

Filed For Record 1/9/89 at 10:08AM Stella M. Lopez, Recorder

ORDINANCE NO. 88-1

AN ORDINANCE AMENDING THE RATON-COLFAX COUNTY EXTRATERRITORIAL ZONING ORDINANCE, BEING ORDINANCE NO. 81-1 BY CHANGING THE PROVISIONS CONTAINED THEREIN AND PROVIDING FOR THE RE-NUMBERING OF CERTAIN SECTIONS TO ACCOMPLISH THE SAME.

WHEREAS, the Raton-Colfax County Extraterritorial Planning and Zoning Commission has formulated revision to the Raton-Colfax County Extraterritorial Zoning Ordinance; and

WHEREAS, the Raton-Colfax County Extraterritorial Planning and Zoning Commission has caused Notice of Public Hearing to be duly advertised by notice in the Raton Range; and

WHEREAS, after hearing, the Raton-Colfax County Extraterritorial Planning and Zoning Commission has recommended to the Raton-Colfax County Extraterritorial Zoning Authority that such revision be made; and

WHEREAS, the Raton-Colfax County Zoning Authority has duly considered such proposed change, and by affirmative vote accepted the same.

NOW, THEREFORE, BE IT ORDAINED BY THE RATON-COLFAX COUNTY EXTRATERRITORIAL ZONING AUTHORITY:

Section 1. Ordinance No. 81-1, the Raton-Colfax County Zoning Ordinance is hereby amended as follows:

Article III Section 2. Definitions.

Add New Definition.

Manufactured Housing.

"Manufactured Housing" means a manufactured home or modular home that is a single family dwelling with a heated area of at least thirty-six by twenty-four feet and at least eight hundred sixty-four square feet, constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401 et. seq.) and the Housing and Urban Development Zone Code II or the Uniform Building Code, as amended to the date of the unit's construction, and installed consistent with the Manufactured Housing Act (Chapter 60, Article 14 NMSA 1978) and with the regulations made pursuant thereto relating to ground level installation and ground anchors.

Delete the current Mobile Home and Travel Trailer definitions and add the following new definitions.

Mobile Home.

"Mobile Home" means a movable or portable housing structure larger than forty feet in body length, eight feet in width or eleven feet in overall height,

designed for and occupied by no more than one family for living and sleeping purposes but does not include structures built to the standards of any municipal building code and other technical codes.

Travel Trailer.

Any vehicle or structure eight feet in width by forty feet or less in length, designed to be transported for human occupancy as a dwelling for short periods of time.

Article V. Sections 12 and 13.

A. Permitted Uses.

Add the following as a permitted use in both sections:

One single family dwelling or one mobile home per recorded property, providing the following standards are met:

- a. The mobile home unit shall conform to all requirements of Article VII.
- b. The rental or lease of mobile homes or single family dwellings shall be prohibited.

Article VII. Regulations Governing Mobile Homes and Manufactured Housing.

Add Section 3:

Section 3. LOCATION OF MANUFACTURED HOUSING.


Manufactured homes may be permitted in any area permitting single family site built homes. The manufactured housing unit shall meet all the requirements, other than construction requirements, that the site built home must meet for the zone in which it is being placed.

Section 2. The City Manager is directed to change Ordinance No. 81-1 to reflect these changes.

Section 3. This ordinance shall go into effect immediately.

PASSED, ADOPTED, SIGNED AND APPROVED this 23<sup>rd</sup> day of December, 1988.

RATON-COLFAX COUNTY EXTRATERRITORIAL  
ZONING AUTHORITY

  
Cecil Decker  
Cecil Decker

Louie Sanchez  
Louie Sanchez

Thomas A. Gillespie  
Thomas A. Gillespie

ATTEST:

Barbara Castillo  
Colfax County Clerk