

SUMMIT COUNTY DEVELOPMENT CODE
CHAPTER 3: Zoning Regulations

utility facilities may be established by the County as part of its approval of a conditional use permit for the facility (see Section 12300 et seq.), its approval of an installation's location and extent (see Section 13000 et seq.) or as part of a permit or agreement for an area or activity of State interest (see Chapter 10).

3505.07: Lighting

It is the intent of the County that exterior lighting levels be in harmony with Summit County's character as a resort community in a rural mountain environment. The County encourages the use of low level lighting where lighting is required in parking areas and along walkways as long as the lighting level is sufficient to promote the safety of pedestrians and motorists.

- A. Lighting requirements: Exterior lighting shall be provided in parking areas and along walkways in multifamily residential and commercial developments, and in developments providing lodging. The exterior lighting needed on a site, and the type and height of lighting standards shall be determined at the time of site plan review. Whenever exterior lighting is provided, it shall be designed and installed so that all direct rays are confined to the site and adjacent properties are protected from glare.
- B. Decorative lighting: Decorative is permitted in commercial developments if adjacent properties and roadways are protected from glare.
- C. Prohibited lighting: The installation or erection of any lighting which simulates, imitates or conflicts with warning signals, emergency signals or traffic signals is prohibited.

3505.08: Manufactured and Modular Structures

- A. Definitions: As used in this section (3505.08 et seq.), unless the context otherwise requires:
 - 1. manufactured home: A structure, transportable in one or more sections, which in the traveling mode, is eight (8) or more body feet in width or forty (40) or more body feet in length, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. Every transportable section of the home shall bear a label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards and, in addition, every assembled home shall have a data plate and heating certificate (in accordance with Federal standards) stating compliance with structural zone, wind zone, and outdoor winter design temperature zone specified for Colorado in the Federal standards.
 - 2. minor assembly: Minor assembly includes placement of a manufactured or modular home on a foundation, connection to utilities and fastening together of preassembled sections. Minor assembly excludes reconstruction, modification or alteration of a factory built home for the purposes of meeting the standards or requirements of this section (3505.08 et seq.), or in order to qualify as a manufactured or modular home.
 - 3. modular home: A modular structure designed to be used as a dwelling unit and built to the "Factory-Built Housing Construction Code of the State of Colorado" as it applies to all factory-built housing (except mobile homes). Each structure shall bear a permanently affixed insignia issued by the Colorado Division of Housing certifying compliance with the Factory-Built Housing Construction Certification Regulations.
 - 4. modular structure: A structure which is wholly or substantially made, fabricated, formed or assembled in a manufacturing facility for the installation, or assembly and installation, on a permanent foundation.
- B. A-1, BC, NR-1, RU, RE, R-1, R-2, R-3, R-4, R-6, and RP
 - 1. Manufactured homes are permitted in these districts for use as residences provided the following criteria are met:
 - a. Certification: Home shall have certification pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974" (42 U.S.C. 5401 et seq., as amended).
 - b. Size and design:
 - (1) dimensions shall be at least twenty-four (24) feet by thirty six (36) feet
 - (2) exterior shall be of brick, wood or cosmetically equivalent siding and roof shall be pitched
 - (3) prior to delivery to site, home shall meet, on an equivalent performance engineering basis, unique public safety requirements of the Building Code such as snow load, wind shear and energy conservation factors.