

## Purpose

As with any home owner in Sioux Falls, manufactured home owners or occupants must comply with the ordinances of the City of Sioux Falls. The purpose of this handout is to define your responsibilities, as the owner of the home, under these ordinances.

## Placement Permits

Whenever a manufactured home is placed on a lot, the manufactured home owner is required to file a placement permit application along with the filing fee of fifty dollars (\$50) to the Zoning Office. Applications may be obtained from the manufactured home park owner/manager, who will fill out the "Property Information" section of the application. The manufactured home owner must complete the "Owner Information" section, which includes the make, model, and serial number of the manufactured home. Applications can be mailed or delivered in person to the Zoning Office at City Hall, 224 West Ninth Street. Mailing address and contact information are at far right. After the application and fee are received in the Planning and Building Services Office, the electrical, plumbing, fire (if necessary), and zoning inspections will be made. After all

final inspections are made, you will receive a copy of the certificate of final placement.

## Electrical Requirements

A licensed electrician is required to connect the manufactured home to the power service and call the Electrical Inspector for an inspection. Your power supplier will not give you power until authorized by the Electrical Inspector. The Inspector will need access to the panel inside the manufactured home when making this inspection.

## Plumbing Requirements

Persons hooking up sewer and water service connections must be licensed. The licensed plumbing contractor will call for the required plumbing inspection.

## Building Permits

Prior to the start of any type of construction, a separate building permit is required to be issued for any structure; i.e., shed, deck, vestibule (40 square feet maximum), garage, carport, etc. There are different requirements for each type of project, which will be explained at the time a building permit is issued. Structures that are moved onto the lot (sheds, decks, etc.) also require a

building permit prior to the structure being placed on the lot. Permits are not required for work done inside the manufactured home.

*Note: Maximum depth allowed for carports, canopies, and garages in manufactured home parks is 28 feet.*

## Information Required for a Building Permit

You will need to furnish the dimensions of the structure, construction plans, and the distances between the structure and any structures on an adjacent lot.

## Address Numbers

It is required that the manufactured home space or street number be affixed to the front of each manufactured home or displayed in the front of each manufactured home. The minimum size of numbers is required to be 2" wide by 4" high with 0.5 stroke width.

## Zoning Office

231 North Dakota Avenue  
P.O. Box 7402

Sioux Falls, SD 57117-7402  
(605) 367-8254

TTY/Hearing Impaired (605) 367-7039  
[www.siouxfalls.org](http://www.siouxfalls.org)

