

Procedure for Manufactured Units in the Village limits

- **Building** means any structure having enclosed space and a roof for the housing and/or enclosure of persons, animals or chattels, except mobile homes and mobile offices.
- **Structure** means anything constructed or erected which requires location on the ground.
- **Dwelling unit** means a dwelling, or portion of a dwelling, used by one family for cooking, living and sleeping purposes.
- **Dwelling** means a **building**, or portion thereof, used primarily for residential occupancy, including single-family, two-family and multiple-family dwellings, and dwelling rentals, but not including hotels, motels or tourist homes.
- **Manufactured housing** means a manufactured home or modular home that is a **single-family dwelling** with a heated area of at least 36 by 24 feet and at least 864 square feet, constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC 5401 et seq.) and the Housing and Urban Development Zone Code II or the Uniform Building Code, as amended to the date of the unit's construction, and installed consistent with the Manufactured Housing Act (NMSA 1978, § 60-14-1 et seq.) and with the regulations made pursuant thereto relating to ground level installation and ground anchors.
- **Mobile home** means a factory-assembled **structure** exceeding eight feet in width, originally equipped with the necessary service connections and originally made so as to be readily movable as a unit on its own running gear, and designed to be used as dwelling unit without a permanent foundation, whether or not the running gear has been removed. Mobile homes may also be referred to as manufactured homes.

ALLOWED LOCATIONS BY VILLIAGE OF RUIDOSO PROPERTY ZONING DISTRICTS	
MANUFACTURED HOMES	MOBILE HOMES
R-1, R-2, AR-1, M-1, M-2, AND C-1 BY CONDITIONAL USE ONLY	M-1, M-2

1. Apply for Manufactured Unit placement permit:
 - a. Fill out a "Site Development Permit"
 - b. Provide (2) complete surveys
 - c. Provide Village Forestry and driveway inspection forms
 - d. Address flood zone requirements (if any)
 - i. If in flood zones: A or AE, etc, fill out a Flood Plain Use permit
 - e. Obtain zoning approval for location and type of Manufactured unit
 - f. Must meet the requirements for structure type
 - g. Contact the Forestry at 575-257-5545 for new construction and additions over 400 sq. ft., prior to submittal, for Forestry requirements, review & fees.
 - h. Additional items may be required
2. Obtain permit(s) from New Mexico MHD (Manufactured Housing Division) for Manufactured Unit Installation. (Las Cruces office Number 575-524-6320)
3. Provide copies of State Installation permit to the Village of Ruidoso Planning Department; the Site Development Permit will be issued.
4. Provide water and sewer utility availability forms and/or septic permit approval.
5. Obtain Electrical permit (as needed, Examples; electrical meter clearances).
6. Obtain Inspection approvals on Village permits after Unit is on site and prior to MHD Inspector Final Approval.
7. Certificate of Occupancy will be issued by the State of New Mexico upon completion of their requirements and final approval is given.