
designated manufactured homes

what are designated manufactured homes

Designated manufactured homes are HUD/FHA approved manufactured homes that meet the following additional criteria:

1. Multi-sectional (i.e., double/triple-wide) and a minimum of 1,000 square feet;
2. Set on an excavated and backfilled foundation with the home not more than 12" above grade;
3. A roof pitch with a minimum slope of 3:12 (three feet in height for each twelve feet in width);
4. Exterior roofing and siding materials which in color, material, and appearance is similar to that which is commonly used in the community or used on surrounding homes;
5. A garage or carport constructed of like materials; however, a garage is *required* if abutting neighbors have garages. If you intend to place the structure within 6' of your home, the manufacturer needs to be notified to ensure that the home and garage are in compliance with HUD;
6. In addition, the home is subject to any standards and requirements a conventional home on the same lot would be subjected to.

where they are allowed

Designated manufactured homes are allowed in all residential and commercial zoning districts within the City, except where prohibited by private restrictive covenants.

improvements you may be required to provide

Two paved 9' x 20' **off street parking spaces** with carport. Please note that you must provide a garage if your abutting neighbors have garages. A **paved driveway** is required.

Five foot concrete sidewalks and curbs are required for the street frontages of your lot.

Your front and street sideyards must be **landscaped**.

For questions about the paving or sidewalks, please contact the Engineering Department at 769-2283.

For questions about the landscaping, please contact the Planning Department at 769-2274.

fees you may pay

Sewer: A capitalization fee of \$1,972.00 and generally a hook-up fee of \$550.00 is charged.

Water: A connection fee of \$1,050.00 and a hook-up fee of \$900.00 is charged for a 3/4" meter.

Building Permit: \$150.00 for the home. The fee varies for other structures.

Encroachment Permit: \$50.00

Impact Fees: \$847.95 to \$1,839.82, depending on the property's location.

other agencies you may need to contact

The **State of Idaho Department of Labor and Industries** governs the construction of manufactured housing that come into the state. 769-1579.

Panhandle Health District. Your lot may not be served by sewer and the PHD issues septic tank permits. 667-9513

Private water systems. Please note that your lot may not be served by City water. If it is not, you will need to contact the private water supplier.

Electricity and natural gas are provided by either Avista (664-1877) or the Kootenai Electrical Cooperative (765-1200).

please note

This handout is intended to provide general information about placing your manufactured home within the City. You should contact the City to obtain specific information.
