



Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623
(970) 963-2733

Manufactured/Factory Built Home Requirements

- The home is to meet Municipal Zoning Code section 18.50.045.
- The home is to be approved by the Colorado Division of Housing. Some homes are built to multiple state requirements some are not. Careful purchasing homes from other states.
- Must be allowed by PUD.
- The home is to be “Energy Star” certified.
- Please provide manufacturer’s specifications. The home is to be built to 40 pounds per square foot snow load.
- The home is to be set and sealed by a Certified State Installer. If the installer is not certified, the home is to be inspected and sealed by a Certified State Inspector.
- Site plan showing location on property. Please include any sheds, site built elements, landing, stairs, roof, carport etc. Provide framing details for site built portions.
- The gas line is to be pressure tested for a gas tag, 10 psi.
- The electrical is to be permitted and approved by the state to connect the service.
- Final inspection to be performed by the Town.
 - Check the electrical has been approved.
 - Check that the home has been stickered by the CDOH installer or inspector.
 - Check all site built elements, landings, stairs, handrail, covered porches, carports, etc.

Town of Carbondale Municipal Zoning Code

Section 18.50.045 – Manufactured/Factory Built Homes

All modular structures and manufactured/factory built homes shall meet the following criteria to be eligible for placement in permitted zone districts in the town and ultimately for a certificate of occupancy:

- A. Must be partly or entirely commercially manufactured in a factory;
- B. Must meet the following minimum architectural standards:
 - 1. Shall have a roof pitched at not less than 3:12,
 - 2. Shall have wood, brick, or equivalent siding,
 - 3. Shall be not less than 24 feet wide and 36 feet long,
 - 4. In addition to the above, the architecture and overall design of the proposed structure and site shall be substantially compatible with and similar to both adjacent structures and sites and to structures and sites located within the neighborhood or subdivision in which the proposed structure is to be placed. For the purposes of this section, a neighborhood or subdivision shall be deemed to consist of all residential structures within 1000 feet of the proposed structure. The determination of substantial compatibility and similarity shall be made based upon a comparison of the architectural and design features that are predominant in the neighborhood or subdivision in which the proposed structure is to be placed. For the purposes of this section, architectural and design features shall be deemed to predominate if they exist in connection with at least 40% of the structures within the neighborhood or subdivision. The comparison of the architectural and design features of the proposed structure and site with those that predominate in the neighborhood or subdivision shall include:
 - a. Porches, patios, garages, courtyards,
 - b. Pitch, height, design, and style of roof structures,
 - c. Number, size and placement of windows,
 - d. Types and styles of exterior wall coverings;
- C. Must be installed on a permanent foundation which has been certified by a professional engineer licensed by the state;
- D. Is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 USC 5401, as amended, or which has been certified by the State of Colorado as being in compliance with the requirements of the uniform building code as adopted by the State of Colorado and as enforced and administered by the Colorado Division of Housing.
- E. Complies with live (snow) roof load of 40 pounds per square foot. (Ord. 3-1999; Ord. 23-1998 (part); Ord. 16-1993 (part)).