



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. Snow load 40 pound.
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 construction 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.

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

Improvements you may be required to provide are:

1. 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.
2. A **paved driveway** is required.
3. Five foot concrete sidewalks and curbs are required for the street frontages of your lot.
4. Your front and street side yards must be **landscaped**.
5. For questions about the paving or sidewalks, please contact the Engineering Department at 769-2283.
6. For questions about the landscaping, please contact the Planning Department at 769-2274.

The fees you may pay are as follows:

1. **Sewer:** A capitalization fee of \$2,788.00 and a hook-up fee of \$550.00 are charged.
2. **Water:** A capitalization fee of \$1,465.00, a hook-up fee of \$725.00 and MXU fee of \$130 are charged for a 3/4" meter.
3. **Impact Fees:** Up to \$1,839.82
4. **Building Permit:** See fee schedule. Mechanical permit varies depending on work to be done.
5. **Water/Sewer Permit:** \$43.00.
6. **Encroachment Permit:** \$50.00.

Other agencies you may need to contact:

1. The **State of Idaho Department of Labor and Industries** governs the construction of manufactured housing that come into the state 769-1579.
2. Electricity and natural gas are provided by either **Avista** 800-227-9187 or the **Kootenai Electrical Cooperative** 765-1200.
3. **State Electrical** 769-1579

Please note: This handout is intended to provide general information about placing your manufactured home within the City. You should contact the City 208-769-2267 to obtain specific information.