



CAN MY CLIENT PLACE A MANUFACTURED OR MODULAR HOME ON THIS PROPERTY?

A REALTOR® site evaluation checklist
Knowledge today leads to confident decisions tomorrow.



REALTOR® SITE EVALUATION CHECKLIST



1 VERIFY LOCAL ZONING & LAND USE REGULATIONS

Start by reviewing the planning and zoning requirements for the jurisdiction where the property is located. Each county, city, and metropolitan district has its own regulations.



2 CONFIRM THE PROPERTY'S ZONING

- Verify the property's zoning designation.
- Confirm manufactured or modular homes are a permitted use.
- Review all land-use restrictions.
- Determine if a Special Use Permit or variance is required.
- Check for overlay districts or subdivision-specific regulations.



3 REVIEW SETBACK REQUIREMENTS

Confirm the required:

- Front setback
- Rear setback
- Side setbacks
- Corner lot setbacks (if applicable)



4 REVIEW HOME REQUIREMENTS

Some jurisdictions regulate:

- Minimum square footage
- Roof pitch
- Foundation type
- Exterior materials
- Garage requirements
- Architectural standards
- Skirting requirements (manufactured homes)



5 VERIFY UTILITY AVAILABILITY

Determine whether the property has access to:

- Electrical service
- Water
- Sewer or septic
- Natural gas or propane
- Internet service



6 CONFIRM SITE ACCESSIBILITY

Verify there is adequate access for:

- Home delivery
- Crane placement (for modular homes)
- Utility installation
- Emergency vehicle access



7 REVIEW HOA, COVENANTS & DESIGN STANDARDS

Even when zoning permits manufactured housing, subdivision covenants, metropolitan district regulations, or homeowners' associations may impose additional restrictions regarding home style, exterior finishes, garages, landscaping, fencing, and more.



BEFORE YOUR CLIENT BUYS LAND

Help protect their investment by confirming:

- ☒ The property allows manufactured or modular homes
- ☒ All zoning, setback, and permitting requirements are understood
- ☒ Utilities and site access can support the home delivery and installation
- ☒ Any HOA, covenants, or design restrictions are reviewed
- ☒ Financing options are available based on the type of home and land
- ☒ The home can be titled as real property (purged) if traditional financing is desired



PLANNING & ZONING RESOURCES

Every jurisdiction has different requirements.
Always verify before purchasing land.



PUEBLO COUNTY (UNINCORPORATED)

Unified Development Code



CITY OF PUEBLO

Zone District Information Sheets



PUEBLO WEST METROPOLITAN DISTRICT

Planning & Zoning Department



COLORADO CITY UNIT

Planning & Zoning Department



CUSTER COUNTY PLANNING DEPARTMENT

Planning & Zoning Department



EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT

Planning & Zoning Department



FREMONT COUNTY PLANNING DEPARTMENT

Planning & Zoning Department



When in doubt, contact the local
planning or zoning department
for clarification.



DID YOU KNOW?



Manufactured and modular homes
offer quality construction, energy
efficiency, and long-term value.



Proper planning can open the door
to affordable housing options and
strong investment potential.



Every property is unique—local
research is key to a successful
purchase and installation.



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