



DATE: August 30, 2023
INTERPRETATION NO.: CI2023-0005
TITLE: Manufactured Housing on Single-Family Zoned Lots
RELATED DEPT. & DIVISION: Development Services Department, Residential Review
TOPIC: Single-Family, Manufactured Housing
DECISION MAKER: Brent D. Lloyd, Development Officer

SUMMARY: “Manufactured housing” is any prefabricated or manufactured housing that is affixed to a permanent foundation. Manufactured housing is permitted to be used as a single-family dwelling unit or accessory dwelling unit on any lot where such uses are permitted.

CODE SECTIONS: Land Development Code (LDC) – Title 25

- [§ 25-1-21 \(68\)](#) (definition of “Mobile Home”)
- [§ 25-2-1207](#) (Location of Mobile Homes other than in Mobile Home Parks)
- [§ 25-12-243](#) (Local Amendments to the International Residential Code):
 - § R320 (Accessibility and Visitability)

CODE INTERPRETATION:

Background

LDC Section 25-1-21 (*Definitions*) defines mobile home as “a movable dwelling constructed on a chassis, designed for use without a permanent foundation, and designed to be connected to utilities...” The definition goes on to describe what a mobile home is not: “The term excludes manufactured modular housing designed to be set on a permanent foundation and recreational vehicles.”

Mobile homes, as defined in the LDC, are only permitted to be located within mobile home parks or mobile home (MH) zoned subdivisions per LDC Section 25-2-1207.

Interpretation

“Manufactured modular housing,” as used in the definition of mobile home, is hereafter referred to as “manufactured housing” and used to mean any prefabricated modular or manufactured housing that is affixed to a permanent foundation.

Unlike mobile homes, manufactured housing is permitted to be used as a single-family dwelling or accessory dwelling unit (ADU) on any lot where such uses are permitted.

Approval of a building permit application by Residential Plan Review is required for the construction of manufactured housing on a lot. Compliance with Section R320 (*Visitability*) is not required.



Brent D. Lloyd, Development Officer