

Minimum Standards Applicable to Recreational Vehicle Parks and Tiny Home Parks

1.1 Definitions

a. The following words and terms, when used in these regulations, have the following meanings, unless the context clearly indicates otherwise.

1. Operator--The person in charge of operating any recreational vehicle park, whether they are the owner of the recreational vehicle park or the occupant under a written or oral lease, or by any other arrangement whereby they exercise control over the recreational vehicle park.
2. Recreational vehicle--Includes any of the following:
 - A. Camping trailer--A folding structure for temporary shelter mounted on wheels and designed for travel, recreation, and vacation use.
 - B. Motor home--A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.
 - C. Pickup coach--A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.
 - D. Travel trailer--A vehicular structure built on a chassis with body width not to exceed eight feet and body length less than 46 feet, that structure designed to be transported and intended for human occupancy as a dwelling for short periods of time and containing limited or no kitchen or bathroom facilities.
3. Recreational vehicle park--Any land designed to accommodate four or more recreational vehicles, 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. Hunting camps that are temporary are also excluded from this definition.
4. Recreational vehicle space--A plot of land within a recreational vehicle park designed for the accommodation of one recreational vehicle.

b. Use of either the singular or the plural form of a word will be interpreted, when necessary, to include the other form.

1.2 Regulation of recreational vehicle parks

a. A recreational vehicle park existing in the County prior to the adoption of these regulations is exempt, unless expanded or altered in operations or intended purpose. Any recreational park developed after the effective date of this regulation is a subdivision subject to these regulations.

b. A developer of a recreational vehicle park must have a plat prepared that complies with these regulations.

c. These regulations do not apply to a property owner accommodating no more than three recreational vehicles on their property at any one time.

d. Prior to commencement of any construction, the owner/developer must consult with the County Commissioner having jurisdiction over the site for review.

1.3 Infrastructure Requirements for Recreational vehicle parks

The subdivision application for a Recreational Vehicle Park must include each of the following:

a. A survey identifying the proposed community's boundaries and any significant feature 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. Reasonable specified description of means and methods to provide adequate drainage in accordance with standard engineering practices, including specifying necessary drainage culverts and identifying areas included in the 100-year flood plain. The placement of any structure within the regulatory floodplain shall be in accordance with the Mason County Floodplain regulations.

c. Reasonable specified description of means and methods 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. 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.

e. Certification of adequate sewerage:

1. Reasonably specified description of means and methods 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 description of means and methods for providing on-site sewage facilities in accordance with Chapter 366, Texas Health and Safety Code if estimated sewage flow does not exceed 5,000 gallons per day (gpd). These description of means and methods must meet minimum standards established under Chapter 285.4 of the OSSF rules and Mason County local order. Approval by the Mason County On Site OSSF Inspector's certificate must be attached to the plat. See Appendix H.

3. Reasonably specified description of means and methods for providing sewage treatment and disposal under Chapter 26 of the Texas Water Code if estimated flow exceeds 5,000 gpd. approval by Texas Commission on Environmental Quality must be attached to the plan

f. Reasonably specified description of means and methods for streets or roads in the Recreational Vehicle Park to provide ingress and egress for fire and emergency vehicles. Therefore, the Commissioners Court finds that it is reasonably necessary that streets in these communities should be built to a standard no more stringent than the requirements adopted by the Commissioners Court for subdivisions, as approved by the precinct commissioner. The road design and construction standards contained in the Mason 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 to the maximum degree practicable. Building Set Backs shall be as specified in this Mason County Subdivision Regulations. Drainage design for the development shall comply with this Mason County Subdivision Regulations.

g. Only the Commissioners' Court may grant a variance when strict application of these standards would work an unusual hardship. Variances for OSSF can only be granted by Mason County OSSF Designated Representative.

h. Each recreational vehicle park must provide recreational vehicle spaces, and each such space must be clearly defined.

i. Recreational vehicle parks must be designed so as not to exceed a maximum of 20 recreational vehicle spaces per acre.

j. Each recreational vehicle space must afford parking and maneuvering space sufficient so that the parking, loading, and movement of recreational vehicles will not necessitate the use of any public right-of-way or privately owned property which may abut the recreational vehicle park.

k. Each recreational vehicle space that is provided with electrical service must be so served

through an underground distribution system. Other buildings within a recreational vehicle park may receive electrical service through overhead facilities.

l. Twenty percent (20%) of the recreational vehicle spaces within a recreational vehicle park must be not less than eighteen feet (18') by fifty feet (50').

m. There must be at least ten feet (10') of open space between parallel rows of recreational vehicle spaces.

n. Recreational vehicle spaces must be improved with either:

5. Compacted crushed road base material and asphalt; or,

6. Concrete adequate to support the weight of a recreational vehicle.

o. Recreational vehicle spaces must not heave, shift, or settle unevenly under the weight of a recreational vehicle due to frost action, inadequate drainage, vibration or other forces acting on the structure.

1.4 Recreational vehicle park roads

a. All weather private roads adequate to provide access to each recreational vehicle space must be laid out, constructed, and maintained in good condition by the owner or operator of a recreational vehicle park.

b. All roads within a recreational vehicle park must be at least twenty-four (24) feet wide.

c. An entrance to a recreational vehicle park must be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets.

1.5 Recreational vehicle park service building requirements for RV Parks in excess of 30 spaces.

a. A plat application for a recreational vehicle park subdivision containing 30 or more spaces must address the minimal standards established in this subchapter.

1. Service buildings will accommodate not more than 30 recreational vehicle spaces.

2. For each additional 1 to 30 recreational vehicle spaces after the first 30 spaces, the operator must provide and maintain one flush toilet, one shower with individual dressing accommodations, and one lavatory.

3. For each additional 1 to 30 recreational vehicle spaces after the first 30, the operator must provide and maintain one additional washing machine and one additional slop sink.

b. Each recreational vehicle park must provide and maintain one or more service buildings for the use of park patrons. The service buildings must include:

7. One lavatory for women;
8. One lavatory for men;
9. One shower and dressing accommodation for each sex, provided in an individual compartment or stall;
10. One washing machine; and
11. One slop sink, measuring not less than 14 by 14 inches square and 14 inches deep.

c. The aforementioned service buildings will accommodate not more than 30 recreational vehicle spaces.

1. For each additional 1 to 30 recreational vehicle spaces after the first 30, the operator must provide and maintain one flush toilet, one shower with individual dressing accommodations, and one lavatory.

2. For each additional 1 to 50 recreational vehicle spaces after the first 30, the operator must provide and maintain one additional washing machine and one additional slop sink.

d. All lavatories must comply with the Americans with Disabilities Act (ADA).

e. Service buildings housing sanitation or laundry facilities must be permanent structures which comply with all applicable laws and ordinances regulating buildings, electrical installation, plumbing and sanitation systems, and conform to the following minimum standards:

1. Service buildings must afford appropriate illumination, be well ventilated with screened openings, and be constructed of moisture-proof materials so as to permit frequent cleaning and washing.

2. Floors must be constructed of concrete or other equally impervious material, so as to permit frequent cleaning and washing, and include floor drains which are connected to the sanitary sewer.

3. Chemical cleaners used in a recreational vehicle park must be used only in accordance with TECQ rules.

4. The lavatory and other sanitation facilities for males and females either must be in separate buildings or separated, if in the same building, by soundproof walls.

5. All service buildings must be maintained in a clean, slightly condition and kept free of any condition that will menace the health of any person or constitute a nuisance.

- f. An operator must provide and maintain garbage receptacles as follows:
 - 1. A minimum of one (1) fly tight, water tight, rodent proof dumpster for the first thirty (30) recreational vehicle spaces, with one (1) additional dumpster for each additional thirty (30) recreational vehicle spaces or fraction thereof.
 - 2. Refuse container stands must be provided for all refuse containers. Such container stands must be designed so as to prevent their containers from being tipped, to minimize spillage and container deterioration.
 - 3. The storage, collection, and disposal of refuse in a recreational vehicle park must be conducted as to create no health hazards.
 - 4. All dumpsters must be screened from public view.

- g. Fuel containers in a recreational vehicle park must comply with the following restrictions:
 - 1. Bottled gas must not be used at individual recreational vehicle spaces unless the containers are properly connected by copper or other suitable tubing.
 - 2. Bottled gas cylinders must be securely fastened in place.
 - 3. No cylinders containing bottled gas may be located in a recreational vehicle or within five (5) feet of a door thereof.

- h. An operator must provide and maintain fire protection equipment as follows:
 - 1. A recreational vehicle park must be equipped at all times with fire extinguishing equipment in good working order of such type, size, and number and so located within the recreational vehicle park as to satisfy the applicable regulations of the County.
 - 2. No open fires will be permitted within a recreational vehicle park, except that this will not be construed to prevent barbecuing in a secure pit or grill.

- i. An operator must maintain the entire area of a recreational vehicle park free of dry brush, leaves, and weeds.

1.6 Further recreational vehicle park regulations

- a. Persons developing recreational vehicle parks should be aware that this order is not the exclusive law or regulation controlling development in the County. The following is only a partial list of regulations that may apply:
 - 12. All subdivisions within the extraterritorial jurisdiction of a municipality

may also be subject to city subdivision regulations, or as per any interlocal cooperation agreements.

13. All recreational vehicle parks are subject to regulations of general applicability, including public health nuisances under Chapter 341 and 343, Texas Health and Safety Code. The developer must address solid waste disposal, rodent and insect harboring, fly breeding, and improper water disposal in accordance with these Chapters.
14. Other agencies with regulatory authority that may apply to a recreational vehicle park include, but are not limited to, Emergency Services Districts, TCEQ, the Public Utilities Commission, the United States Parks and Wildlife Service, the Environmental Protection Agency and the U.S. Army Corps of Engineers.

b. To the extent it does not conflict with these regulations, the Mason County Manufactured Home Rental Community Plan, a copy of which is recorded as Document No. 2019-007342 in the Official Public Records of Mason County, Texas, is still in effect. To the extent the Mason County Manufactured Home Rental Community Plan differs with these regulations, the more stringent regulations will control.

Application for Subdivision of Land in Mason County, Texas

1. Name of Applicant: _____

2. Name of Subdivision: _____

3. Designated Contact Person for Applicant:
 - a. Name:
 - b. Address:
 - c. City/Zip:
 - d. Phone Number:

4. Name of all Title Owner(s) of Property to be sub-divided:
 - a. Name
 - b. Address:
 - c. City/Zip:
 - d. Phone Number:

5. Mason County Appraisal District Tract or Parcel Identification Number for land to be developed: _____

6. County Commissioner Precinct in which land to be developed is located: _____

7. Location of Land to be Developed:
 - a. Legal or Mailing Address:
 - b. 911 Address:
 - c. Coordinates:
 - d. Topo or other suitable map depicting entire area to be subdivided.

8. Certifications Required by Subdivision Regulations:
 - a. No outstanding Tax Liability to County:
 - b. Title Owners have authorized subdivision:
 - c. Required Fees have been paid:

- d. County is authorized to review and act upon Application:
 - e. Required number of copies of plat are provided:
9. Before Application and Plat can be considered for final approval, the following approvals or certifications shall be required. It is the duty of the Applicant to obtain these approvals or certifications, and to present the same to the County Engineer/Designee not less than three business days prior to final plat approval hearing.
- a. Utility Service Approval and Certification of Ability to Provide Service for all required utilities, i.e. electric, water, sewer, telephone, cable TV, etc.
 - b. 911 Addressing: A letter from the County's 911 Addressing Coordinator shall be provided certifying approved names for any drives, streets, or entryways.
 - c. If located in the ETJ of a municipality, certification of approval signed by appropriate representative of any city having extraterritorial jurisdiction over the area in which the MHRC is located.

Date:

Applicant