

Manufactured and Mobile Homes

Mancos Development Services: From Concept to Construction



Getting Started

A Zoning and Building Development Permit shall be filed, along with the appropriate fee. Please review the information below to ensure that your project meets state and local codes.

Definitions

A **mobile home** may not be moved into town limits unless it meets the definition of a manufactured home or factory-built home or is placed within an existing mobile home park. **Mobile home** means a dwelling unit built prior to June 13, 1976, to no state or nationally recognized building code. Mobile home does not include travel trailers, campers, camper buses, motor homes or any closed vehicle designed to be towed by an automobile or truck. As of September 18, 2004, mobile homes not meeting the definition of a manufactured home shall not be moved into or otherwise installed within the Town limits. *As of September 18, 2004, mobile homes not meeting the definition of a manufactured home that exist in the Town limits shall not be relocated within Town limits.*

Manufactured home means a dwelling unit designed for one (1) family that is partially or entirely manufactured in a factory and designed for long-term residential use with or without a permanent foundation. Manufactured homes must be constructed to standards of the National Manufactured Housing Construction Standards Acts of 1974, 42 U.S.C. § 5401, et seq., as amended. **Manufactured home community** means a tract of land designed or being used to accommodate two (2) or more manufactured home dwelling sites for rental. **Factory-built home** means a dwelling unit designed for one (1) family that is partially or entirely manufactured in a factory and designed for long-term residential use when placed upon a permanent foundation. Factory-built homes must be constructed in compliance with the codes adopted in the Colorado Division of Housing, Factory-Built Housing Program (8 C.C.R. § 1302-12), the same as amended from time to time, and must bear a Colorado insignia indicating compliance with those standards.

Use-Specific Standards: Manufactured Homes

Manufactured homes shall comply with the following standards within sixty (60) days of placement in a manufactured home community. This Paragraph also applies to existing nonconforming structures, such as mobile homes within manufactured home communities.

- a. Skirting. Manufactured home units shall be skirted by the affixing thereto of a solid, nonporous screening, or skirt, between the underside of the dwelling unit at its outer edge and ground level completely around the unit.
- b. Transport equipment. All manufactured home running gear, tongues, axles and wheels must be removed at the time of installation of the home.
- c. Anchors and tie-downs. All manufactured homes shall be installed in compliance with the Colorado Division of Housing Installation Guidelines in effect at the time of installation.
- d. Finished floor elevation. The finished floor elevation of the residential-design manufactured housing unit shall be a maximum of twenty-four (24) inches above the exterior finish grade, as measured at the main entrance into the dwelling.
- e. Attached additions. Any attached addition to a residential-design manufactured housing unit shall comply with local building code standards and the design standards of this Section.

In addition to the items above, manufactured homes shall meet the design and dimensional standards of the underlying zoning district. Site development standards outlined in the Mancos Land Use Code pertaining to parking, driveways, lighting and other requirements shall apply. Floodplain development standards, where applicable, must be followed.

All manufactured homes must be installed per the manufacturer's installation instructions. A Manufactured Homes Installation Handbook is available from the State of Colorado Division of Housing. Additionally, manufactured homes shall be meet or exceed the minimum factory built construction standards of the State of Colorado and shall be labelled as such.

Use-Specific Standards: Manufactured Home Community

Currently, a manufactured home community is permitted through a special use permit in the MR-Mixed Residential zoning district only. All manufactured home communities shall comply with the following standards as outlined in the Mancos Land Use Code:

- (1) Each manufactured home community shall have an internal driveway not less than twenty (20) feet wide, and the internal driveway shall have an all-weather, durable dust-free surface.
- (2) Each manufactured home site in a manufactured home community shall be clearly designated and arranged so that all manufactured homes have access to the internal driveway.
- (3) There shall be a minimum of twenty (20) feet between manufactured homes.
- (4) All manufactured home communities and individual manufactured home sites shall be provided with safe, convenient, all-season pedestrian access of adequate width for the intended use.
- (5) Manufactured home communities shall be improved with adequate and sufficient night lighting to enable persons to walk in such areas at night without difficulty.
- (6) Manufactured home communities shall be properly graded and well-drained, so as to prevent the accumulation of surface water.
- (7) Each manufactured home shall be set in accordance with the Colorado Division of Housing Installation Guidelines in effect at the time of installation.
- (8) All refuse shall be stored in fly-tight, water-tight, rodent-proof, dog-proof containers, which shall be located no more than one hundred fifty (150) feet from each manufactured home site. Containers shall be provided in sufficient number and capacity to properly store all refuse generated in the manufactured home community.
- (9) Exposed ground surfaces in all parts of a manufactured home community shall be protected with a vegetative growth that is capable of preventing soil erosion and of eliminating objectionable dust.
- (10) A detached, accessory storage building or buildings shall be provided within a manufactured home community, containing a minimum storage capacity of ten (10) cubic yards per manufactured home site.
- (11) Exterior boundaries of manufactured home communities shall be developed with a fence, or other acceptable border, to create an attractive border. The land between the fence/border and the public street improvements shall be landscaped with street trees and other landscaping materials sufficient to reasonably screen the park from view off-site and shall be maintained by the owner of the manufactured home community or a homeowners' association.
- (12) Manufactured home communities shall connect to the sanitary sewer system per the Town requirements.
- (13) All utility lines, including electrical utility lines, shall be installed underground.
- (14) Each manufactured home community shall include a recreational area and facilities for the use and enjoyment of the residents encompassing an area of ten percent (10%) or two (2) acres, whichever is less, of the total area of the manufactured home community. Lawns, parking, driveways, public walkways, streets, etc., shall not be considered part of the required recreational area and facilities.

In addition to the above, manufactured home parks shall adhere to the **Mancos Manufactured Home Regulations**, as outlined in Chapter 18 of the Mancos Municipal Code.