



DEVELOPMENT GUIDE: MANUFACTURED HOMES

What are Manufactured Homes?

A structure which is certified under the National Manufactured Housing Construction Standards Act of 1974, 42 U.S.C. 5401, et seq., was issued an insignia of approval by the U.S. Department of Housing and Urban Development, has not been altered in violation of applicable codes and was manufactured after June 15, 1976.

Criteria for Approval

- 1) All manufactured homes that are allowed must have a peaked roof with minimum 3-in-12 pitch.
- 2) The primary entrance to manufactured homes shall be located on the front of the structure, fronting the street upon which the street address is located.
- 3) The manufactured home shall be subject to all provisions of the zoning ordinance applicable to residential structures.
- 4) Manufactured homes shall have brick, wood, or other exterior siding material customarily used on permanent residential dwellings and extending to the ground with delivery apparatus removed.
- 5) The manufactured home shall be a minimum width of twenty-four (24) feet as measured along the building side facing the adjoining street.
- 6) The manufactured home shall be on an engineered permanent foundation consisting of a full perimeter concrete or concrete block stem wall foundation, conforming to the Building Code.
- 7) Manufactured homes shall contain a minimum of seven hundred (700) square feet of finished floor area per dwelling unit.

See HMC Ch. 16 [Sec. 16-143. - Manufactured housing. for more regulatory details.](#)

Questions? Call or email the Planning Director:
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What is Zones allow Manufacture Homes?

Zoning designations regulate how a parcel of land can legally be utilized or developed. The Town's Land Development Code or LDC ([Chapter 16, Hudson Municipal Code](#)) includes permitted uses, basic location and bulk regulations for the various zoning districts. Manufactured Homes are currently allowed in zones:

- R-1, see HMC Ch. 16, [Sec. 16-43. - Residential one district \(R-1\).](#)
- R-2, see HMC Ch. 16, [Sec. 16-44. - Residential two district \(R-2\).](#)

How do I find my Setbacks?

Setbacks are the minimum distance measured from the structure perpendicular to the property lines. It is the applicant's responsibility to find the property lines and identify easements. Accessory structures are not allowed to be located in recorded easements. It is also recommended that structures are not located above private utility service lines. For more information on your setbacks, refer to the [Development Guide: Development Standards Table](#) as well as the [Town's Zoning Map](#) on the [Town's Planning Webpage](#).