



Zone District: R-8 Manufactured Home Residential District

Purpose. The standards of this district (R-8) are designed to retain and provide areas of medium density for single-family manufactured homes located on individually owned lots.

Setbacks:	Front	20'	Side	5'	Rear	10'
Max. Coverage	50%					
Max. Height	20'					
Minimum Lot Width:	50'					
Minimum Lot Size:	5,000 Square Feet					

(33) **Mobile home** means a dwelling unit with all the following characteristics:

- a. Designed as a detached single-family dwelling unit for long-term occupancy and containing sleeping accommodation, a flush toilet, a tub or shower bath, kitchen facilities, plumbing, sewer and electrical connections provided for attachment to outside systems;
- b. Designed to be transported after fabrication on its own wheels, on flatbed, other trailers or detachable wheels;
- c. Arrives at the site where it is to be occupied as a complete dwelling and is ready for occupancy except for minor and incidental unpacking and assembly operation, location on foundation supports or jacks, underpinned, connections to utilities and the like;
- d. Is not less than eight (8) feet in width and thirty-two (32) feet in length, excluding towing gear and bumpers;
- e. Is without motive power;
- f. Is manufactured after 1976 and certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974," 42 U.S.C. §5401, et seq., as amended, and all regulations enacted pursuant thereto; and
- g. Complies with City ordinance modifications as authorized by state or federal law.

District Regulations: **Sec. 17-4-4(e)**

R-8 District:

(1) No more than one (1) mobile home shall be permitted on each platted lot.

(2) Each mobile home in a mobile home subdivision shall have a minimum box width of twelve (12) feet and a minimum box size of six hundred fifty (650) square feet. Box size is the exterior width and length of the unit exclusive of bumpers, towing apparatus and other exterior attachments not functioning as part of the residential unit.

(3) Each mobile home in a mobile home subdivision shall comply with the Colorado State Housing Board's State Factory Built Housing Construction Code, more commonly known as the ANSE Standard A119.1 and C.S.H.B. revisions and amendments thereto.

(4) Accessory buildings and structures to a mobile home in a mobile home subdivision are limited to garages, awnings, cabanas, ramadas, storage structures, carports, fences, windbreaks and porches. All accessory buildings and structures shall conform to the Building Codes of the City and Section 17-4-23 of this Code. Accessory buildings or structures not adequately covered by either the Building Code or Section 17-4-23 shall be subject to the provisions of NFPA No. 501A 1972, Standard For Mobile Home Parks, Appendix B "Mobile Home Accessory Buildings and Structures." The height of any accessory building or structure may not exceed twelve (12) feet. The roof slope and exterior materials of all accessory buildings and structures shall be compatible with the mobile home.

(5) Storage is not permitted beneath the mobile home, except when located upon a basement. All basements shall be approved by the Inspection Division. Storage shall be permitted only in accessory buildings, common areas so designated or approved basements.

(6) All mobile homes in a mobile home subdivision shall have their wheels, axles and removable towing apparatus removed and be secured to a permanent foundation. Methods of securing and foundation designs shall be approved by the Department of Public Works, Inspection Division.

(7) All mobile homes, including towing apparatus, in a mobile home subdivision shall be skirted with an impervious material which is compatible with the mobile home exterior and impedes the passage of wind beneath the mobile home. A removable partition or section at least eighteen (18) inches by thirty-six (36) inches shall be so located in the skirting as to provide convenient access beneath the mobile home for the inspection and repair of utilities. Air vents shall be provided in the skirting of such type, number and location as approved by the Department of Public Works, Inspection Division.

RESTRICTIONS: ALL SINGLE-FAMILY HOMES SHALL:

- Utilize at least Eight (8) of the design features listed on the Single-Family Home Application:
 - Require applicable building permits obtained from Pueblo Regional Building Dept.:
 - Comply with Sec. 12-3-23 of the Pueblo Municipal Code and with the Pueblo Public Works Department
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Specifications, Standards and Details handbook:

- Have a paved, asphalt or concrete, driveway and paved off street parking spaces, as required, and a paved sidewalk from either the public sidewalk or driveway to the front entry;
 - Be placed on a permanent masonry or poured-in-place concrete perimeter foundation with no more than 12”(average) of masonry or concrete exposed above the grade on the street face, which meet Code as determined from plans and specifications submitted to obtain a building and siting permit,
 - Any exterior wall used to support backfilled material on one side must be suitably engineered and constructed of masonry or concrete materials.
 - Have a consistent, continuous facade (material, color, pattern) from the bottom of the soffit (top of wall section) downward to within 8” of the grade, if not placed on concrete or masonry foundation
 - All extensions of and attachments to single family homes not part of the original dwelling shall be constructed only after receiving a permit from the Pueblo Regional Building Dept. (covered steps, porches, carports, etc..)
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Off Street Parking

§ 17-4-42. Off-street parking residential.

Each single family home or two-family dwelling constructed or relocated after the effective date of the ordinance from which this provision is derived shall provide on the building site at least one (1) accessible and usable off-street parking space for each dwelling unit, unless additional off-street parking spaces are required by the Roadway Classification Design Standards and Policies. Said parking space may be open or covered; however, no portion of the building site which is required for front or side yard setbacks shall be used as a part of the required off-street parking spaces. The parking space shall be permanent in character, shall be provided with a permanent driveway to a public roadway, and both the parking space and the driveway shall be paved with asphalt concrete, Portland cement concrete, pavers, or equivalent material.

Landscape:

No

Outdoor Lighting

§ 17-4-52 Outdoor Lighting Performance Standards.

Residential incandescent lighting of 150 watts or fewer for each light fixture, and/or fluorescent lights of 20 watts or fewer per fixture are permitted.

Permitted Uses

§ 17-4-51 (9.1)

Uses by right.

1. Manufactured home, one-family.
2. Accessory buildings and structures as permitted in the district.

Uses by review. A use by review is any of the following uses which are permitted only upon issuance of a special use permit.

1. Church and religious buildings.
2. Home occupations.
3. Recreation facilities, private.
4. Utilities as outlined in Section 17-4-30.

Manufactured Homes:

Permitted