



PARKER COUNTY INFRASTRUCTURE
REQUIREMENTS FOR RECREATIONAL VEHICLE
PARKS

ADOPTED AND APPROVED BY
COMMISSIONERS COURT DECEMBER 26, 2023

PARKER COUNTY INFRASTRUCTURE REQUIREMENTS FOR RECREATIONAL VEHICLE PARKS

DEFINITIONS:

CERTIFICATE OF COMPLIANCE: A certificate, from Parker County, that the operator of a Recreational Vehicle Park complies with the Parker County Infrastructure Requirements for Recreational Vehicle Parks.

GRANDFATHERED RECREATIONAL VEHICLE PARK: A Recreational Vehicle Park that was either in operation, before the adoption of these rules, or for which a written application for a septic permit was filed with Parker County, before the original adoption of these rules.

OPERATOR. The person in charge of managing a recreational vehicle park, either under written or verbal (oral) lease, or any other arrangement whereby he or she exercises control over the premises. The Owner of a recreational vehicle park may also be the Operator.

OWNER. The person who holds title to the land, on which a Recreational Vehicle Park is constructed, or operated.

PERSON. Any natural individual, firm, trust, or partnership, association, or corporation.

RECREATIONAL VEHICLE. A vehicle that is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light-duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. Includes any of the following:

CAMPING TRAILER. A folding structure mounted on wheels and designed for travel, recreation, and vacation use.

MOTOR HOME. A portable, temporary dwelling for travel, recreation, and vacation, constructed as an integral part of a self-propelled vehicle.

PICKUP COACH. A structure designed to be mounted on a truck chassis as a temporary dwelling for travel, recreation, and vacation.

TRAVEL TRAILER. A vehicular structure built on a chassis with a body width not to exceed eight feet and a body length of less than 46 feet, that structure is designed to be transported and intended for human occupancy as a dwelling for short periods and containing limited or no kitchen or bathroom facilities.

TINY HOUSE/ COTTAGE. A portable, temporary dwelling under 400 square feet in size that occupies one recreational vehicle space and is mounted on a trailer, wheels, or other mobile undercarriage. Permanently affixing dwellings to a slab or the ground is prohibited. Permanent connections to electric, water, or sewer utilities are also prohibited.

RECREATIONAL VEHICLE PARK. Any lot or tract of land designed to accommodate three or more recreational vehicles, as defined, and which exists as a privately owned and operated enterprise with or without charges for the parking of recreational vehicles occupied or intended to be occupied for dwelling or sleeping purposes for any length of time. Temporary hunting camps are excluded.

RECREATIONAL VEHICLE SPACE. A plot of land within a recreational vehicle park designed for the accommodation of one recreational vehicle.

DEVELOPMENT REVIEW COMMITTEE. Shall consist of the County Planner, the County Health Inspector, the County 9-1-1 Administrator, the County Parker County Fire Marshal, and other members that may be appointed by the Parker County Commissioner's Court.

RECREATIONAL VEHICLE PARK

The owner of land located in Parker County outside the city limits of a municipality, or outside of the extraterritorial jurisdiction of a municipality that regulates recreational vehicle parks in its extraterritorial jurisdiction, who intends to use the land for a Recreational Vehicle Park must have an infrastructure development plan prepared that complies with the minimum infrastructure standards that are set out below in Section III and operate as provided in Section IV, unless they are considered "Grandfathered., as provided below:

Recreational Vehicle Parks that are in operation, or Recreational Vehicle Parks that are under construction and have a permit for a septic system on the date this ordinance was first adopted by the County are considered "Grandfathered" and may continue their operations provided the following conditions continue to be met:

The Recreational Vehicle Park must remain in operation and maintain all septic and drinking water facilities to State Standards. Closure of the park for more than six months, or failure to maintain septic and drinking water systems in compliance with State Standards shall cause loss of "Grandfathered" status, and

The Recreational Vehicle Park must provide the County with the contact information of the RV Park Operator, including a 24-hour, 7- day-a-week contact telephone number, and

The Recreational Vehicle Park may not increase their number of spaces beyond the number of spaces that can be serviced by their existing permitted septic system. Any expansion of the park that requires the expansion of the septic system shall cause a loss of "Grandfathered" status.

Before beginning any construction, the owner must submit the 3 hard copies, and one digital copy in PDF format, of the Infrastructure Development Plan (IDP) along with the items required in "Attachment I" RV Park Application Checklist" to the Parker County Permits Office by the close of business on the first (1st) business day of the month for review by Parker County Permit Office during that month. Parker County Permit Office will review, and provide a recommendation for, or against, approval. Final approval or disapproval is determined by the Parker County Commissioners Court. Construction may not begin before the plan is approved.

Not later than the 60th day after the date the plan is submitted; the Parker County Permits Office shall provide their recommendation in writing to the Commissioners Court and the owner. If the plan is recommended for approval, it shall be placed on the next available Commissioners Court agenda where property matters are considered. If the plan is rejected by the Parker County Permits Office , the written rejection shall specify the reasons for the rejection and the actions required for recommending the plan for approval. The owner may choose to appeal their rejection by the Development Review Committee to the Commissioners Court. Failure of the Development Review Committee to provide their written recommendation to the owner, or failure of the Commissioners Court to consider the plan on their agenda within the time frame prescribed by this subsection constitutes approval of the plan.

The Parker County Permit Office, as well as any other person designated by either the County Development Review Committee, or the Commissioners' Court, may inspect the infrastructure at any reasonable time during construction, and the owner and his agents shall not hinder such inspections.

On completion of construction, the owner shall confirm in writing to the County Development Review Committee that the infrastructure is complete, and a final inspection must be completed no later than the second business day after the notice is received by the County's inspector. If the inspector determines that the infrastructure does not fully comply with the plan, the owner shall be allowed 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 County Public Works Director shall issue a Certificate of Compliance, co-signed by the Precinct Commissioner where the construction will occur, within 15 business days of the final inspection.

A utility may not provide utility services, including water, sewer, gas, and electric services, to a recreational vehicle park or a recreational vehicle in the community covered by these rules, unless the owner provides the utility with a copy of the Certificate of Compliance.

INFRASTRUCTURE REQUIREMENTS:

The Infrastructure Development Plan for a Recreational Vehicle Park must include each of the following:

SURVEY: A survey identifying the proposed community's boundaries and any significant feature of the community, including the proposed location of:

recreational vehicle spaces, which shall be numbered as prescribed by the County 9-1-1 administrator,

utility easements,

roads,

set back lines,

parking spaces,

dumpsters,

public or common areas

buildings,

septic dump stations

septic systems, including drain fields (if applicable)

water wells (if applicable)

water supply lines

the location, in Parker County, of the proposed Recreational Vehicle Park

a window inset, depicting, to scale, the average recreational vehicle space, with its hard surface,

the special flood hazard area, if any,

drainage features, if any,

the address of the R.V. Park as assigned by the Parker County 9-1-1 Administrator

the survey may also contain features to help provide the additional information required by this order fencing layout.

MINIMUM TRACT SIZE: the minimum size tract for an R. V. Park shall be 5.0 Acres.

DRAINAGE: Reasonable specified plans to provide adequate drainage in accordance with standard engineering practices, including specifying necessary drainage culverts and identifying areas included in the special flood hazard area.

FLOODPLAIN REQUIREMENTS:

The placement of any structure within the regulatory floodplain shall be per the Parker County Floodplain regulations and require the completion and approval of a Floodplain Development Permit Application with the County Office of Emergency Management

In addition to any requirements in the Floodplain Regulations, no structures, RV spaces or other utility infrastructure associated with the RV Park may be in any designated floodway as shown on the FEMA FIRM panel covering the property.

In addition to any requirements in the Floodplain Regulations, no structures, RV spaces or other utility infrastructure associated with the RV Park may be constructed in areas designated within the 100-year floodplain (1% Risk) along any creek, river, or channel as shown on the FEMA FIRM Panel covering the property. Roads, buried, and aerial utility lines may cross an area designated as within the 100-year floodplain of a creek, river or channel to connect areas of the park.

WATER: Either;

Public Water. Reasonable specified plans to provide an adequate public or community water supply, including specifying the location of supply lines. Following Subchapter C, Chapter 341, Texas 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; or,

Private Water:

Certification that adequate groundwater is available for the development. If groundwater is the source of water supply for the development, the developer is required to obtain certification, by a licensed professional engineer (or other professionals designated by State law) registered to practice in Texas, that adequate groundwater is available for the development, according to the certificate form and content as promulgated by the Texas Commission On Environmental Quality (Lack of certification that suitable and adequate groundwater is available is grounds for denial of plat approval, if groundwater is the proposed source of water). The certification document shall be recorded as part of the dedication instrument and a note shall be placed on the plat that groundwater is to be the source of water.

If the RV park meets the regulatory definition of a Public Water System (PWS) per 30 TAC 290.38, the IDP must include the application to become a PWS and reasonable plans and specifications sealed by a Professional Engineer licensed in the State of Texas and approved for construction by the Texas Commission on Environmental Quality.

POWER: A letter from the local electrical utility, and natural gas utility, if natural gas connections will be furnished, that sufficient service for all recreational vehicle spaces is available.

SEWAGE: Either:

PUBLIC SEWAGE: 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

PRIVATE SEWAGE: Reasonably specified plans for providing on-site sewage facilities in accordance with Chapter 366, Texas Health and Safety Code if the estimated sewage flow does not exceed 5,000 gallons per day (gpd). These plans must meet minimum standards established under Chapter 285.4 of the OSSF rules and Parker County Public Works. Approval by the Parker County Public Works Department or the Brazos River Authority must be attached to the plan.

TCEQ APPROVAL: Reasonably specified plans for providing sewage treatment and disposal under Chapter 26 of the Texas Water Code if the estimated flow exceeds 5,000 gallons per day, at an estimated minimum of 50 gallons per day per recreational vehicle site. Approval by the Texas Commission on Environmental Quality must be attached to the plan.

ROADS: Reasonably specified plans for streets or roads in the Recreational Vehicle Park to provide ingress and egress for Emergency Vehicles, providing, at a minimum, that:

Roads shall be designated, and signed, as either one-way or two-way.

The improved surface of one-way roads shall be at least 15 feet wide.

The improved surface of two-way roads shall be at least 22 feet wide.

Roads shall either be looped or end in a cul-de-sac of 90' diameter.

Roads shall be not less than 9" of base material compacted to 6'

Roads shall be designed, constructed, and maintained to be passable to recreational vehicles, or emergency vehicles, at all times, in all weather.

The entrance to the park shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets.

Internal roads shall be made to meet current county road standards. (Adopted by Commissioner's Court on October 28, 2024)

The entrance(s) to the park in the road right of way shall be constructed of durable material, such as reinforced concrete, and have culverts with concrete entrances as required by the County Commissioner or TxDOT.

If the recreational vehicle park is located off of a County Road, an application for a Driveway Permit, must be included.

If the recreational vehicle park is located off of a State Highway or Road, a letter from TXDOT, approving the proposed driveway, must be included.

I. SETBACKS: Building setbacks, including any part of a recreational vehicle parked on a recreational vehicle space, shall be:

Not less than 25 feet from a public right of way,

Not less than 15 feet from a property line,

Not less than 15 feet from an internal road,

Not less than 12 feet between each recreational vehicle, with slide-outs extended.

SCREENING: Screening of the RV Park is required on all sides of the park and shall be afforded by fencing or other permanent means. The screening will be required along the street frontage and shall be afforded through the use of natural barriers such as trees or shrubs. Screening design shall be reviewed by the Public Works director and the Precinct Commissioner. No screening barrier or accessory building shall be allowed to obstruct a driver's line of vision for a reasonable distance from any street intersection or at an entrance or exit from the RV Park.

RECREATIONAL VEHICLE SPACES: Each recreational vehicle space shall:

Afford parking and maneuvering space sufficient so that the parking, loading, and the like. of recreational vehicles shall not necessitate the use of any public right-of- way, any interior road, or privately-owned property which may be about the park.

Each site shall be provided with electrical service through an underground distribution system.

Include a hardened area of not less than 12 feet by 40 feet, improved with compacted crushed road base material, adequate to support the weight of the recreational vehicle, to not heave, shift, or settle unevenly under the weight of the recreational vehicle due to frost action, inadequate drainage, vibration or other forces acting on the structure.

SERVICE BUILDINGS; LAUNDRY AND SANITATION FACILITIES: Each recreation vehicle park, which allows recreational vehicles not equipped with integral toilet and bathing facilities, shall provide one or more service buildings for the use of park patrons.

The service buildings shall provide for:

One flush toilet for women;

One flush toilet for men;

One lavatory for each sex;

One shower and dressing accommodation for each sex, provided in an individual compartment or stall;
One clothes washing machine;

One clothes dryer; and

One slop sink, not less than 14 by 14 inches square and 14 inches deep.

The aforementioned amenities shall accommodate not more than 50 recreational vehicle spaces. For each additional 30 recreational vehicle spaces or fraction thereof, one flush toilet, one shower with individual dressing accommodations, and one lavatory shall be provided for each sex, along with laundry and slop sink facilities as described above. For this section, only recreational vehicle spaces where recreational vehicles not equipped with self-contained toilets and bathing facilities, are allowed shall be counted.

All facilities shall comply with the Americans with Disabilities Act. (ADA).

Service buildings housing sanitation or laundry facilities shall be permanent structures which comply with all applicable laws and ordinances regulating buildings, electrical installation, plumbing, and sanitation systems, and if not otherwise covered by electrical, plumbing, and fire codes, shall comply with the electrical, plumbing and fire codes of the State of Texas, which are adopted for this limited purpose.

GARBAGE: Each recreational vehicle park shall provide a minimum of two (2) fly-tight, watertight, rodent-proof dumpsters for the first one-hundred (100) recreational vehicle spaces, sites with one (1) additional dumpster for each fifty (50) additional recreational vehicle spaces, or fraction thereof.

UTILITIES BURIED: All water, sewage, gas, and electrical lines servicing recreational vehicle spaces, or services buildings, shall be buried.

EMERGENCY MANAGEMENT APPROVAL: A letter from the Parker County Fire Marshal stating that the proposed Recreational Vehicle Park meets the emergency vehicle access requirements of the County.

IDENTITY OF OPERATOR: The Operator will identify itself by name, address, and a 24-hour 7-day week contact telephone number. The Operator has a continuing obligation to keep their contact information current with the County.

VARIANCES: Commissioners' Court may grant a variance on a case-by-case basis when strict application of these standards would work an unusual hardship.

A written request for a variance, setting out exactly what variance is sought, and in what way complying with these rules would be an unusual hardship, must be submitted to the Parker County Permit Office before the infrastructure development plan application is filed. An application for a variance request shall be deemed to be complete when Attachment 7 and all of the materials required on Attachment 6 along with the required fee are delivered to the Parker County Permit Office by the fifteenth (15th) day of the month for review and consideration for review by the Parker County Permit Office.

The Parker County Permit Office will consider the request and make a recommendation to the Commissioners Court.

The Commissioners Court will make the final decision about the variance.

After the Commissioners Court makes its decision, the Operator may, within one year after the date the variance is allowed by the Commissioners Court apply, an Infrastructure Development Plan. that includes the variance allowed by the Commissioners Court.

The Operator will not file an application, and Infrastructure Development Plan, that is contingent upon the allowance of a variance that has not already been before the Commissioners Court.

A variance expires one calendar year after it is granted, if no Infrastructure Development Plan, that includes the variance allowed by the Commissioners Court, is filed with the proper office, and with all fees.

RECOMMENDATION FOR APPROVAL, OR DISAPPROVAL, AND ISSUANCE OF A CERTIFICATE OF COMPLIANCE: The Parker County Permit Office will review the materials submitted by the Operator and make a recommendation to the Commissioners Court that a Certificate of Compliance be issued, or not issued, to the Operator.

ISSUANCE, OR REFUSAL. OF CERTIFICATE OF COMPLIANCE: Commissioners Court will consider the recommendation, and anything else it considers relevant, and make the final decision to issue, or not issue, a certificate of compliance.

RECREATIONAL VEHICLE PARK REGULATIONS.

The regulations described herein govern the development, operation, and maintenance of recreational vehicle parks, as previously defined.

DEVELOPMENT AND OPERATION OF RECREATIONAL VEHICLE PARK:

Recreational vehicle parks shall be developed, and operated, to conform to these requirements:

Recreational vehicle parks shall not be allowed on any tract of land less than 5.0 acres in size. R.V. Parks on the minimum tract size of 5.0 acres are limited to 60 R.V. spaces.

Recreational vehicle parks greater than 5.0 Acres shall be designed as not to exceed a maximum of 20 units per acre on each additional acre.

The Operator shall mark with a sign each recreational vehicle space, with its number, taken from the survey, described at III(A), above.

The characters on each recreational vehicle space sign shall be: reflective, at least 3 inches high, and plainly visible from the road.

The Operator shall maintain each recreational vehicle space sign and shall not allow it to be obscured by weeds, vehicles, or anything else.

The Operator shall display the name of the Recreational Vehicle Park with a permanent sign.

The characters on the Recreational Vehicle Park sign shall be: reflective, at least 24 inches high, and visible from the public road.

The Operator shall maintain the Recreational Vehicle Park sign, and each recreational vehicle space sign, and shall not allow them to be obscured by weeds, vehicles, or anything else.

The Operator shall keep all internal roadways clear of obstructions, including parked vehicles, at all times.

The Operator shall keep all service buildings required under III (L). above, (if any), clean, and in good repair, at all times.

The Operator shall require that water discharged in the Recreational Vehicle Park by a recreational vehicle, except air conditioning condensation, flow into the sewage system.

The Operator shall not allow the waste tanks of a recreational vehicle to be flushed in the Recreational Vehicle Park, unless the flush water flows into the sewage system, or into a holding tank the contents of which are removed in compliance with State law and regulations.

The Operator shall keep the area around the dumpsters, and garbage receptacles, clean at all times.

The Operator shall have the dumpsters, and garbage receptacles emptied when full, or when they become a nuisance.

The Operator shall not allow, or engage in, any burning of garbage, or other disposal of garbage, except into the dumpsters. For this section, dry materials that have been segregated, and stored in a sanitary manner, for recycling, shall not be considered garbage.

GARBAGE RECIPROCAL

Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to allow for easy cleaning around them.

The storage, collection, and disposal of refuse in the recreational vehicle park shall be so conducted as to create no health hazards.

BOTTLED GAS

Bottled gas for cooking purposes shall not be used in individual recreational vehicle spaces unless the containers are properly connected by copper or other suitable metallic tubing.

Bottled gas cylinder shall be securely fastened in place.

No cylinders containing bottled gas shall be located in a recreational vehicle or within five (5) feet of a door thereof

State and local regulations applicable to the handling of bottled gas and fuel oil shall apply.

FIRE PROTECTION

No open fires shall be permitted, except that this shall not be construed to prevent barbecuing with charcoal in a covered pit or grill.

No part of a recreational vehicle space shall exceed one hundred fifty (150) feet from the improved surface of a street or internal road.

No "flag tract" recreational vehicle space shall be allowed.

Where a water line of six-inch (6") diameter or greater is along a roadway adjacent to or across from the proposed Recreational Vehicle Park and is available for service to the proposed Recreational Vehicle Park, the Operator shall place fire hydrants to the specifications of the State Board of Insurance Standards or the standard of any city with extraterritorial jurisdiction. Fire hydrants placed in the recreational vehicle park shall have at least two (2) two-and-one-half inch (2 S') outlets with National Standard Treads (N.S.T.) and one (1) larger outlet for the local fire department. (Parker County Fire Departments utilize a four-and-one-half inch (4.5') steamer connection).

In a Recreational Vehicle Park that is served by fire hydrants as part of a centralized water system certified by TCEQ as meeting minimum standards for water utility services, fire hydrants shall be located on, or within 10 feet of a road, not more than 1000 feet apart, along a road, apart, and no road frontage of any recreational vehicle space shall be more than 500 feet from an approved fire hydrant. The fire hydrants shall be on a minimum 6" main and flow at 250 GPM for 2 hours sustained. The fire protection system shall be designed, and certified by a professional engineer certifying that these requirements have been met. The design and certification shall be provided as part of the application for a Recreational Vehicle Park development. A signed statement by a registered professional engineer certifying that these requirements have been met shall be on the plat.

In a Recreational Vehicle Park that IS NOT SERVED BY FIRE HYDRANTS, and IS NOT PART OF a CENTRALIZED WATER SYSTEM certified by TCEQ as meeting minimum standards for water utility services, the operator shall provide water storage as follows:

For a Recreational Vehicle Park of fewer than 50 recreational vehicle spaces, 5,000 gallons of storage in a single tank; or

For a Recreational Vehicle Park of more than 50 spaces, an additional 5,000 gallons of storage for each additional 50 spaces, provided in two or more tanks.

The water storage tank shall:

Hold the minimum amount of water storage as required

Be vented

Be made of non-metallic materials

Be on a foundation that will support the tank at full storage capacity

Be adjacent to a public road in the Recreational Vehicle Park, and the land on which it rests must be burdened with an easement allowing access to the water storage tank for purposes of maintaining it, repairing it, replacing it, filling it, or draining it.

Be secured to prevent unauthorized access

Have a common "4" coupling of the type used for fire hoses.

Have signage displayed, on its side visible to the roadway, indicating that it contains non-potable water to be used for official use only.

The location(s) of the water storage tank(s) must be approved by the Parker County Fire Marshal before submission of the plat application. The location(s) of the water storage tank and access easement shall be shown on the plat.

The operator will, upon installing the water storage tank, fill it with water to demonstrate that it will hold water. The developer may not remove the water and must keep the water storage tank filled.

The operator shall submit a written request to the Parker County Fire Marshal for inspection and approval of the water storage tank as meeting the requirements of these regulations. Inspection shall be conducted within 15 business days of receipt of the request.

Parker County has no obligation to maintain, repair, replace, or fill the water storage tank.

The water storage tank must be installed, filled, and passed inspection before any recreational vehicle spaces are occupied.

DRY VEGETATION: The park licensee or agent shall be responsible for maintaining the entire area of the park free of dry brush, leaves, grass, and weeds following the best management practices of the National Fire Protection Association FireWise USA Program.

OTHER REGULATIONS

Persons developing Recreational Vehicle Parks should be aware that this order is not the exclusive law or regulation controlling development in Parker County. The following is only a partial list of regulations that may apply to any Recreational Vehicle Parks, including Grandfathered parks.

Recreational Vehicle Parks, including Grandfathered parks, are subject to Parker County Subdivision Regulations. All Recreational Vehicle Parks, including Grandfathered parks, within the Extra Territorial Jurisdiction (E.T.J.) of an incorporated city may also be subject to city regulations, or as per any mutually (County-City) agreed upon regulations as approved and accepted under an interlocal cooperation agreement.

All Recreational Vehicle Parks, including Grandfathered parks, are subject to regulations of general applicability, including public health nuisances under Chapters 341 and 343 of the Texas Health and Safety Code. The developer must address solid waste disposal, rodent/insect harboring, fly breeding, and improper water disposal following

these Chapters.

Other agencies with regulatory authority that may apply to a Recreational Vehicle Park include, but are not limited to, Emergency Services Districts, the Texas Commission on Environmental Quality, the Public Utilities Commission, the United States Parks and Wildlife Service, the Brazos River Authority, the Environmental Protection Agency and the U.S. Army Corp. of Engineers. Issuance of a Certificate of Compliance under this order does not indicate compliance with any of the requirements of these agencies.

VI. FEES

Fees for permits, licenses, and transfers, as established by Parker County, are payable to Parker County and are due upon submission of the application to the County Public Works Director. The fees are:

A \$500.00, plus \$10.00 per lot/space, for the initial application for a Certificate of Compliance.

B \$250.00 for application for transfer or reinstatement of a Certificate of Compliance.

C \$100.00 for application for Variance Request

D \$250.00, plus \$10.00 per lot/space for existing Recreational Vehicle Parks that are no longer considered Grandfathered and are making an application to obtain a Certificate of Compliance for an existing park.

VII. SUSPENSION OF CERTIFICATE OF COMPLIANCE

A. **SUSPENSION FOR NONCOMPLIANCE** The operator of a Recreational Vehicle Park that is not in compliance with the Parker County Infrastructure Requirements for Recreational Vehicle Parks, may have its Certificate of Compliance suspended.

B. NOTICE OF NONCOMPLIANCE

(1) The Parker County Permit Office shall send written notice, by hand delivery, or certified mail, to the operator at the address on file, or to the on-site office of the Recreational Vehicle Park, informing the operator of the non-compliance.

(2) The operator shall have three business days, after receipt of the notice, if hand delivered, or six business days after mailing of the notice, if mailed, to either bring the Recreational Vehicle Park into compliance with these rules, or present a written plan to the Parker County Permit Office to bring the Recreational Vehicle Park into compliance with these rules.

(3) If the operator neither brings the Recreational Vehicle Park into compliance with these rules, within three business days, nor presents a written plan to the Parker County Permit Office to bring the Recreational Vehicle Park into compliance with these rules, the Certificate of Compliance of the Recreational Vehicle Park is suspended.

C. APPROVAL OR REJECTION OF WRITTEN COMPLIANCE PLAN

(1) If the operator presents a written plan to the Parker County Permit Office, within the period specified above, that office may approve it, with or without changes made by the operator, or refuse to approve it.

(2) If the Parker County Permit Office does not approve the written plan, the Parker County Commissioners Court may, at a meeting, suspend the Certificate of Compliance of the Recreational Vehicle Park.

D. REINSTATEMENT OF CERTIFICATE OF COMPLIANCE

- (1) If a Certificate of Compliance has been suspended for less than 90 days, the Operator may file with the Parker County Permit Office a written plan to bring the Recreational Vehicle Park into compliance with all applicable rules.
- (2) The Parker County Permit Office will consider the plan, and make a recommendation to Commissioners Court, which will make the final decision to reinstate, or not reinstate, the Certificate of Compliance.
- (3) If a Certificate of Compliance has been suspended for more than 90 days, the Operator must file a new Infrastructure Development Plan, with the Parker County Permit Office.

VII. PENALTIES:

- A. Violations of this order will result in the denial of utility services, as provided by Chapter 232 of the Texas Local Government Code.
- B. The requirements of this order have been established by and adopted by the Parker 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.

IX. SEVERABILITY

Should any portion of these rules be found, or held, to be illegal, unenforceable, or void, the remainder of these rules shall remain in full force and effect.

Attachment 1

RV Park Name: _____ Owner: _____

RECREATIONAL VEHICLE PARK APPLICATION CHECKLIST

The following items **MUST BE** included as part of your application:

	3 copies (18x24) and 1 electronic copy of the Recreational Vehicle Park Infrastructure Development Plan	
	Letter from County 9-1-1 Administrator regarding addressing	
	Copy of deed indicating ownership of property	
	Original Authorization Form from Owner, if Applicant is Owner's Agent N/A	
	Copy of Assumed Name Certificate, Certificate of Incorporation, or other authorization for the use of the name of the proposed Recreational Vehicle Park.	
	Letter from public water utility company - if applicable	N/A
	Letter from electric utility company	
	Letter from TXDOT - if applicable	N/A
	Driveway Permit Application- if applicable	N/A
	Copy of Restrictions for proposed recreational vehicle park - if applicable	N/A
	Floodplain Development application - if applicable	N/A
	Septic permit application - if applicable	N/A
	Attachment 2 - Application for Recreational Vehicle Park Consideration	
	Attachment 3- Infrastructure Development Plan Physical Characteristics and Appearance	
	Required Fee Payment	

CAUTION Texas Law requires a landlord to charge sales tax for short rental periods. It is the Operator's responsibility to contact the Comptroller's Office regarding sales tax collection requirements.

*****Incomplete applications will not be accepted. * * ***

Attachment 2

RV Park Name: _____ Owner: _____

APPLICATION FOR RECREATIONAL VEHICLE PARK CONSIDERATION

Date Received: _____ Received By: _____

Check#: _____ Receipt#: _____

Property Owner: _____ Name: _____

Address: _____

Phone (Office): _____ (Cell): _____

Fax: _____ E-mail: _____

Operator:

Name: _____

Address: _____

Phone (Office): _____ (Cell): _____

Fax: _____ E-mail: _____

Name of Proposed Recreational Vehicle Park: _____

Size and Location of Original Tract: _____

Name of Nearest Public Road/Street to Subdivision: _____

Commissioner Precinct Number: _____

Water Service Provider: _____

Electric Utility Provider: _____

Engineer

Name: _____

Address: _____

Phone (Office): _____ (Cell): _____

Fax: _____ E-mail: _____

Attachment 2

RV Park Name: _____ Owner: _____

Surveyor

Name: _____

Address: _____

Phone (Office): _____ (Cell): _____

Fax: _____ E-mail: _____

(For Office Use only. Do not write below this line)

Parker County Health Inspector

Review Date

Approved

Rejected

Attachment 3

RV Park Name: _____ Owner: _____

<p style="text-align: center;">INFRASTRUCTURE DEVELOPMENT PLAN (IDP) PHYSICAL CHARACTERISTICS AND APPEARANCE</p>

1. The following information must be indicated on the ID The original patented survey(s);
2. The number of acres in each survey with the abstract number of same; and
3. The volume and page of the current deed, as filed in the Official Public Records of Parker County, of the tract being subdivided;
4. Boundary lines and total acreage of the Original Tract and the Recreational Vehicle Park;
5. Total number of recreational vehicle spaces;
6. Location of recreational vehicle spaces, which shall be numbered sequentially;
7. Utility easements;
8. Roads;
9. Set back lines;
10. Parking spaces;
11. Location of dumpster(s);
12. Location of septic dump stations;
13. Septic systems, including drain fields (if applicable);
14. Water wells (if applicable);
15. Water supply lines;
16. Names of adjoining subdivisions or owners of property contiguous to the proposed Subdivision;
17. Area map showing general location of Recreational Vehicle Park in relation to major roads, towns, cities or topographic features;
18. North arrow, scale and date. The scale shall not exceed 1"= 200';
19. Boundary lines of any incorporated city and the limit of the extraterritorial jurisdiction (ETJ) of any city;

20. Indicate location of any existing structures (wells, cemeteries, etc.) in the subdivision, on the IDP;
21. All special Flood Hazard Areas identified by the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency.

22. The location and size of all proposed drainage structures and features, including on-site retention or detention ponds and easements and the impact of lot and street layouts on drainage;

23. Depiction of all streams, rivers, ponds, lakes, other surface water features or any Sensitive Features (as defined by the Texas Commission on Environmental Quality in CFR 30 Texas Administrative Code 213.3);

24. A window insert, depicting, to scale, the average recreational vehicle space, with its hard surface.

Attachment 4

RV Park Name: _____ Owner: _____

PARKER COUNTY HEALTH DEPARTMENT APPROVAL

RECREATIONAL VEHICLE PARK NAME: _____

DATE OF REVIEW: _____

The above-stated RV Park has met the requirements of Parker County for On-Site Sewage Facilities.

DESIGNATED REPRESENTATIVE (SIGNED)

DATE

DESIGNATED REPRESENTATIVE (PRINTED NAME)

Attachment 5

RV Park Name: _____ Owner: _____

RECREATIONAL VEHICLE PARK INSPECTION CHECKLIST

(To be completed by Parker County, Representative upon inspection)

RV Park sign is plainly visible from public road and characters are reflective and at least 24" high

ROADS

Road is looped OR Road ends in a cul-de-sac of 90' diameter

Designated and signed as either one-way or two-way

If one-way: N/A
Improved surface at least 15 ft. wide

If two-way: N/A
Improved surface at least 22 ft. wide

9" of base compacted to 6"

Concrete Driveway

SET BACKS

Not less than 25' from public ROW

Not less than 15' from property line

Not less than 15' from an internal road

Not less than 12' between each RV, with slide-outs extended

RV SPACES

Hardened area not less than 12' by 40 ft'

Hardened area improved with adequate compacted crushed road base material to support weight of RV.

Each space marked with lot/space number that is reflective; at least 3" high; and plainly visible from road

DUMPSTERS

100 RV spaces or less - 2 dumpsters

More than 100 RV spaces - 2 + 1 additional dumpster/50 additional RV spaces or fraction of. # of RV spaces:
_____ # of dumpsters on site: _____

Attachment 5

RV Park Name: _____ Owner: _____

SERVICE BUILDINGS; LAUNDRY AND SANITATION FACILITIES

Not applicable. Recreational vehicles without integral toilets and bathing facilities are not allowed in this RV Park.

50 RV spaces or less:

- 1 flush toilet for women 1 flush toilet for men
- 1 lavatory for each sex
- 1 shower and dressing accommodation for each sex in individual compartment or stall
- 1 clothes washing machine
- 1 clothes dryer
- 1 slop sink, not less than 14" x 14" sq. and 14" deep

More than 50 RV spaces - for each additional 30 RV spaces, or fraction of, 1 additional of each toilet, lavatory, etc. as listed above shall be provided.

Total# of RV spaces: _____, # of each item listed above provided: _____

FIRE PROTECTION INSPECTION

Fire Protection Facilities Inspected and Approved

Notes: _____

Inspection Performed By: _____ (Printed Name)

Signature: _____

Date of Inspection: _____

Attachment 6

RV Park Name: _____ Owner: _____

The following items MUST BE included as part of your application for a request for a variance:

5 copies of the proposed RV park development site plan

5 copies of the location map

A complete copy of the filed deed indicating the applicant's ownership of the property

Attachment 6-Recreational Vehicle Park Variance Application Checklist

Attachment 7-Recreational Vehicle Park Variance Application

Required Fees

***Incomplete applications will not be accepted. * * *

Attachment 6

RV Park Name: _____ Owner: _____

RECREATIONAL VEHICLE PARK VARIANCE APPLICATION

Date Received: _____ Received By _____

Check#: _____ Receipt#: _____

Property Owner: _____ Name: _____

Address: _____

Phone (Office): _____ (Cell): _____

Fax: _____ E-mail: _____

Operator:

Name: _____

Address: _____

Phone (Office): _____ (Cell): _____

Fax: _____ E-mail: _____

Name of Proposed Recreational Vehicle Park: _____

1. Relief Requested (Reference the specific Section/Paragraph of the current Parker County Infrastructure Requirements for Recreational Vehicle Parks): _____

2. Reason for Requesting Relief:

a. What special circumstances or conditions affecting the land involved such that the strict interpretation of the provisions of these regulations would deprive you of the reasonable use of this land. _____

b. Why is relief necessary for the preservation and enjoyment of a substantial property right or yours? _____

Attachment 6

RV Park Name: _____ Owner: _____

c. Will the granting of relief not be detrimental to the public's health, safety, and welfare? Please Explain.

d. Will the granting of relief not have the effect of preventing the orderly subdivisions of other land in the area? Please Explain.

Applicant Signature: _____ Date: _____

(For Office Use Only.) Do not write below this line.



Parker County Health Inspector

Review Date

Approved

Rejected

Parker County Commissioner Court Consideration Date: _____

Approved

Rejected

PARKER COUNTY, TEXAS DEVELOPMENT PERMIT REVIEW

Recreational Vehicle Park Authorization Form
Authorization Form to ACT on Behalf of Owner

To PARKER COUNTY, TEXAS:

This certifies that I, _____
(Print the name of the individual owner, general partner of the corporate officer.)
am the true Owner of the land containing the following proposed, or existing, R.V. Park:

Name of R.V. Park _____

Address of R.V. Park _____

I, appoint the following persons(s) to be the Operators of the R.V. Park, and as such the Operator is authorized to act on my behalf in (initial one, or both):

_____ applying for a Recreational Vehicle Park Certificate of Compliance.
_____ operating the R.V. Park.

Operator _____

Address of Operator _____

I, further agree that this appointment remains effective until revoked by me, in writing delivered to the Parker County Permit Office.

Signature of Owner

Date

STATE OF TEXAS §
 §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared _____,
known to me to be the person whose name is subscribed to the foregoing document and acknowledged
to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this the _____ day of _____.

Notary Public in and for The State of Texas

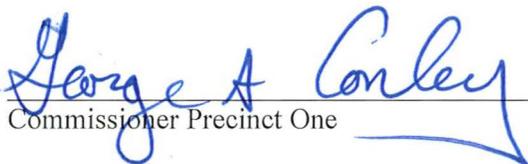
X. EFFECTIVE DATE AND ADOPTION

This ordinance shall be effective as of December 26, 2023

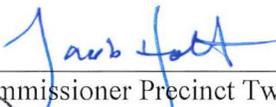
PASSED AND ADOPTED at a regular meeting of the Parker County Commissioners Court, this 26th day of December, 2023



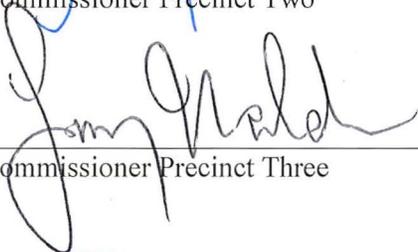
County Judge



Commissioner Precinct One



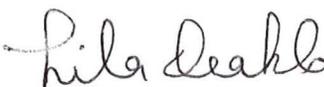
Commissioner Precinct Two



Commissioner Precinct Three



Commissioner Precinct Four



County Clerk

