Resources

5.2.2 Preservation of Natural Features and Resources

5.2.3 Mitigation of Natural Hazards

5.3 INFRASTRUCTURE STANDARDS

5.3.1 Access Plan Required

5.3.2 Roads:

5.3.3 *(Reserved for future use.)*

5.3.4 Drainage System:

5.3.5 Sidewalks and Trails

5.3.6 Utility Location:

5.3.7 Sewage Facilities

5.3.8 Water Supply:

5.3.9 Fire Protection¹³

5.4 SITE DEVELOPMENT STANDARDS

5.4.1 Commercial Design:

5.4.2 Performance Standards:

5.4.3 Landscape Requirements

5.4.4 Outdoor Lighting:

5.4.5 Parking:

5.4.6 Buffers and Screening:

5.4.7 Vision Clearance Area:

5.5 PUBLIC ACCOMMODATIONS AND LODGING STANDARDS

5.5.1 Lodging Establishment.

5.5.2 Lodging Food Service Operations.

5.5.3 Lodging Units.

- 5.5.4 Dude Ranch or Wilderness Lodging
- 5.5.5 Recreational Vehicle Parks and Campgrounds
- 5.5.6 Vacation Rental Standards

5.6 SUPPLEMENTARY USE STANDARDS

- 5.6.1 Adult-Oriented Businesses
- 5.6.2 Gardening and Raising Animals as Accessory Uses
- 5.6.3 Commercial Mobile Radio Systems (CMRS)
- 5.6.4 Event Center Standards.
- 5.6.5 Home Occupations.
- 5.6.6 Junk Yards

5.6.7 Mobile Home Parks and Tiny Home Villages (or Subdivisions)

5.6.7.1 **Total Area.** The minimum lot area for a Mobile Home Park shall be five (5) acres. The minimum lot area for a Tiny Home Village shall be two (2) acres.

5.6.7.2 **Park Setbacks.**

- (1) Each Mobile Home Park or Tiny Home Village shall set aside along the perimeter of the park setbacks which shall be landscaped according to the plan submitted for review, except for those portions used for ingress and egress. The minimum setback requirements shall be as follows:
 - a. Abutting a state or federally designated highway or county designated major arterial – fifty (50) feet.
 - b. Abutting any public right-of-way other than above, including alleys – twenty-five (25) feet.
 - c. Abutting any other exterior boundary – fifteen (15) feet.

5.6.7.3 **Manufactured Home and Tiny Home Space Requirements.**

- (1) No Manufactured or Tiny Home may be occupied in a Mobile Home Park or Tiny Home Village unless the mobile Home is situated on an improved mobile home space.
- (2) The following minimum area requirements shall apply to mobile all home spaces:
 - a. The minimum area of a Manufactured Home space shall be two-thousand five hundred (2,500) square feet. The minimum area of a Tiny Home space shall be two thousand (2,000) square feet.
 - b. Each home space must provide a minimum of two off-roadway parking spaces. The minimum size of each parking space shall be one hundred sixty-two (162) square feet measuring nine (9) feet wide and eighteen (18) feet long.
 - ~~b. Groups or clusters of manufactured 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 spaces. Minimum setbacks are required on the combined spaces perimeter lines, as are minimum spacing requirements.~~

- (3) All **Manufactured and Tiny Homes** shall be ~~parked~~ **placed on** such spaces so that there shall be a minimum of twenty (20) feet between **mobile** Homes and **ten (10) feet from all interior and exterior roads and walkways**. **Mobile** Homes ~~parked~~ **placed** end-to-end shall have clearance of not less than ten (10) feet. The tongue or hitch and enclosed additions to the **mobile** home structure shall be considered a part of the **mobile** home in measuring required setback distances. The required area of each **mobile** home space shall not include additional area required for access roads, off-street parking, service buildings, recreation areas, office, and similar Mobile Home Park/**Tiny Home Village** needs.

5.6.7.4 Access and Interior Roadways.

- (1) A Mobile Home Park **or Tiny Home Village** shall have at least one (1) direct access to a public road by a roadway at least thirty-two (32) feet in width.
- (2) Access to each **mobile** home space within a Mobile Home Park or **Tiny Home Village** shall be provided by interior roadways not less than thirty-two (32) feet in width.
- (3) Interior roadways in a Mobile Home Park **or Tiny Home Village** shall be surfaced with one and one-half (1 ½) minus gravel, asphalt, or concrete.
- (4) No part of a **mobile** home shall obstruct any roadway or walkway in a Mobile Home Park **or Tiny Home Village**.
- (5) Each space shall be assigned a unit number. Numbers must run sequentially along the interior roadway from beginning to end of the roadway. The roadway is assumed to begin at the point it departs from another roadway. If the roadway connects to another roadway at two points, the unit numbers will run in a clockwise sequence. If spaces are on both sides of the interior roadway, odd numbers are on the right and even on the left.

5.6.7.5 Recreation Area. A Mobile Home Parks and **Tiny Home Villages** shall provide an amount of not less than eight (8) percent of the gross ~~Mobile Home Park~~ area for private recreational areas. The area allowed for recreation shall not include any area designated as a roadway, **mobile** home space, storage area, or any area required for setbacks, or a water surface.

5.6.7.6 Storage Areas.

- (1) An outdoor storage area, **either individual or common**, for boats, trailers, camping units, and horse trailers shall be provided within the Mobile Home Park **or Tiny Home Village** in an amount equal to **at least** fifty (50) square feet per **mobile** home space.
- (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 **at least** fifty (50) square

feet per ~~mobile~~ home space. Space beneath the ~~mobile~~ home shall not fulfill this requirement.

5.6.7.7 Skirting. All ~~mobile~~ homes in a Mobile Home Park or Tiny Home Village shall have a skirting of a rigid-type material. Such skirting shall be in place within sixty (60) days after the ~~mobile~~ home is set on the ~~mobile~~ home space.

5.6.7.8 Fire Protection. Every Mobile Home Park or Tiny Home Village shall be provided ~~at all times~~ with fire extinguishing equipment in good working order of such type, size, and number and so located as prescribed by the local fire prevention authority, ~~or to satisfy reasonable fire regulations.~~

5.6.7.9 Water Supply. An accessible, adequate, safe, and potable supply of water under pressure shall be provided in each Mobile Home Park or Tiny Home Village.

- (1) A minimum of five hundred (500) gallons per day ~~must be available for every Manufactured Home space and two hundred fifty (250) gallons per day for every Tiny Home space.~~
- (2) The number of ~~mobile~~ home spaces to be occupied in a Mobile Home Park or Tiny Home Village shall be limited to the quantity of water available to supply each such ~~mobile~~ home space with the minimum requirements.
- (3) Where a public supply of water of such quality is available, connection shall be made thereto, and its supply may be used exclusively. The development of an independent water supply to serve the Mobile Home Park or Tiny Home Village shall meet all state and local requirements.
- (4) ~~If a Tiny Home Village will allow Park Model/Park Trailers to be used, appropriate connections for utilities will be required at such home sites.~~ All plumbing in the Mobile Home Park or Tiny Home Village shall comply with state and local regulations.

5.6.7.10 Sewage Disposal.

- (1) Mobile Home Parks ~~must be served by the Pagosa Area Water and Sanitation District a public sanitation district,~~ by a centralized OWTS, or by individual OWTSs adequate to serve each Manufactured Home space. Each ~~Manufactured~~ 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 ~~Manufactured~~ Home and shall be capped ~~so as~~ to prevent escape of odors. The ~~Manufactured~~ Home drain shall be ~~water-tight~~ and self-draining. This drain shall be constructed ~~of smooth Schedule 40 plastic pipe or of other approved material in accordance with state and local regulations.~~ All plumbing in the Mobile Home Park shall comply with state and local regulations.
- (2) ~~Tiny Home Villages may be served by a public sanitation district, by a centralized On-site Wastewater Treatment System (OWTS), or by individual OWTSs adequate~~

to serve each Tiny Home space. If a Tiny Home Village will allow Park Model/Park Trailers, appropriate connections for sewage will be required at such home sites. The number of Tiny Home spaces to be occupied in a Tiny Home Village shall be limited to the capacity of permitted OWTS(s) available to ensure compliance with requirements. All OWTS must be compliant with state and local regulations.

5.6.7.11 Electricity. An electrical outlet supplying 110/220 volts shall be provided for each ~~mobile~~ home space. If a Tiny Home Village will allow Park Model/Park Trailers, appropriate connections for electricity will be required at such home sites. The installation shall comply with all state and local regulations.

5.6.7.12 Underground Utilities. All electrical and communication utility lines and services and all street lighting circuits, except as hereinafter provided, shall be installed underground, and street lighting may be provided by means of the utilities standard ornamental facilities. Exceptions from the requirements of the foregoing and this section shall be the following:

- (1) Transformers, switching boxes, terminal boxes, meter cabinets, pedestals, ducts and other facilities necessarily appurtenant to such underground and street lighting facilities may be placed above ground within the utility easement provided therefore, or within the road or other public place as appropriate;
- (2) All facilities reasonably necessary to connect underground facilities to existing or permitted overhead or above-ground facilities;
- (3) Overhead electric transmission and distribution feeder lines and overhead communication long distance, trunk, and feeder lines, existing or new; and
- (4) It shall not be necessary to remove or replace existing utility facilities used or useful in servicing the Mobile Home Park or Tiny Home Village.

5.6.7.13 Refuse Disposal.

- (1) The storage, collection, and disposal of refuse in the Mobile Home Park or Tiny Home Village shall be so managed as to create no health hazards, rodent harborage, insect-breeding areas, accident hazards, animal disturbance, or air pollution. All refuse shall be stored in fly-tight, water-tight, rodent-proof, and CDOW approved bear resistant 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 or fencing.
- (2) Methods of storage, collection and disposal are subject to compliance with any local laws and regulations. Collection shall be at least weekly. The Mobile Home Park or Tiny Home Village owner is responsible to provide proper garbage disposal.

5.6.7.14 Manufactured Home or Tiny Home Standards.

- (1) Manufactured Homes within a Mobile Home Park must meet all state and local regulatory requirements and must have all appropriate Division of Housing insignia affixed.
- (2) Tiny Homes within a Tiny Home Village must meet all state and local regulatory requirements and must have all appropriate Division of Housing insignia affixed.
- (3) Park Model/Park Trailers within a Tiny Home Village must only be parked on sites with all appropriate connectors available.
- (4) Manufactured Homes within a Mobile Home Park and Tiny Homes within a Tiny Home Village must be set upon a permanent or temporary foundation in compliance with Division of Housing requirements.

5.6.8 Affordable Workforce Housing Units (AWHU). Property owners may apply for a Dwelling Density Bonus with a Residential Use-By-Right Permit (per section 3.2.2) allowing construction of additional Dwelling Unit(s) above typical Maximum Density limits found in Table 4 Zoning District Standards under the following circumstances.

5.6.8.1 Property owners must sign and record a Deed Restriction Agreement provided by the Planning Department outlining the requirements listed in this section prior to applying for a Building Permit. This agreement will be for an indefinite term and will run with the land. Twenty (20) years after the receipt of a Certificate of Occupancy for the Dwelling, ~~After a Deed Restriction has been in place for twenty (20) years, property owners may apply for approval to remove~~ request removal of the Deed Restriction through the Development Director. Final approval will be decided by the Board of County Commissioners.

5.6.8.2 Property owners must agree to ~~always offer~~ provide AWHU(s) equivalent to the number of Bonus Dwelling Units approved. ~~Permitted Vacation Rental is allowed if~~ As long as all Bonus Dwelling Units are AWHUs, other Dwelling Units on the parcel are eligible for use as Vacation Rentals subject to compliance with all regulations applicable to Vacation Rentals.

5.6.8.3 Availability of water, sewer, and electricity adequate to support the total number of Dwelling Units is required.

5.6.8.4 AWHU Standards.

- (1) Rental must be via a lease or other legal written agreement for a Long-Term Rental lease term. As long as the parcel is subject to a Deed Restriction, the property owner must submit to the Development Director a copy of each signed lease for each AWHU on the parcel. Copies of all ~~subsequent~~ signed leases must be submitted to the Development Director within ten (10) business days after ~~upon~~ execution. ~~throughout the full term of the Deed Restriction.~~
- (2) Monthly rent for each term must be set at or below the Maximum Rents adjusted for number of bedrooms for 80% Area Median Income (AMI) found in the Income

Limit and Maximum Rent Tables provided by the Colorado Department of Housing and updated annually. Fees and deposits required by the lease may not exceed the amount of one (1) month's rent in addition to the monthly rent.

- (3) At the beginning of each lease term, the tenants must provide proof (pay stub, verification from employer, etc.) that at least one adult tenant in the household must be a full-time Archuleta County resident employed a minimum of 30 hours per week by an employer at a job located inside Archuleta County. Remote work for a job located outside Archuleta County does not satisfy the local job requirement. Also, the tenants' must also provide proof that household income must be no more than 120% of AMI, adjusted for household size. Property owners must obtain information from tenants verifying employment and income standards, and provide copies to the County with each subsequent lease.

5.6.8.5 The Dwelling Unit identified as an Affordable Workforce Housing Unit must be a Single-Family Dwelling Unit and may be any of the following:

- (1) A Dwelling Unit built on-site in accordance with the Adopted Building Codes. This includes one unit of a Duplex or Townhome.
- (2) A Tiny Home built in compliance with State and local regulations, with all appropriate State insignia attached, and placed on a temporary or permanent foundation. This does not include Recreational Vehicles or Park Model/Park Trailers.
- (3) A Manufactured Home built in a factory in compliance with State and local regulations, with all appropriate State insignia attached, and placed on a temporary or permanent foundation.

5.6.8.6 The following criteria must be applied to determine the maximum number of Affordable Workforce Housing Units allowed for a Dwelling Density Bonus on a single parcel.

- (1) No Dwelling Density Bonus is allowed on parcels smaller than one (1) acre.
- (2) Only one additional Dwelling Unit is allowed on parcels of sizes of at least one (1) acre but smaller than ten (10) acres.
- (3) Parcels of a size of ten (10) acres or larger may be approved for a Dwelling Density Bonus of up to two (2) Dwelling Units above the Maximum Density if all Bonus Dwelling Units are Affordable Workforce Housing Units per section 5.6.8 and are built following the concept of Cluster Development.

5.6.9 Employer Provided Workforce Housing (EPWH). Property owners may apply for a Conditional Use Permit (per section 3.2.2) allowing construction of Dwelling Unit(s) above typical Maximum Density limits found in Table 4 Zoning District Standards to provide housing for employees of a business also owned and/or operated by the property owner.

5.6.9.1 Property owners must sign and record a Deed Restriction Agreement provided by the Planning Department outlining the requirements listed in this section prior to applying

for a Building Permit. This agreement will be for an indefinite term and will run with the land. After a Deed Restriction has been in place for twenty (20) years, property owners may apply for approval to remove the Deed Restriction through the Development Director.

5.6.9.2 Vacation Rental IS NOT ALLOWED in EPWH Units.

5.6.9.3 Availability of water, sewer, and electricity adequate to support the total number of Dwelling Units is required.

5.6.9.4 EPWH Standards.

- (1)** Dwelling Units designated as EPWH must be rented to employees of the property owner or as Affordable Workforce Housing Units (AWHU), as found in Section 5.6.8 above, when not needed for employees.
- (2)** Rental must be via a lease or other legal written agreement for a Long-Term Rental lease term. Copies of all subsequent signed leases must be submitted to the Development Director upon execution throughout the full term of the Deed Restriction.
- (3)** Monthly Rent.
 - a.** When a Dwelling Unit is used as an EPWH Unit, the monthly rent may be set at whatever amount is determined by the property owner to be appropriate.
 - b.** When a Dwelling Unit is used as an AWHU, the monthly rent must meet the requirements outlined in Section 5.6.8, above.
- (4)** Renter Qualifications.
 - a.** When a Dwelling Unit is used as an EPWH Unit, at least one adult tenant in the household must be a full-time Archuleta County resident employed a minimum of 30 hours per week by the property owner.
 - b.** When the Dwelling unit is used as an AWHU, the renter must meet the qualifications in Section 5.6.8, above.

5.6.9.5 The Dwelling Unit identified as an EPWH Unit must be a Single-Family Dwelling Unit and may be any of the following:

- (1)** A Dwelling Unit built on-site in accordance with the Adopted Building Codes. This includes a Duplex or Townhome.
- (2)** A Tiny Home built in compliance with State and local regulations, with all appropriate State insignia attached, and placed on a temporary or permanent foundation. This does not include Recreational Vehicles or Park Model/Park Trailers.
- (3)** A Manufactured Home built in a factory in compliance with State and local regulations, with all appropriate State insignia attached, and placed on a temporary or permanent foundation.

5.6.9.6 The following criteria must be applied to determine the maximum number of EPWH Units allowed on a single parcel.

- (1)** No EPWH is allowed on parcels smaller than one (1) acre.
- (2)** All EPWH shall follow the guidelines of the Residential Zoning District found in [Table 4: Zone District Standards](#) regarding the Maximum Dwelling Density however, must meet all other zoning standards for the assigned Zoning District, including setbacks and height limits.