



**City of Twin Falls  
Building Department**  
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## PLACING A MANUFACTURED HOME

### **IN A MOBILE HOME PARK?**

A manufactured home of any size, style and age may be placed in a mobile home park within the City of Twin Falls or it's Area of Impact.

Each manufactured home park has its own standards for what is allowed in the park, except that all non-HUD homes built prior to June 15, 1976, and not already sited in the park, must be rehabilitated in accordance with Idaho Code 44-2503.

A building permit is required for placing a manufactured home in a mobile home park and for any additions or modification to it. All work done on a manufactured home including re-roofing must be done by a licensed manufactured home contractor. (Homeowners are exempt). A minimum 10-foot separation is required between manufactured homes within mobile home parks. The same separation is required when an addition is made to a manufactured home. Manufactured homes shall be tied down in conformance with the "Idaho Manufactured Home Installation Standard." This standard is available at the Twin Falls Building Department and is provided to permit applicants.

For additional information about obtaining a building permit, please contact the Building Inspection Department at 324 Hansen St. E. or you may call them at (208) 735-7238.

### **IN RESIDENTIAL ZONES?**

#### **Single Wide Manufactured Homes**

Single wide manufactured homes outside of mobile home parks are allowed only in the R-6 MHO-1 zoning district of the City. There are three areas of the City, which carry that zoning designation.

They are: 1) South Park, 2) Buena Vista and 3) West Park. For exact locations or for a zoning map showing these zones, please contact the Planning & Zoning Office at 324 Hansen St East or call at (208) 735-7267.

#### **Single-wide manufactured homes must meet the following standards to be allowed in the R-6 MHO-1 Zone:**

1. Must be at least twelve feet (12') wide.
2. Must be at least seven hundred (700) square feet.
3. Footings and perimeter foundations must be provided as required by the City of Twin Falls Code and designed in conformance with the "Idaho Manufactured Home Installation Standards."

A building permit is required for placement of a single wide manufactured home anywhere in the City. Applications for building permits are made through the Building Inspection Department at 324 Hansen St. E. or you may call for information at (208) 735-7238.

## **Double Wide Manufactured Homes**

Double wide manufactured homes are allowed on any residential lot in any residential zone in the City or its Area of Impact where any site built single family residence is allowed.

### **They must meet the following standards:**

1. Must be at least 24 feet wide.
2. A minimum floor area of 960 sq. ft.
3. Must have a non-metallic, wood shake or asphalt shingle roof with a minimum slope of 3/12 and a minimum 6" eave.
4. Must have a foundation fascia that is similar in appearance and durability to the masonry foundation of site-built dwellings and which surround the entire perimeter of the structure and completely encloses the space between the siding and the finished grade.
5. Must be permanently affixed and set upon a foundation base having an anchoring system that is totally concealed under the structure. The running gear and towing hitch must be removed.
6. Must carry a HUD sticker and on-site placement be to "Idaho Manufactured Home Installation Standards."

**A building permit is required for the placement, additions or modifications to any double wide manufactured home anywhere in the City of its Area of Impact.**

### **IN COMMERCIAL ZONES?**

Manufactured homes that are used for dwelling purposes are **NOT** allowed in commercial zones of the City or the City's Area of Impact, except when part of the mobile/manufactured home houses a legal business.

Placement of a mobile home housing a business or housing a business and a living area requires a building permit. Building permits are acquired through the Building Inspection Department at 324 Hansen St. E; telephone number (208) 735-7238.

### **IN MANUFACTURING ZONES?**

Both single wide and double wide manufactured homes may be allowed in the manufacturing zones within the City or its Area of Impact for housing for employees or owners of an allowed commercial or industrial use. **A Special Use Permit, however is required.** The special Use Permit process requires submittal of an application and a public hearing before the Planning & Zoning Commission. The Commission has the right to reject the application, approve it or approve it with conditions.

Applications for Special Use Permit may be obtained from the Planning & Zoning Office, 324 Hansen St. E. or call (208) 735-7267. If the Special Use Permit is granted a building permit is required for placement.