

Tarrant County

Infrastructure Requirements for Manufactured Homes, Manufactured Home Communities, & Manufactured Home Rental Communities

Section I. Definitions

- (a) **"Manufactured Home"** means a HUD-code manufactured or mobile home as further defined in Section 1201.003 of the TEXAS OCCUPATIONS CODE.
- (b) **"Manufactured Home Rental Community"** means a plot or tract of land that is separated into three or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences
- (c) **"Manufactured Home Subdivision"** means a Manufactured Home Community in which two or more of the spaces or lots are to be sold or offered for sale.

A single Manufactured Home Community may be both a Manufactured Home Subdivision and a Manufactured Home Rental Community if multiple lots will be both sold and leased, in which event the community must comply with both relevant sets of regulations.

- (d) **"Utility"** incorporates the definition of utility in Section 232.007(h) of the **TEXAS LOCAL GOVERNMENT CODE**.

Section II. Manufactured Homes

The owner of land located in Tarrant County outside the limits of a municipality who intends to place two Manufactured Homes on a single lot or a single tract of land must comply with this Section II and all other relevant Tarrant County regulations. Prior to beginning any construction, the owner must submit a site plan to the Tarrant County Transportation Services Department. The site plan must show the locations of the On-Site Sewage Disposal Facility, all Manufactured Homes, all buildings, and the driveway. The site plan as built must include a driveway with an all-weather surface at least 12 feet in width that extends to within 100 feet of each Manufactured Home. Construction of the On-Site Sewage Disposal Facility must not begin before the site plan is approved.

Section III. Manufactured Home Subdivisions

Unless exempted by some provision of state law, Manufactured Home Subdivisions are "subdivisions" within the meaning of the Tarrant County Subdivision and Land Use Regulations and related rules. Related regulations include (but are not limited to) the Tarrant County Flood Plain Regulations and the Tarrant County On-Site Sewage Disposal

Facility Regulations. Manufactured Home Subdivisions must comply with all applicable regulations on the same basis as subdivisions that do not include Manufactured Homes.

Section IV. Manufactured Home Rental Communities (MHRC)

- (a) The owner of land located in Tarrant County outside the limits of a municipality who intends to use the land for a Manufactured Home Rental Community must have an Infrastructure Development Plan prepared that complies with the minimum infrastructure standards set forth in Sections V and VI of these Requirements.
- (b) Prior to beginning any construction, the owner must submit the plan to the Tarrant County Department of Transportation for approval. Construction may not begin before the plan is approved.
- (c) Not later than the 60th day after the date the plan is submitted, the Department of Transportation shall approve or reject the plan in writing. If the plan is approved, construction may begin immediately. If the plan is rejected, the written rejection must specify the reasons for the rejection and the actions required for approval of the plan. The failure to reject a plan within the period prescribed by this subsection constitutes approval of the plan.
- (d) The County Engineer, as well as any other person designated by the Commissioners Court, may inspect the infrastructure at any reasonable time during construction, and the owner and his agents shall not hinder such inspections.
- (e) On completion of construction, the owner shall give notice in writing to the Department of Transportation that the infrastructure is complete, and a final inspection must be completed not later than the second business day after the date of notice. If the inspector determines that the infrastructure does not fully comply with the plan, the owner shall be given an opportunity to cure the defects. On completion of curative construction, the owner should request another inspection.
- (f) When the inspector determines that the infrastructure complies with the plan, the Commissioners Court shall issue a Certificate of Compliance not later than the fifth business day after the day the final inspection is completed.
- (g) A utility may not provide utility services, including water, sewer, gas, and electric services, to a Manufactured Home Rental Community or to a Manufactured Home in the community unless the owner provides the utility with a copy of the Certificate of Compliance.

Section V. General Requirements

The purpose of Section V. is to achieve orderly development of MHRCS, to promote and develop the use of land to assure the best possible community environment, and to protect and promote health, safety, and general welfare of the residents of Tarrant County.

All Manufactured Housing Rental Communities will follow the same guidelines for a regular subdivision for preliminary and final plat presentations.

- (a) There will be no direct ingress or egress to the County or State right-of-way or roads from the MHRC except by way of roads approved in the Infrastructure Development Plan.
- (b) These entrances shall be constructed in such a way as to provide a sufficient turning radius for the delivery or removal of Manufactured Home.
- (c) Interior roads, access easements, or any form of interior rights of way allowing egress and ingress to or from the MHRC must be 60 feet wide.
- (d) No space may contain more than one single-family residential unit. No common driveways shall be allowed. Each space shall have separate and individual access.
- (e) All lots shall have not less than 60 feet frontage on each lot.
- (f) Lots that extend into the floodway must be adequately sized to ensure that no encroachment will occur in the floodway.
- (g) All regular parking for each site shall be off street.
- (h) Utility easements of not less than 15 feet shall be provided on the front and rear lot lines. A drainage/utility easement of 5 feet shall be provided on each side lot line.
- (i) All cross drainage culverts with a diameter of 24 inches or larger shall have concrete head walls.
- (j) An area for cluster mailboxes (per U.S. Postal specifications) shall be provided with adequate off street parking for the pick up of mail deliveries and proper egress and ingress onto the road.
- (k) Front building set back lines shall be 25 feet from any private or public right-of-way and 15 (15) feet on each side lot line.
- (l) All Manufactured Homes shall have the TCEQ approved anti-siphon devices on all outside water spigots.
- (m) All roads/streets inside the MHRC will remain private roads/streets.
- (n) The Owner and developer must provide at the time the final plat is submitted to the Tarrant County Engineer 2 sets of construction plans for the
 - Streets;
 - Sewer line system;
 - Water system; and
 - Drainage system;

- (o) Owner and developer must provide 2 sets of "as built" construction plans to the Tarrant County Engineer or designee within 30 business days after construction has been completed.
- (p) The County will withhold all permits for MHRC until the MHRC Plan has been approved by the manner prescribed by these regulations, and is found to be in compliance with these regulations.

Section VI. Infrastructure Requirements

The Infrastructure Development Plan (IDP) for a Manufactured Home Rental Community must include each of the following:

- (a) A survey identifying the proposed community's boundaries and any significant features of the community, including the proposed location of lots or spaces, utility easements, and dedication of rights-of-way. The survey may also contain features to help provide the additional information required by this Order. The IDP shall be signed and sealed by a registered surveyor.
- (b) Reasonably specified plans to provide adequate drainage in accordance with standard engineering practices, including specifying necessary drainage culverts. The IDP shall identify special flood hazard areas as defined by the appropriate FEMA Flood Insurance Rate Map (FIRM) panel and the proposed finished floor elevation for buildings within the flood hazard areas on each space.
- (c) Net area (gross area less easements) of rental spaces to the nearest 1/100 of an acre for lots using on-site sewage facilities (OSSF) and/or well water.
- (d) All utility service providers shall approve the IDP in writing and provide the Department of Transportation with a letter certifying its approval and its ability to provide service to the community.
- (e) Reasonably specified plans to provide an adequate public or community water supply, including specifying the location of supply lines, in accordance with Subchapter C, Chapter 341, HEALTH AND SAFETY CODE.
 - (1) If water is to be provided by a utility, a certification by the utility that water is available for each of the planned spaces or lots must be attached to the plan.
 - (2) Private Wells or Non-public Water Systems. Quantitative and qualitative results of sampling test wells in accordance with requirements promulgated by the TCEQ and the Texas Department of State Health Services shall be included where individual wells are proposed for the supply of drinking water to residencies and other establishments. The results of the analyses shall be made available to the prospective property owners or renters.

- (f) Reasonably specified plans to provide access to sanitary sewer lines or to adequate on-site sewage facilities in accordance with Chapter 366, HEALTH AND SAFETY CODE. The plans must include consideration of the ultimate build-out of the Development. MHRC with a density of more than one house per 1.0 acre shall have a TCEQ approved community water treatment system (package plant).
- (1) If sewage treatment is to be provided by a utility, a certification by the utility that service for each of the planned spaces or lots is available must be attached to the plan. The plan must specify the location of the sanitary sewer lines. If the sewage is to be treated in some other way, approval by the relevant government agency that is to license or inspect the treatment facilities must be attached; or
 - (2) If sewage treatment is to be provided by on-site sewage facilities, approval by the Public Health Department of Tarrant County must be attached to the plan.
- (g) Reasonably specified plans for streets or roads in the Manufactured Home Rental Community to provide ingress and egress for fire and emergency vehicles.
- (1) The Commissioners Court finds that it is reasonably necessary that streets in these communities should be built to the same standards (but no more stringent standard) than the requirements adopted by the Court for subdivisions.
 - (2) The road design and construction standards contained in the Tarrant County Subdivision and Land Use Regulations, as amended from time to time, are therefore incorporated by reference into this Order as fully and completely as if set out verbatim herein. The street or road specifications in the infrastructure development plan must comply with those standards to the maximum degree practicable.
 - (3) Commissioners Court (but not the County Engineer) may grant a variance when strict application of these standards would work an unusual hardship.
- (h) The road specifications must include adequate provision for roadway maintenance to guarantee future ingress and egress by fire and emergency vehicles. All roads/streets inside the MHRC will remain private roads/streets
- (i) All manufactured homes to be placed in areas of "special flood hazard" i.e., land in the floodplain subject to a one percent or greater chance of flooding in any given year as indicated on Tarrant County's Flood Insurance Rate Map (FIRM), shall be installed using methods and practices which minimize flood damage in accordance with Tarrant County's Floodplain Regulations. Such manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

This requirement is in addition to applicable State anchoring requirements for resisting wind forces.

- (j) **Signage Plan.** A signage plan for the streets to be constructed, if any, is to be included that shows an overall layout depicting the location and description of signs and traffic control devices to be installed. The traffic control devices will include street name signs, stop signs, yield signs, speed limit signs, striping, delineators, etc.

Section VII. Other Regulations

Persons developing Manufactured Home Communities should be aware that this Order is not the exclusive law or regulation controlling development in Tarrant County. The following is only a partial list of regulations that may apply.

- (a) Manufactured Home Subdivisions are subject to the Tarrant County Subdivision and Land Use Regulations. All Manufactured Home Communities are subject to county regulations of general applicability.
- (b) The Tarrant County Public Health Department administers the Tarrant County On-Site Sewage Disposal Facility Regulations, and the County Engineer administers the Floodplain Regulations.
- (c) If the Manufactured Home Community is located within the extraterritorial jurisdiction of a municipality, it is subject to certain municipal ordinances. For example, each Manufactured Home Subdivision must receive approval under the municipal subdivision ordinance before the plat may be recorded.
- (d) Other agencies with regulatory authority that may apply to a Manufactured Home Community include, but are not limited to, several Emergency Services Districts, the Texas Natural Resources Conservation Commission and Public Utilities Commission, the United States Parks and Wildlife Service and Environmental Protection Agency, and the U.S. Army Corps of Engineers.

Issuance of a Certificate of Compliance under this Order does not indicate compliance with any of these other requirements.

Section VIII. Penalties

- (a) Violation of this Order will result in the denial of utility service.
- (b) The requirements of this Order have been established by and adopted by the Tarrant County Commissioners Court under Chapter 232 of the **TEXAS LOCAL GOVERNMENT CODE** and all the civil and criminal penalties applicable under that chapter shall apply to violations of this Order.