

Chapter 17.23
MANUFACTURED, MODULAR, AND MOBILE HOME STANDARDS

Sections:

17.23.010	Purpose
17.23.020	Placement of Manufactured Housing, Modular Housing and Mobile Homes
17.23.030	Recreational Vehicles Restricted
17.23.040	Uncertified Mobile Homes
17.23.050	Placement of Manufactured, Modular and Mobile Homes; Permits Required
17.23.060	Manufactured and Modular Home Site Requirements
17.23.070	Manufactured and Modular Home Design Standards and Building Requirements

17.23.010 PURPOSE. The purpose of this Chapter is to set forth the conditions under which manufactured housing, modular housing and mobile homes will be allowed within the City of Fruita.

17.23.020 PLACEMENT OF MANUFACTURED HOUSING, MODULAR HOUSING AND MOBILE HOMES. It is unlawful within the City of Fruita for any person to place or park any manufactured home as defined in Section 17.03.413, modular home, as defined in Section 17.03.435, or mobile home, as defined in Section 17.03.429, on any street, alley, highway or other public place, or on any tract of land owned by any person, firm, or corporation, occupied or unoccupied, within the City, except as provided in this Chapter and in other Chapters of this Title.

17.23.030 RECREATIONAL VEHICLES RESTRICTED. Recreational vehicles, as defined in 17.03.573; travel trailers, as defined in Section 17.03.767; truck campers, as defined in Section 17.03.769; and other camping vehicles are not considered modular homes, manufactured homes or mobile homes and are not allowed in mobile home parks, manufactured home parks, or as permanent year round dwelling units. Recreational vehicles, travel trailers, truck campers and other camping vehicles are allowed in approved recreational vehicle parks and campgrounds for a limited time period. Recreational vehicles may be stored on residential, commercial or industrially zoned parcels of land in approved parking or recreational vehicle storage areas in conformance with the provisions of this Title.

17.23.040 UNCERTIFIED MOBILE HOMES. Mobile homes located within the City on the effective date of this Chapter which have not been certified as conforming to the U.S. Department of Housing and Urban Development's (H.U.D.) 1984 Mobile Home Standards, as amended, are hereby declared legal nonconforming uses, but may not be replaced by another mobile home that is not H.U.D. certified.

17.23.050 PLACEMENT OF MANUFACTURED, MODULAR AND MOBILE HOMES; PERMITS REQUIRED. No person shall locate, alter or replace a manufactured, modular, or mobile home in the City of Fruita without first obtaining a planning clearance for a building permit from the Community Development Department.

17.23.060 MANUFACTURED AND MODULAR HOME SITE REQUIREMENTS.

Manufactured single family homes, as defined in Section 17.03.413, are allowed as a conditional use in the Rural and Agricultural (RA), Rural Residential (RR), Community Residential (CR), Large Lot Residential (LLR), and the South Fruita Residential (SFR) Zone Districts. Manufactured homes are also permitted in manufactured home parks and manufactured home subdivisions. [See subsection 17.07.050(D).] Modular homes, as defined in Section 17.03.435, are allowed as a conditional use in all residential and mixed use zone districts and all non-residential zone districts except for the Community Services and Recreation (CSR) Zone District, where such homes are prohibited. The term “modular homes” does not include homes constructed using prefabricated structural panels, insulated concrete form (ICF) technology, or other panelized construction systems. These types of systems are allowed in all zone districts where residential dwellings are permitted either as an allowed use or a conditional use.

All manufactured and modular homes shall comply with the design standards set forth below.

No person shall locate, alter or replace a manufacture home or modular home within the City of Fruita without first obtaining a planning clearance for a building permit from the Community Development Department. An owner shall provide proof of all required certifications to the Community Development Department prior to the placement of any manufactured home on any parcel of land.

17.23.070 MANUFACTURED AND MODULAR HOME DESIGN STANDARDS AND BUILDING REQUIREMENTS. Every manufactured and modular home installed or located within the City of Fruita after the effective date of this Chapter shall comply with the following standards and requirements:

- A. The manufactured home sections or modular home modules must be partially or entirely manufactured in a factory;
- B. The finished home dimensions must be not less than twenty-four feet (24') in width and thirty-six feet (36') in length, excluding porches;
- C. The manufactured or modular home must be set on an excavated, backfilled, engineered foundation enclosed at the perimeter so that the top of the perimeter wall sits no more than twelve inches (12") above finish grade. The foundation shall be similar in appearance and durability to a masonry foundation of a site-built dwelling. The foundation shall provide an anchoring system for the manufactured home that is totally concealed under the structure;

- D. The finished home must have brick, wood or cosmetically equivalent exterior siding on all exterior walls which provides a consistent, continuous facade from the bottom of the soffit (top of the wall section) downward to the top of the exposed perimeter foundation. The exterior siding of the finished home must have the same appearance as materials commonly used on residential dwellings. Metal siding must be painted or anodized;
- E. The finished home must have a pitched roof with a pitch of at least a nominal three in twelve (3:12). The roof must be covered with shingles, shakes, or tile. Eaves of the roof must extend at least one foot (1') from the intersection of the roof and the exterior walls;
- F. The finished home must have windows that are wood, vinyl coated or anodized aluminum;
- G. The finished home must have color-coordinated body and trim. Colors of both the factory components and the site-built components shall be the same;
- H. The main entrance to the finished home must face or be oriented toward an adjacent street;
- I. The transportation mechanisms including the wheels, axles and hitch must be removed;
- J. No finished home shall be occupied for dwelling purposes unless it is properly placed and connected to water, wastewater, electric and natural gas utilities, as appropriate, in conformance with the City's building codes set forth in Title 15;
- K. All manufactured homes shall be certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974," 42 U.S.C. §5401, *et seq.*, as amended, or shall be certified by the Colorado Division of Housing pursuant to Sections 24-32-701, *et seq.*, C.R.S.; and
- L. All finished homes shall have an enclosed crawl space underneath the finished home and shall not provide a harborage for rodents or create a fire hazard. No enclosed crawl space shall be used for storage unless the storage area is surfaced with concrete. Adequate access and ventilation shall be provided in accordance with the City's building codes set forth in Title 15 of the Fruita Municipal Code.
- M. Mobile homes (see definitions) are not manufactured or modular homes. Mobile homes are only allowed in permitted mobile home parks and are governed by Chapter 17.25 of this Title.