

MANUFACTURED HOME COMMUNITY REGULATIONS

The purpose of this section is to achieve orderly development of manufactured home communities, to promote and develop the use of land to assure the best possible community environment and to protect and promote the health, safety, and general welfare.

The County will withhold all permits from manufactured home communities, until the manufactured home community has been approved in the manner prescribed by these regulations that follow.

MANUFACTURED HOME COMMUNITY PLAN

- A. Submission. Each applicant seeking approval of a manufactured home community shall submit, to the commissioners' court, six (6) blue or black-line copies of a manufactured home park plan.
- B. Approval. When plans for the mobile home community are completed in accordance with these rules, the commissioners' court may approve the plan as submitted, amend, and approve the plan as amended, or disapprove the plan.

PLAN SPECIFICATIONS

- A. Generally. The manufactured home community plan shall be drawn to a scale not to exceed one hundred (100) feet to one (1) inch (1" = 100'). Where more than one sheet is necessary to accommodate the entire area to be developed, an index sheet showing the entire community at the appropriate scale shall be attached to the plan.
- B. Site improvement data: The plan to be submitted for a manufactured home community shall contain the data outlined by these regulations.

- (c) Upon completion of construction, the owner shall confirm in writing to the commissioners' court or its designated agent 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. When the inspector determines that the infrastructure complies with the plan, the commissioners' court or its designated agent shall issue a Certificate of Compliance not later than the fifth business day after the day the final inspection is completed. 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.

III. Infrastructure Requirements

The infrastructure development plan 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.
- (b) Reasonably specified plans to provide adequate drainage, including specifying necessary drainage culverts and identifying areas included in the 100-year flood plain.
- (c) 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. 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.
- (d) Either.
 - (1) Reasonably specified plans to provide access to sanitary sewer lines, including specifying the location of sanitary sewer lines. 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. 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) Reasonably specified plans for providing on-site sewage facilities in accordance with Chapter 366, Health and Safety Code.
- (e) 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 be built to the same standards (but to no more stringent standard) than the requirements adopted by the Court for other subdivisions.

- (2) The road design and construction standards contained in the Lampasas County Subdivision 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.
- (3) Commissioners' court may grant a variance when strict application of the standards would work an unusual hardship.
- (f) The road specifications must include adequate provision for roadway maintenance to guarantee future ingress and egress by fire and emergency vehicles. It may meet this requirement by providing an adequate financing mechanism for private maintenance. The plan must contain a covenant that every future lease or rental agreement will inform the tenants that the County will never maintain any road or street in the community under any circumstances.

IV. Other Regulations

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

- (a) All Manufactured Home Communities are subject to county regulations of general applicability, such as the Nuisance Abatement Regulations.
- (b) The Lampasas County Flood Plain Order and the Lampasas County On-site Sewage Disposal Facility 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 presented to the County and before being recorded.
- (d) Other agencies with regulatory authority that may apply to a Manufactured Home Community include, but are not limited to, Emergency Services Districts, the Texas Commission on Environmental Quality, Public Utilities Commission, the United States Parks and Wildlife Service, the 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.

V. 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 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.