



# COUNTY OF RAINS

## RECREATIONAL VEHICLE RENTAL COMMUNITIES REGULATIONS

APPROVED BY COMMISSIONERS COURT ON 7-28-2022

Revised on:



# COUNTY OF RAINS

## RECREATIONAL VEHICLE RENTAL COMMUNITIES REGULATIONS



Pursuant to Texas Local Government Code 232.007, Recreational vehicle rental communities or parks refers to any plot or tract of land that is separated into two or more spaces or lots that are rented, leased or offered for rent or lease, for installation or placement of recreational vehicles, or use and occupancy as residences. Owners that desire to utilize property for recreational vehicle rental communities or parks must submit a Development Plan for consideration and approval by the Commissioners Court.

### **Definitions:**

Recreational vehicle rental communities or parks: is a master planned facility designed for the lodging of travelers in Recreational Vehicles, Motor homes, 5th wheel trailers, and similar vehicles but not including mobile homes, manufactured homes or structures not certified and licensed for roadway operation by a state.

The Developer will submit two plans to the Commissioners Court, **Infrastructure Development Plan** and **Final Development Plan**. Both need to be submitted in **5 copies** to the Precinct Commissioner or the County Judge's Office.

**RV Park Infrastructure Development Plan describes what plans are for the park and basic drawing showing location, layout and concept. This plan should be submitted to the County Judge's office with a \$995 application fee payable to Rains County.**

The Final Development Plan is the plat that shall be filed for record in the office of the County Clerk. The record plat shall be no larger than 18" by 24" drawn on minimum of three (3) mil polyester drafting film in ink to a scale of not more than 100 feet to the inch. **The Record Plat (polyester drafting film) and five (5) copies of the plat shall be submitted to the office of the County Judge for presentation to the Commissioners' Court at least fifteen (15) days before the meeting of the Commissioners' Court at which consideration for approval is requested.**

## Development Plan Requirements

The Owner of a plot or tract proposing to develop a recreational vehicle rental community or park **is required to submit an Infrastructure Development Plan** showing a survey of the proposed boundaries and significant features such as, but not limited to: lots, tracts, roads, community spaces, utility easements and rights-of-way dedications.

The Developer/Owner **shall obtain a tax certificate from the Rains County Tax Collector**, and any other taxing entity having taxing authority in the area where the park lies and the appropriate school district tax office in which the subdivision lies to show compliance, if separate. The tax certificates shall be submitted to the Commissioners' Court with the plat. **Plats shall not be approved until the tax certificates are submitted.**

- Each of the hookup locations shall be **no closer than 40 feet from any other hookup location. Only one recreational vehicle is allowed per hookup.** All recreational vehicles must maintain a minimum of 10 feet from all other recreational vehicles or structures, on all sides, even when slide-outs or canopies are extended. Layout of park must be designed to accommodate this requirement.
- The Infrastructure Development Plan shall include Infrastructure Improvements for lots, easements, storm water discharge, roads, drainage and storm sewer, public and private sewer systems, and water in accordance with the standards as set forth by Rains County Subdivision Regulations.
- Roads or streets for recreational vehicle rental communities must meet all County Road standards as set forth in the Rains County Subdivision Regulations, including width and road compaction. With approval of Commissioners Court, the developer is not required to meet the paving requirements. The developer may provide a one-way road, provided the road is a looping road with a minimum width of 20 feet. All two-way roads must be a minimum width of 24 feet.
- **Any on-site septic systems shall be designed by a licensed certified engineer and conform to Rains County and TCEQ requirements.**
- The Recreational Vehicle Park **shall be served by a public or commercial waste collection and disposal service that collects all trash and rubbish at least once weekly.** All rental spaces and all common areas shall be kept clear of all waste, trash, inoperative motor vehicles and other unsanitary, unhealthful, unsightly and nuisance conditions. All spaces and common areas shall be kept mowed and free of high grass and weeds or other conditions that harbor insects, rodents or other conditions that pose a threat to the health, safety, or welfare of the occupants of Rains County.

- Roadway Construction Plans for driveways and roadway access **shall include access to each rental space for fire and emergency vehicles.** No open fires shall be permitted, except outdoor cooking with charcoal or gas in an approved pit or grill.
- Each recreational vehicle space provided with **electrical service shall be so served through an underground distribution system.**
- Recreational vehicle parks shall be designed so as not to exceed a **maximum of 20 units per acre.**
- The entrance to the park shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent roads.
- Infrastructure Development Plan shall include **certifications from all utility providers serving the park.**
- The park shall comply with state and federal standards to be accessible for the mobility impaired.
- State and local regulations applicable to the handling of bottled gas and fuel oil shall apply.
- Minimum tract size for an RV park is 5 acres.

#### **Service buildings; laundry and sanitation facilities (If Applicable)**

- Each recreation vehicle park 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 washing machine
  - One slop sink, not less than 14 by 14 inches square and 14 inches deep.
- All unisex bathrooms shall comply with the Americans with Disabilities Act. (ADA).

## Service building requirements

- The 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, with laundry and slop sink facilities as described to be provided for each additional 50 recreational vehicle spaces.
- Service buildings shall afford appropriate illumination, shall be well ventilated with screened openings, shall be constructed of moisture-proof materials, to include painted woodwork, shall permit frequent clearing and washing, and shall be maintained at a temperature of 68 degrees F during the period October 1 through May 1.
- Floors shall be constructed of concrete or other equally impervious material, easily cleanable, and provided with floor drains which are connected to the sanitary sewer. If connected to On Site Sewage Facilities, chemical cleaners should be used on a limited basis.
- The toilet and other sanitation facilities for males and females either shall be in separate buildings or shall be separated, if in the same building, by a soundproof wall.
- All service **buildings and park grounds shall be maintained in a clean, condition** and kept free of any condition that will adversely affect the health of any occupant or the public or constitute a nuisance.
- Service buildings housing sanitation facilities shall be located not closer than 15 feet nor farther than 300 feet from any recreational vehicle space within the park.
- The RV Park **may provide an easily accessible dump station at the entrance or exit of the park.** Station will be of sufficient capacity and meet OSSF and TECQ requirement and specifications.
- **Variance** - The Commissioners Court may authorize a variance from these Recreational Vehicle Regulations when, in its opinion, undue hardship will result from requiring strict compliance. In approving a variance, the Commissioners Court shall prescribe only conditions that it deems necessary or desirable to the public interest. Any person who wishes to receive a variance shall apply to the Court with a list of, and a detailed justification for each variance requested. The decision of the Court whether to grant or deny a variance is at its complete discretion and will be final.

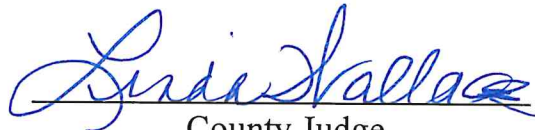
## Final Development Plan Processing

Final Development plan must be submitted to Commissioners Court for approval. Construction of a proposed community or park may not begin before the date the Commissioners Court approves the Final Infrastructure Development Plan.

The Commissioners Court may require inspection of the infrastructure during or on completion of its construction. A final inspection is required. If the Commissioners Court's designated inspector determines that the infrastructure complies with the Infrastructure Development Plan, the Commissioners Court shall approve after final inspection is completed.

## GRANDFATHERED RECREATIONAL VEHICLE PARK

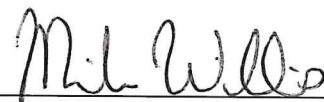
A Recreational Vehicle Park that was either in operation, before the adoption of these rules, or for which a written application for a permit was filed with Rains County, before the adoption of these rules.



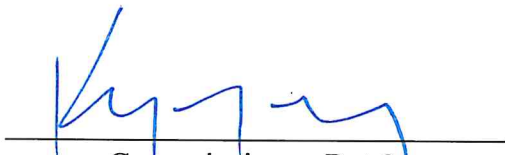
County Judge  
Linda Wallace



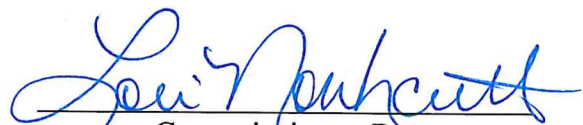
Commissioner Pct 1  
Jeremy Cook



Commissioner Pct 2  
Mike Willis



Commissioner Pct 3  
Korey Young



Commissioner Pct  
4 Lori Northcutt