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Information Sheet: INDIVIDUAL MANUFACTURED AND MOBILE HOMES

The *Gunnison County Land Use Resolution* allows a landowner to place a mobile home or manufactured home on an individual parcel in Gunnison County. The section of the *Resolution* that regulates those homes is included below. The Manufactured Housing Institute has reviewed these regulations and determined that they are in compliance with federal requirements and do not place unreasonable or unfair restrictions on these kinds of homes.

Permit applications are available at the Community Development Department, by e-mail or postal mail.

A “**manufactured home**” is defined as “a single family residence that:

- Is partially or entirely manufactured in a factory; and
- Is not less than 24 feet in width and 36 feet in length; and
- Is installed on an engineered permanent foundation; and
- Has brick, wood, or cosmetically equivalent exterior siding and a pitched roof, and,
- Is certified pursuant to the “National Manufactured Standards Act of 1974,” 42 U.S.C. 5401 *et seq.* as amended.

A “**mobile home**” is defined as “a detached, single-family residence that has all the following characteristics: It is designed for long-term occupancy and has sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, and that has plumbing and electrical connections provided for attachments to outside systems. It is designed to be transported after fabrication, on its own wheels, or on a flatbed or other trailer, or on detachable wheels. It arrives at the site where it is to be occupied as a complete unit and is ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation support or jacks, underpinned and connections to utilities. It exceeds eight feet in width and 32 feet in length, excluding towing gear and bumpers. It is without motive power. It is also referred to as a “single-section” manufactured home, and is designed to be used year-round.”

SECTION 9-202: INDIVIDUAL MANUFACTURED AND MOBILE HOMES

A. **PURPOSES.** The purposes of this Section are:

1. **TO REGULATE MANUFACTURED HOMES.** To regulate the permanent installation of manufactured homes on foundations for occupancy as single-family dwellings. All such manufactured homes shall be designed and located to be compatible with neighboring conventionally-built residences. The specifications provided by this Section are designed to ensure the compatibility of manufactured homes with the aesthetic and architectural character of the surrounding neighborhood, in the same manner as that used by the County to approve other residential Building Permits.
2. **TO REGULATE INDIVIDUAL MOBILE HOMES.** To regulate the placement of individual mobile homes outside mobile home communities.

B. **SUBDIVISIONS CREATED FOR MANUFACTURED AND MOBILE HOMES.** Except as provided in this Section, a Land Use Change Permit application for subdivision of property to provide lots for manufactured and mobile homes shall be subject to all the requirements of this *Resolution* that regulate subdivision of property.

C. **NO SEPARATE LAND USE CHANGE PERMIT REQUIRED FOR COMPLIANT INDIVIDUAL MANUFACTURED AND MOBILE HOMES.** No separate Land Use Change Permit is required for a manufactured home or a mobile home placed on a legal lot subject to the following:

1. **COMPLIANCE WITH PROTECTIVE COVENANTS OR DEED RESTRICTION.** The applicable protective covenants or deed restrictions do not prohibit such use.
2. **ROOFING SHALL BE SIMILAR.** Roofing shall be similar in color, material and appearance to the roofing material commonly used on residences on adjacent parcels. The roof pitch shall be a minimum of a nominal 2/12; and

3. **EXTERIOR SIDING SHALL BE SIMILAR.** Exterior siding shall be similar in color, material and appearance to the exterior siding material commonly used on residences on adjacent parcels; and
 4. **GARAGE OR CARPORT.** If a garage is constructed it shall be in materials and color similar to those of the attached residence where garages are predominant on adjacent parcels. A carport may be constructed if residences on adjacent parcels have carports, or there is a mixture of residences with and without garages or carport; and
 5. **ALL CONVENTIONAL STANDARDS APPLY.** All building setbacks, parking, coverage, height, width and size requirements required of conventional homes by the applicable building code adopted and amended by Gunnison County, and by all applicable sections of this *Resolution*, shall apply to manufactured and mobile homes.
- D. INDIVIDUAL MANUFACTURED HOMES.** Manufactured homes shall comply with all applicable requirements of this *Resolution*, and with the following:
1. **CERTIFICATION.** A manufactured home shall be certified pursuant to all requirements of the *National Manufactured Housing Construction and Safety Standards Act of 1974* (42 U.S.C. 5401 et seq; as amended).
 2. **SIZE AND DESIGN.** At a minimum, a manufactured home shall:
 - a. **DIMENSIONS.** Be at least 24 feet in width by 36 feet in length; and
 - b. **EXTERIOR MATERIALS AND ROOF PITCH.** Have an exterior of brick, wood or cosmetically equivalent siding and a pitched roof.
 3. **SITE PREPARATION, DELIVERY, AND INSTALLATION.** Before delivery to the site, the home shall meet, on an equivalent performance engineering basis, all public safety requirements of the applicable building code adopted and amended by Gunnison County, including snow load, wind shear and energy conservation factors. The home shall be installed:
 - a. **IN COMPLIANCE WITH BUILDING AND SEWAGE DISPOSAL SYSTEM PERMIT REQUIREMENTS.** Each manufactured home shall obtain the required building and Individual Sewage Disposal System permits, as applicable, required by Gunnison County.
 - b. **IN COMPLIANCE WITH THE APPLICABLE BUILDING CODE ADOPTED AND AMENDED BY GUNNISON COUNTY.** In accordance with the requirements of the applicable building code adopted and amended by Gunnison County, if the home was manufactured pursuant to that code; or
 - c. **IN COMPLIANCE WITH COLORADO DIVISION OF HOUSING REQUIREMENTS.** In accordance with the manufactured housing installation standards set forth in Colorado Division of Housing *Rule 20* as it may be amended, if the home was manufactured to the HUD code; and
 - d. **PLACEMENT ON PERMANENT ENGINEERED FOUNDATION.** On a permanent engineered foundation certified by a qualified professional engineer licensed in the State of Colorado as structurally sound, permitted and approved by the Building Inspector, and constructed before delivery of the home to the site.
 4. **ALL SYSTEMS COMPLETE.** Be complete, including sanitary, heating and electrical systems and be ready for occupancy when delivered to the site except for minor assembly.
- E. INDIVIDUAL MOBILE HOMES.** A mobile home may be permitted on a legal lot that is not in a mobile home community. It shall comply with all other applicable requirements of this *Resolution* and the following:
1. **PLACEMENT OFF PUBLIC RIGHTS-OF-WAY.** No mobile home shall be parked or permitted to remain on any public highway, road, alley or other such right-of-way for more than a 24-hour period. If so parked for less than a 24-hour period, it shall be parallel to the edge of the right-of-way, safely out of the flow of moving traffic.
 2. **REQUIRED TO BE USED AS RESIDENCE.** No mobile home shall be parked on a parcel unless it is permitted to be used as a residence, pursuant to all applicable codes and regulations, and sections of this *Resolution*. All applicable permits, pursuant to Section 1-104: R: *Relationship of Land Use Change Permits to Other Permits*, shall be obtained before a mobile home is located on a parcel.
 3. **MOBILE HOME OR TEMPORARY MOBILE HOME PERMIT.** The Community Development Department may issue either a Mobile Home Permit or a Temporary Mobile Home Permit:
 - a. **MOBILE HOME PERMIT.** Mobile Home Permit to park, occupy and use a mobile home on a parcel not in a mobile home community.

- b. **TEMPORARY MOBILE HOME PERMIT.** Temporary Mobile Home Permit for the temporary parking, occupation and use of a mobile home not in a mobile home community, if all applicable requirements of this *Resolution* and of the *Gunnison County Individual Sewage Disposal System Regulations* have been met. The Temporary Mobile Home Permit shall be issued for a period not to exceed 180 days, and may be renewed not more than once for no more than an additional 60 days, without approval by the Board.
4. **APPLICATION FORM.** The Community Development Department shall provide the appropriate application form for either of the Permits that, at a minimum, shall include the following:
- a. **APPLICANT.** The name, address, telephone and fax numbers, and e-mail address for the applicant, or if the applicant is to be represented by an agent, a notarized letter signed by the applicant authorizing the agent to represent the applicant and stating the same information for the agent.
- b. **PROPERTY OWNER.** Name of the owner of the property; if other than the applicant, a notarized letter from the owner consenting to the application, must also be submitted.
- c. **PROPERTY LOCATION.** The legal description (referencing lot and block or tract numbers, homesteads, or metes and bounds), property address and common description of the parcel on which the land use change is proposed to be located. A copy of the recorded deed to the property should be included.
- d. **PRESENT LAND USE.** Identify present land uses, locations, and sizes of existing and proposed structures that exist on the property.
5. **COMMUNITY DEVELOPMENT DEPARTMENT REVIEW.** The Community Development Department will review the application, determine its compliance with the requirements of this Section and all other applicable requirements of this *Resolution*. If it is in compliance, the applicable Mobile Home Permit or Temporary Mobile Home Permit shall be granted.
- a. **HIGHER LEVEL OF REVIEW MAY BE REQUIRED IF LOCATED NEXT TO SUBDIVISION.** If a mobile home is proposed to be located on an individual parcel of land not in a mobile home community, but adjacent to a platted subdivision whose protective covenants either do not address, or do not allow, the location of mobile homes within the subdivision, the application for a Mobile Home Permit shall require a higher level of review, pursuant to Section 3-111: *Classification of Impact*.
- b. **SUBJECT TO SUBDIVISION PROTECTIVE COVENANTS.** No permit may be issued under this Section for placement of a mobile home on any lot within a platted subdivision unless there have been recorded in the office of the Clerk and Recorder of Gunnison County protective covenants relating to the subdivision that specifically permit the placement of mobile homes within the subdivision on other than a temporary basis. Any such protective covenants or amendments to protective covenants adopted after May 16, 1977, must have been approved by Gunnison County.
- F. **STANDARDS FOR INSTALLATION OF A MOBILE HOME.** Location of an individual mobile home shall comply with the following:
1. **PERIMETER ENCLOSURE.** The mobile home shall be enclosed continuously at the perimeter at ground level with material comparable in composition and appearance to the predominant materials used in foundations of residences on adjacent parcels.
2. **ADDITIONS SHALL MEET BUILDING CODE REQUIREMENTS.** Any additions, extensions, or enlargements will be allowed so long as they meet the requirements of the applicable building code, adopted and amended by Gunnison County, and proof of compliance to any applicable protective covenants has been submitted. If the mobile home is to be modified with a roof structure, the new supporting walls (stud walls) must be completely sided in. No open studs or posts will be allowed.
3. **MORE THAN ONE MOBILE HOME CONSTITUTES A COMMUNITY.** The placement of more than one mobile home on any parcel shall create a mobile home community, except as located according to Section 9-202: F.5: *Agricultural Operations*.
4. **NONCONFORMING MOBILE HOME.** Any parcel on which more than one mobile home was in existence before June 20, 1979 will not be considered a mobile home community and shall be allowed to remain as a nonconforming use. If a nonconforming mobile home is removed and replaced with a mobile home that complies with the current HUD code, the replacement shall not create a mobile home community. All applicable requirements of this *Resolution* shall apply.

5. **AGRICULTURAL OPERATIONS.** An agricultural operation may place no more than two mobile homes on the agricultural operation property, for use by family members or employees of the operation, subject to all other applicable requirements of this *Resolution*.
6. **SHALL NOT HAVE BEEN MANUFACTURED BEFORE 1972.** The mobile home shall not have been manufactured before May 1972.
7. **COLORADO DIVISION OF HOUSING OR HUD SEAL REQUIRED.** If the mobile home was manufactured between 1972 and 1976, it shall be required to bear the seal of the Colorado Division of Housing. Any mobile home manufactured during or after 1976 shall be required to bear the HUD seal. If the mobile home does not bear either of those seals, the following shall be required:
 - a. **CERTIFIED ELECTRICAL SYSTEM.** The electrical system must be inspected by the Colorado state electrical inspector and certified that it meets the state electrical code for mobile homes.
 - b. **APPROVED PLUMBING SYSTEM.** The plumbing shall comply, with the current edition of the Colorado Technical Plumbing Code, and the applicant shall submit a copy of the inspection report as approved by the Colorado State Plumbing Inspector.
8. **GENERAL STRUCTURAL AND SNOWLOAD REQUIREMENTS.** If the mobile home is required to meet the applicable snowload requirements applied to structures throughout the County and does not have the manufacturer's certification or an independent certification by a qualified professional engineer licensed in the State of Colorado demonstrating that it meets that requirement, the home shall be modified with a roof structure, designed and constructed pursuant to the requirements of the applicable building code adopted and amended by Gunnison County.
 - a. **NO OPEN STUDS OR POSTS.** If the mobile home is to be modified with a roof structure, the new supporting walls (stud walls) must be completely sided in. No open studs or posts will be allowed.
9. **PERMIT ISSUED TO OWNER.** Other than on agricultural operations or within a mobile home community the permit shall be issued only to the owner of the land on which the mobile home is to be placed.