

**SECTION IX**  
**MANUFACTURED / MOBILE HOMES AND, RV PARKS, AND MULTI-TENANT DEVELOPMENTS**

**A. ~~MANUFACTURED/MOBILE HOME COMMUNITIES AND RECREATIONAL VEHICLE (RV) PARKS~~**

**APPLICATION & PURPOSE**

(1) The purpose of this subsection is to achieve orderly development of manufactured/mobile homes, ~~and~~ RV parks, **and multi-tenant developments** to promote and develop the use of land to ensure the best possible community environment and to protect and promote the health, safety, and general welfare of the residents of Ellis County.

**(i) A mobile home rental community that meets the requirements of Section 232.007 of the Texas Local Government Code is not a subdivision and is exempt from platting if it meets those requirements. Staff shall have the applicant submit a signed affidavit as part of the overall application submittal indicating that all spaces shall be rented and not be sold individually and/or owner-occupied. If the owner decides to sell them as individual lots, they shall meet the platting and other applicable development requirements in effect at that time.**

**B. INFRASTRUCTURE DEVELOPMENT PLAN (IDP)**

**(1) For manufactured/mobile home or RV parks and multi-tenant developments, any required state or federal permits shall be approved and completed prior to the submittal of an Infrastructure Development Plan and/or civil plans.**

**(i) The County shall not accept any application that falls under this requirement or deem it incomplete and may deny it outright.**

**(ii) Such federal or state approvals are required to be placed in the submittal packet at the time of application, along with the contact information of the person at the state or federal agency that assisted them in their process.**

(2) A property ~~developed~~ **proposed** as a manufactured/mobile home community, ~~or~~ recreational vehicle park, **or multi-tenant development** with an application submitted after January 1, 2018, shall have an Infrastructure Development Plan (IDP) **or a complete set of civil plans, as indicated by the County Engineer,** prepared that complies with minimum ~~infrastructure~~ standards established within this Section.

~~(i) A mobile home rental community that meets the requirements of Section 232.007 of the Texas Local Government Code is not a subdivision and is exempt from platting if it meets those requirements. Staff shall make an official determination at the time an Infrastructure Development Plan (IDP) is submitted and reviewed.~~

~~(i) At minimum,~~ The Infrastructure Development Plan (IDP) shall show all items as indicated in the most recent application and checklist ~~for manufactured/mobile homes and RV parks~~ **with drawings sealed by a registered professional engineer licensed in the State of Texas.**

~~(ii) An application fee of \$500 shall apply for the review of an Infrastructure Development Plan~~ **be the same for an engineering civil plan review, as indicated in the adopted Master Fee Schedule.**

- (3) ~~Lots/spaces in~~ A manufactured/mobile home park, **recreational vehicle park, or multi-tenant development** shall ~~front on a street with not less than a sixty (60) foot width right of way~~
- (i) be directly adjacent to a public paved street with a minimum width of sixty feet**
  - (ii) have a minimum road frontage of 150 feet.**
  - (iii) platting requirements may apply based on other sections of these regulations.**
- (4) ~~Access Roads to the~~ **within individual spaces the interior of these development** shall be constructed and paved to a minimum width of 24 feet (or the minimum width of a fire lane as stated in the [most-recently adopted Fire Code](#), whichever is ~~stricter~~ **wider**) meeting the County's current street requirements **plus one (1) foot on both sides for a shoulder on both sides** (see Ellis County QGI, Volume III, [Section II \(A\)](#) for more information).
- (i) These access roads shall also double as the designated fire lane, as indicated by the Fire Marshal's Office, and no on-street parking shall be allowed at any time.**
  - ~~(i) An alternative paving surface may be considered only if the following items are met:~~
    - ~~(a) The internal streets within the boundaries of the site are considered private through a plat or business governing document or similar, maintained by a property owners' association or similar in perpetuity, and the document (s) are filed with the Ellis County Clerk.~~
    - (ii) Paving surface shall be limited to either asphalt, crushed concrete, or other material or combination of material approved by the County Engineer with engineered drawings showing the paving surface and underlying subgrade material can withstand a minimum weight load of at least 75,000 pounds, or as stated in the adopted Fire Code.**
      - ~~(c) Engineered drawings sealed by a registered professional engineer licensed in the state of Texas showing the alternative paving surface and underlying subgrade material can withstand a minimum weight load of at least 75,000 pounds, or as stated in the adopted Fire Code.~~
      - ~~(d) Engineered drawings shall be reviewed and approved by both the County Engineer and the Fire Marshal prior to the release of any permits.~~
      - ~~(e) Any other requirements as required by the adopted Fire Code.~~
    - (iii) No shared driveways shall be allowed.**
    - (iv) No space/unit/lot shall directly front or access onto any perimeter road.**
      - (a) An exception to the above requirement shall be if it sits on an individually-platted lot and approved culvert size from the precinct. Culvert installation shall be the owner's responsibility.**
      - (b) If the above requirements are not met, the only access shall be from an interior access road only.**
    - (v) The County shall not be responsible for maintaining the internal roads.**

~~(4) In recreational vehicle parks, no space may contain more than one (1) residential unit. No common driveways shall be allowed. Each space shall have separate and individual access.~~

~~(i) The County may use the latest edition of NFPA 1194 (Standard for Recreational Vehicle Parks and Campgrounds) to review the RV parks proposals.~~

~~(ii) No permanent fixtures (i.e., decks, fencing, carports, accessory structures, other buildings, pools etc.) or permanent residence shall be allowed on the individual spaces.~~

~~(a) This does not all community/amenity centers, pools, restrooms, management buildings or other structures located outside of the individual spaces and in a common space.~~

~~(5) A survey of the property shall be submitted to the Department of Development prior to the request by the owner or occupier of the lot for any permit and/or utility services.~~

~~(6) The owner shall submit a letter of application, signed by the owner that stipulates the following information:~~

~~(i) The intention of the owner, and;~~

~~(ii) Name, address, phone number of the owner, and;~~

~~(iii) Names of water and electricity providers, and;~~

~~(iv) Name of wastewater provider or type and usage of onsite sewage facilities.~~

~~(7) All structures under this Section placed in areas of special flood hazard, as indicated on Ellis County's Flood Insurance Rate Map (FIRM), (i.e., land in the floodplain subject to one percent (1%) or greater chance of flooding in any given year), shall be installed using methods and practices which minimize flood damage in accordance with Ellis County's Certification and Flood Damage Prevention Order, authorized by 44 CFR Section 60.3(d). Such manufactured/mobile homes shall be elevated and anchored to resist flotation, collapse, or lateral movement.~~

~~(i) Methods of anchoring may include but are not limited to, use of over the top or frame ties to ground anchors.~~

~~(ii) This requirement is in addition to applicable State anchoring requirements for resisting wind forces (Article 5221f, Texas Manufactured Housing Standards Act, as amended).~~

~~(5) The proposed development shall comply with all aspects of the Infrastructure Development Plan (IDP), associated civil plans, and other applicable County regulations, including but not limited to the County's floodplain order, septic order, regulations related to subdivision, drainage, construction details, etc.~~

#### ~~**B. INFRASTRUCTURE DEVELOPMENT PLAN (IDP)**~~

~~(1) At minimum, the Infrastructure Development Plan (IDP) shall show all items as indicated in the most recent application and checklist for manufactured/mobile homes and RV parks.~~

~~(2) An application fee of \$500 shall apply for the review of an Infrastructure Development Plan.~~

#### ~~**E D. TIMELY APPROVAL OF INFRASTRUCTURE DEVELOPMENT PLANS**~~

- (1) The County ~~will~~ **shall** withhold all permits for manufactured/mobile home and RV parks until the Infrastructure Development Plan has been approved in the manner prescribed by these regulations.
- (2) Not later than the 60th day after the date the owner of a proposed manufactured/mobile homes, recreational vehicle park, **and multi-tenant development** submits an infrastructure development plan for approval, the County Engineer shall approve or reject the plan in writing.
- (~~3~~) An owner's certificate in the following form shall be shown on the plan:

STATE OF TEXAS  
COUNTY OF ELLIS

I hereby certify that this plan is true and correct, and if approved by the County Engineer, all development will be in accordance with this plan, and no alterations will be made to the plan after approval.

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Owner or Authorized Agent

- (~~4~~) If the plan is rejected, the written rejection must specify the reasons for the rejection and actions required to approve the plan. The failure to reject a plan within the period prescribed herein constitutes approval of the plan.

#### **E D. INSPECTIONS ~~OF IMPROVEMENTS~~**

- (1) Construction **or installation of paving, utilities, drainage, or other site improvements** of a proposed manufactured/mobile home community, ~~or~~ recreational vehicle park, **or multi-tenant development** ~~may~~ **shall** not begin before the date the County Engineer approves the Infrastructure Development Plan.
- (2) Periodic inspection of improvements **and site conditions** may be required, as directed by the Department of Development or County Engineer ~~shall be completed not later than the third business day after the date the County Engineer received written confirmation from the owner that the construction of the infrastructure is complete.~~
- (3) **After written confirmation from the developer, the County shall perform a final inspection of the improvements stating that the infrastructure is complete.**
- (~~4~~) If the inspector determines that the infrastructure improvements comply with the IDP, then the County Engineer shall issue a Certificate of Compliance no later than the fifth business day after the date the County Engineer receives written confirmation from the owner that the infrastructure has been completed and in compliance with the IDP.

#### **~~D. UTILITIES~~**

- (1) ~~A utility company may not provide services, including water, sewer, gas, and electric services, to a manufactured/mobile home community or recreational vehicle park subject to an IDP or to a~~

~~residential unit in the community unless the owner provides the utility company with a copy of the Certified of Compliance issued by the County Engineer. This requirement applies to:~~

~~(i) A municipality, municipally owned or municipally operated utility that provides utility services;~~

~~(ii) A public utility that provides utility services;~~

~~(iii) A nonprofit water supply or sewer service corporation organized and operating under [Chapter 67, Water Code](#), that provides utility services;~~

~~(iv) A County that provides utility services; and~~

~~(v) A special district or authority created by state law that provides utility services.~~

## **SECTION XXI DEFINITIONS**

### **MULTI-TENANT DEVELOPMENT**

**A development containing at least three (3) habitable structures on property owned by a person, group of people, or entity intending to use one (1) primary point of access to the adjacent road and may be considered rental. This definition excludes accessory habitable structures as defined; however, the Director will make a final determination should any questions.**

### **RECREATIONAL VEHICLE PARK**

A lot or parcel of land used primarily as a rental community in which two (2) or more recreational vehicle sites/spaces are located, established or maintained for **temporary** occupancy, usually for a fee, by recreational vehicles **or similar** of the general public ~~as living quarters or vacation purposes~~ **intended to for recreational use only, and for not more than 90 days.**