



Manufactured Homes and Manufactured Home Parks

Manufactured Homes

A single-family dwelling unit built to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act. A manufactured home also: includes plumbing, heating, air conditioning, and electrical systems; is built on a permanent chassis; and can be transported in one or more sections with each section at least 8ft wide and 40ft long when transported; or when installed on the site is a minimum 320 sqft



Permitted Zones

Anywhere a Single Family Dwelling Unit is Permitted

Requirements/Standards for Rural Residential Zone and lots <2.5 acres in the Rural Zone

- Shall be double or multi-sectioned construction in the Rural Residential Zone and on lots <2.5 acres in the Rural Zone
- Single-wide construction allowed within an existing mobile/manufactured home park and/or as a replacement to an existing single-wide unit legally installed on the same lot
- Roof pitch of minimum 2.5ft rise for each 12ft of horizontal run
- Roof construction shall be of non-reflective materials
- Shall be installed with full skirting which is compatible in material, color, and pattern with the siding or by using a perimeter masonry foundation, within 30 days of placement
- Shall be placed on a permanent foundation
- Wheels, towing tongues, and clearance and tail lights shall be removed
- Shall be provided with permanent electrical and plumbing connections and facilities and sewage disposal systems.

Image credit: Jacobsen Homes



Manufactured Home Parks

A tract of land under the ownership or management of one person, firm or corporation where 3 or more spaces are provided solely for the placement of mobile/manufactured homes for residential purposes. Shall not include PRDs, subdivisions, RV parks or the placement of mobile/manufactured homes as authorized through a temporary use permit

Permitted Zones

Rural on parcels 10-20 acres

Requirements and Standards

- 1.5 dwelling units per acre
- All interior roadways shall be built in accordance with chapter 11.01 and section 17.03.180.Q.6.
- Shall meet roadway setback requirements and structure separation criteria of chapter 8.03A. Side and rear yard setbacks shall be 50ft from the exterior boundary of the park
- Minimum size requirements. Single-wide units: minimum 3,200 sqft. Double-wide units: minimum 4,300 sqft. Triple-wide units: minimum 5,400 sqft.
- Shall meet installation requirements of chapter 14.01A and sections 17.03.180.N.1.b. and 17.03.180.N.2.
- Landscaping in accordance with an approved detailed landscape plan shall be required, including a 50ft landscaping buffer along the exterior of the site
- Minimum 35% of the site shall be reserved for common, functional open space
- No outside storage of household item and equipment shall be permitted within a park. A minimum 300ft bulk storage and parking area for RVs, boats, trailers shall be provided.
- Laundry facilities shall be provided pursuant to section 8.03A.040.I. • Parking spaces shall be provided in compliance with the requirements of ICC 17.03.180.Q
- No home occupation or home industries shall be conducted within a mobile/manufactured home park.