

ORDINANCE NO.

17-02

Series of 2017

**TITLE: AN ORDINANCE AMENDING LAND DEVELOPMENT CODE  
REGARDING STANDARDS FOR RESIDENTIAL DWELLINGS**

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF HUDSON, COLORADO, THAT:

Section 1. Section 16-44(f) of the Hudson Municipal Code is amended to read as follows:

- (f) Minimum floor space.
- (1) All one- and two-family dwelling units shall contain a minimum of seven hundred (700) square feet of finished floor area per dwelling unit.
  - (2) All attached multi-family dwelling units shall each contain a minimum of seven hundred (700) square feet of finished floor area per unit, not including lounge, common rooms or storage areas within the structure.

Section 2. Section 16-54(f) of the Hudson Municipal Code is amended to read as follows:

- (f) Minimum floor space. Structures used for permanent dwelling purposes shall contain a minimum square footage of seven hundred (700) square feet of finished floor area per dwelling unit.

Section 3. Section 16-143(e) of the Hudson Municipal Code is amended to read as follows:

- (e) Criteria.
- (1) All manufactured homes that are allowed must have a peaked roof with minimum 3-in-12 pitch.
  - (2) The primary entrance to manufactured homes shall be located on the front of the structure, fronting the street upon which the street address is located.
  - (3) The manufactured home shall be subject to all provisions of the zoning ordinance applicable to residential structures.
  - (4) Manufactured homes shall have brick, wood, or other exterior siding material customarily used on permanent residential dwellings and extending to the ground with delivery apparatus removed.

- (5) The manufactured home shall be a minimum width of twenty-four (24) feet as measured along the building side facing the adjoining street.
- (6) The manufactured home shall be on an engineered permanent foundation consisting of a full perimeter concrete or concrete block stem wall foundation, conforming to the Building Code.
- (7) Manufactured homes shall contain a minimum of seven hundred (700) square feet of finished floor area per dwelling unit.

Section 4. Section 16-143(h) of the Hudson Municipal Code is amended to read as follows:

(h) Manufactured homes. There are three (3) types of manufactured homes:

- (1) The first type is a home that is built to a federal code enforced by the Department of Housing and Urban Development (HUD). This home was formerly called a mobile home and is now referred to as a manufactured home. (see Public Law 96-399)
- (2) The second type is called a modular home and is built to state code based on the Building Code.
- (3) The third type is called a prefab or panelized home and is built in conformance with the Building Code.

Section 5. Safety Clause. The Town Board of Trustees hereby finds, determines, and declares that this ordinance is promulgated under the general police power of the Town of Hudson, that it is promulgated for the health, safety, and welfare of the public, and that this ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 6. Severability. If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 6. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED, READ IN FULL, AND ADOPTED this 5th day of April, 2017.

TOWN OF HUDSON, COLORADO

Raymond Patch  
Raymond Patch, Mayor

ATTEST:

Rebecca Utecht  
Rebecca Utecht, Town Clerk

PASSED ON SECOND AND FINAL READING this 19th day of April, 2017, AND ORDERED PUBLISHED ONCE BY TITLE ONLY with a complete copy available for public inspection and acquisition in the office of the town clerk.



TOWN OF HUDSON, COLORADO

Raymond Patch  
Raymond Patch, Mayor

ATTEST:

Rebecca Utecht  
Rebecca Utecht, ~~CMC~~, Town Clerk

APPROVED AS TO FORM:

Corey Y. Hoffmann  
Corey Y. Hoffmann, Town Attorney