

**TOWN OF MORRISON, COLORADO
BOARD OF TRUSTEES**

ORDINANCE NO. 509

AN ORDINANCE AMENDING SECTION 9-2-1 OF THE MORRISON MUNICIPAL CODE, CONCERNING USE OR OCCUPANCY OF TRAILER OR MOBILE HOME

WHEREAS, the Town of Morrison is a Colorado home rule municipality operating under a Charter approved by the electorate pursuant to Article XX of the Colorado Constitution and governed by its elected Board of Trustees; and

WHEREAS, the Board of Trustees has authority pursuant to the Home Rule Charter and C.R.S. §31-16-101, et seq. to adopt and enforce all ordinances; and

WHEREAS, in the exercise of this authority, the Board of Trustees has previously adopted Section 9-2-1 of the Morrison Municipal Code, concerning use or occupancy of trailers or mobile homes; and

WHEREAS, upon the recommendation of the Planning Commission, the Board of Trustees wishes to further amend Section 9-2-1 to permit temporary occupancy of motor homes while the subject property is under an active and valid building permit, with conditions.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Morrison, Colorado

Section 1. Section 9-2-1.B of the Morrison Municipal Code is amended to add a new subsection 3, to read as follows:

B. Placement Prohibited; ExceptionS.

1. It shall be unlawful for any person to place, keep or maintain any "trailer" as hereinabove defined upon any lot, piece, or parcel of ground with the limits of the Town.
2. STORAGE. Any "trailer" as hereinabove defined which is parked on private premises merely for storage purposes shall be excepted from the provision of this Section.
3. TEMPORARY OCCUPATION DURING CONSTRUCTION. Occupancy of a trailer on private property during the time a residence on the property is under construction is permitted as an exception to the prohibition of this section 9-2-1 under the following conditions, all of which must remain continuously effective or in place:
 - a. a residence on the subject property must be under active construction
 - b. the persons residing in the trailer must be owners of the subject property

- c. the subject property must be under an active and valid building permit
- d. the period of occupancy shall not exceed six months or the term of the building permit, whichever is shorter
- e. the period of occupancy may be extended for up to an additional six months by action of the Town Manager if the building permit remains active for that additional time
- f. the trailer must be located within the building setbacks applicable to the zoning district in which the subject property is located
- g. adequate provision for sanitation must be provided
- h. electricity to the trailer must be provided by a direct connection to outside power; no on-site generators or the running of vehicle engines to provide electricity or heat is permitted
- i. Permit process: Permits for temporary occupancy under this subsection shall be issued by the Town Manager following a ten (10) day period of written notice to all owners or occupants of property immediately adjacent to the subject property. The Town manager may, in his or her discretion, refer the application to the board of Trustees for decision. The decision of the Town Manager (or of the board of Trustees, if referred) to grant, grant with conditions, deny or revoke a temporary occupancy permit under this subsection is the final decision of the Town, subject only to review in the District Court.

Section 2. Effective Date. This ordinance shall take effect thirty (30) days after adoption and publication as provided by Section 3.14 of the Home Rule Charter.

INTRODUCED, READ, PASSED AND ADOPTED this 17 day of August, 2021, by a vote of 5 ayes and 0 nays.



TOWN OF MORRISON:

Sean K. Forey
 Sean K. Forey, Mayor

ATTEST:

Ariana Neverdahl
 Ariana Neverdahl, Town Clerk