

## ARTICLE VI

### MANUFACTURED HOUSING AND INDUSTRIALIZED HOUSING AND BUILDINGS (Ordinance #12-020)

**Section 6.01 Definitions.** The following terms shall have the meanings as set forth in this section:

**“Building Official”** shall mean the legally designated inspection authority of the City or his/her authorized representative.

**“City”** shall mean City of Arlington, Tarrant County, Texas.

**"HUD-code manufactured home"** shall mean a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; built on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in one or more sections; and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet.

HUD-code manufactured home includes the plumbing, heating, air conditioning, and electrical systems of the home.

HUD-code manufactured home does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).

**“Industrialized Housing” shall mean** a residential structure that is designed for the occupancy of one or more families; constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent site; and designed to be used as a permanent residential structure when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.

Industrialized housing includes the structure's plumbing, heating, air conditioning, and electrical systems.

Industrialized housing does not include a residential structure that exceeds three stories or 49 feet in height; housing constructed of a sectional or panelized system that does not use a modular component; or a ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.

**“Industrialized Building” shall mean a** commercial structure that is constructed in one or more modules or constructed using one or more modular components built at a

location other than the commercial site; and designed to be used as a commercial building when the module or the modular component is transported to the commercial site and erected or installed.

An industrialized building includes the structure's plumbing, heating, air conditioning, and electrical systems.

An industrialized building includes a permanent commercial structure and a commercial structure designed to be transported from one commercial site to another commercial site but does not include a commercial structure that exceeds three stories or 49 feet in height; or a commercial building or structure that is installed in a manner other than on a permanent foundation; and either not open to the public; or less than 1,500 square feet in total area and used other than as a school or a place of religious worship.

**"Manufactured home" or "manufactured housing"** shall mean a HUD-code manufactured home or a mobile home.

**"Mobile home"** shall mean a structure constructed before June 15, 1976; built on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in one or more sections; and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet.

Mobile home includes the plumbing, heating, air conditioning, and electrical systems of the home.

## **Section 6.02 Permits for Industrialized Housing and Buildings**

To erect or install industrialized housing or industrialized building and before any construction may commence a building permit must first be issued in accordance with the provisions of Article IV of this chapter. In addition to the permit requirements of Article IV, the building permit application must include:

1. Two (2) complete sets of designs, plans, and specifications bearing the Texas Industrialized Building Code Council's stamp of approval for each installation of industrialized housing or building.
2. Plans that demonstrate that the industrialized building or industrialized housing be securely fixed to a permanent foundation.
3. Permit applications for single family or duplex Industrialized Housing must include:
  - a. Documentation verifying that industrialized housing must have a value equal to or greater than the median taxable value for each single-family dwelling located within 500 feet of the lot on which the

industrialized housing is proposed to be located, as determined by the most recent certified tax appraisal roll for Tarrant county;

- b. Plans that demonstrate the exterior siding, roofing, roofing pitch, foundation fascia, and fenestration is compatible with the single-family dwellings located within 500 feet of the lot on which the industrialized housing is proposed to be located;
  - c. Plans that demonstrate compliance with the residential design standards, building setbacks, side and rear yard offsets, architectural landscaping, square footage, and other zoning and site requirements applicable to one- and two-family dwellings; and
  - d. For purposes of subsection “a” above, “value” means the taxable value of the industrialized housing and the lot after installation of the housing.
4. The installation of an industrialized building or industrialized housing must demonstrate compliance with the all land use and zoning requirements, commercial design standards, building setback requirements, side and rear yard requirements, and all elements of *Commercial Site Plan* as set forth in Article IV of this chapter.
  5. Each industrialized modular section or modular component must bear a decal or insignia as approved by the Texas Industrialized Building Code Council.

### **Section 6.03 Permits for Manufactured Housing, HUD Code Manufactured Homes and Mobile Homes**

- A. The installation of a mobile home for use as a dwelling is prohibited. The prohibition is prospective and does not apply to a mobile home previously legally permitted by and used as a dwelling in the City.
- B. Where a manufactured home occupies a lot, the owner of the manufactured home may remove the manufactured home from its location and place another manufactured home on the same property. The replacement manufactured home must be a newer manufactured home and must be at least as large in living space as the prior manufactured home. This replacement is limited to a one time replacement. Not more than twelve months shall lapse between the time of the removal and the time of replacement. It shall be the owner's responsibility to prove the removal date and the age and size of the removed manufactured home.
- C. An owner shall be allowed to replace a manufactured home that has been destroyed as a result of a fire or natural disaster. Not more than twelve months

shall lapse between the time of the removal and the replacement. It shall be the owner's responsibility to prove the date of the fire or natural disaster that destroyed the manufactured home.

- D. An owner shall be granted permission to replace a mobile home by a HUD-code manufactured home. This replacement is limited to a one time replacement. Not more than twelve months shall lapse between the time of the removal and the time of replacement. It shall be the owner's responsibility to prove the removal date and the age of the removed mobile home.
- E. To install, replace, place or set up, any manufactured housing and before any related site construction may commence a "Manufactured Home Site Placement Review" must first be issued in accordance with the permitting provisions of Article IV of this chapter. A "Manufactured Home Site Placement Permit" application to replace or place manufactured housing for use as a dwelling shall be considered to be granted unless the application is denied in writing accompanied by the reasons for the denial not later than the 45<sup>th</sup> day after the completed application is received.

An application for "Manufactured Home Site Placement Permit" to place manufactured housing on any site is subject to the following:

1. The scope of the "Manufactured Home Site Placement Permit" shall include:
  - a. General site preparation work for other than the localized site and foundation preparation for the manufactured housing unit,
  - b. Site electrical work and connection to the manufactured housing unit,
  - c. Installation of air conditioning equipment at the site and connection to the manufactured housing unit,
  - d. The connection to water and sewer services at the site and connection to the manufactured housing unit,
  - e. The installation of skirting around and connection to the manufactured housing unit if that cost is excluded from the installers cost.
  - f. The setbacks from property lines,
  - g. The surface improvement of the drive approaches and internal driveways,

- h. The setback from any future rights of way based on the thoroughfare development plan,
  - i. The location of the manufactured housing in regard to easements, and
  - j. The location of the manufactured in regard to flood plain hazards.
2. The scope of the “Manufactured Home Site Placement Permit” shall not include the installation of the manufactured housing unit which includes the immediate site preparation of the manufactured housing unit(s), the foundation system, the joining/connection of the manufactured housing units, placement of the manufactured home on the foundation, and the installation of steps or legally compliant ramps to any exterior door that will be 12 inches or more above ground level.
  3. The transporting and installation of the manufactured housing unit(s) must be performed by a retailer or installer that is licensed by the Texas Department of Housing & Community Affairs, Manufacture Housing Division.
  4. The “Manufactured Home Site Placement Permit” may only be issued to a retailer or installer that is licensed by the Texas Department of Housing & Community Affairs, Manufacture Housing Division.
  5. Upon application for the “Manufactured Home Site Placement Permit” the owner must pay a fee as established by resolution of the City Council.
  6. The placement or replacement of the manufactured home is subject to inspections as required by the building official.

#### **Section 6.04 Electronic documents required**

Final plans or other documents that will be archived must be submitted in an electronic format specified by the Director of Community Development and Planning ("CDP Director") as a condition to issuance of any type of permit, approval, or other action related to the final plans or documents. The City may provide an electronic conversion service for a fee in the amount set forth by City Council resolution. The CDP Director shall provide a schedule indicating which documents must be provided electronically, at which point during the approval process, and other information as necessary to implement an electronic archiving program.