



# FREMONT COUNTY

## Manufactured Home Storage Permit\Policy

DATE: \_\_\_\_\_

NAME: \_\_\_\_\_ PHONE #: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Manufactured home storage will be allowed only in accordance with the Fremont County Zoning Resolution, Section 3.7, and this policy. Storage of a manufactured home (*Manufactured homes are considered mobile homes when not set on a permanent foundation by current Regulation*) is intended for circumstances where the property owner needs a short time frame to find a new location for the residential placement or sale of the unit. Minor repairs of the unit will be allowed during storage, however the issuance of a storage permit is not intended to accommodate owners who intent it is to make major repairs or renovations, or the parting-out or "junking" of the unit. These activities are not allowed. **A stored manufactured home shall not be used as a residential unit, a storage structure, or an agricultural structure, nor shall a stored manufactured home be connected to any utilities.** Stored manufactured homes must comply with **all** development requirements of the zone district in which it is to be stored including, but not limited to setback requirements, lot coverage, building height etc., and must be in compliance with all other Fremont County Regulations, including but not limited to The Fremont County Flood Damage Prevention Regulations or State Regulations, as may be applicable. Any manufactured home found to be stored and not in compliance with this policy will be considered to be in violation of the Fremont County Zoning Resolution and subject to the violation procedures and penalties of the same. Storage will only be allowed in accordance with the following:

1. Manufactured home storage will only be allowed after the review and approval of a Manufactured Home Storage Permit Application by the Fremont County Department of Planning and Zoning.
2. Manufactured homes may only be stored in the Agricultural Forestry, Agricultural Farming & Ranching, Agricultural Living, Agricultural Estates, Manufactured Home Park and Travel Trailer Park & Campground, Rural Highway Business, Business and Industrial Zone Districts;
3. Only one (1) manufactured home may be stored on a property, regardless of the size of the property;
4. Storage of a manufactured home will be allowed for an initial time period of six (6) months. This time period will begin once the review of the application has been completed and approval of the application has been granted by the Department of Planning and Zoning. One (1) extension of the Manufactured Home Storage Permit may be applied for to allow for a maximum extension period of six (6) months, providing all applicable information of the initial permit is the same, and a written statement justifying the need for an extension is provided to the Department of Planning and Zoning. Extension requests shall be made within five (5) working days of the expiration of the initial permit. No further renewals or extensions of the storage permit over twelve (12) months will be allowed.

5. An Application Fee of one-hundred twenty five dollars (\$125.00) will be required to be submitted with the initial application. Any request for an extension will require an additional seventy five dollar (\$75.00) application fee to be submitted along with the written statement of justification before any extension will be granted.
6. A legible plot plan of the property on which the manufactured home is to be stored shall be provided at the time of application. Such plot plan shall adequately depict the size and configuration of the subject property along with the size and location, by dimension, of all buildings, structures and drainage ways currently on the property along with the proposed location of the stored manufactured home.
7. A legal description of the property on which the manufactured home is to be stored shall be provided at the time of application, in the form of a copy of the current deed of record or tax notice. If available, the property address shall also be provided.
8. If the applicant is not the owner of the property on which the manufactured home is to be stored, then acceptable documentation, from the property owner, shall be provided allowing such storage at the time of application;
9. Adequate documentation for identification of the manufactured home shall be provided at the time of application;
10. The manufactured home shall be placed for storage, and the Department of Planning and Zoning notified within thirty (30) days of the date of the storage permit approval to allow for the inspection of the manufactured home placement, and to insure all required Zoning requirements,(i.e. set-backs, etc.) are met. Request for this inspection shall be made by contacting the Department of Planning and Zoning at (719) 276-7360.
11. The permittee shall contact the Department of Planning and Zoning within ten (10) working days of the removal or sale of the stored manufactured home so an inspection can be made to confirm the unit has been removed from the property.

