

ORANGE COUNTY INFRASTRUCTURE REGULATIONS FOR RECREATIONAL VEHICLE PARK DEVELOPMENT

Adopted August 8, 2023

ARTICLE I. GENERAL AUTHORITY

- 1.01 **Authority.** These Regulations are promulgated in accordance with the authority granted under Chapter 232 of the Texas Local Government Code, as well as Chapters 341 and 343 of the Texas Health and Safety Code and any other applicable statutes.
- 1.02 **Purpose.** The Orange County Commissioners Court finds that the requirements and regulations herein are reasonable and necessary to promote the health, safety, and general welfare of the County and its citizens, as well as to promote the safe, orderly, and healthful development of the unincorporated area of the County.
- 1.03 **Applicability.** These Regulations shall apply to any Recreational Vehicle Park located or to be located within the unincorporated areas of Orange County, Texas.
- 1.04 **Effective Date.** These Regulations shall become effective on August 14, 2023.

ARTICLE II. DEFINITIONS

- 2.01 **General.** All words and phrases not specifically defined below shall be given their common, ordinary meaning unless the context clearly requires otherwise. Headings and captions are for reference purposes only, and shall not be used in the interpretation of this Ordinance.
- 2.02 **Specific.** The following words, terms, and phrases shall have the ascribed meaning indicated below.
 - (a) **“Operator”** means the Person in charge of operating any Recreational Vehicle Park, either under written or oral lease, or any other arrangement whereby he or she exercises control over the premises.
 - (b) **“Owner”** means the Person who holds title to the lot or tract of land on which a Recreational Vehicle Park is constructed or operated, as shown in a deed recorded in the County Clerk’s official records.
 - (c) **“Person”** means an individual, proprietorship, corporation, company, association, firm, partnership, or other legal entity.
 - (d) **“Recreational Vehicle” (“RV”)** means a vehicular type unit, primarily designed as temporary living quarters for recreational, camping or travel use, which has its own motive power or is mounted on or drawn by another vehicle. The basic

entities are: travel trailer, camping trailer, truck camper, motor home or other individual camping unit.

- (e) **“Recreational Vehicle Park” (“RV Park” or “the Park”)** means a parcel of land upon which three (3) or more Recreational Vehicle Sites are located, established, or maintained for occupancy by Recreational Vehicles of the general public as temporary living quarters for recreation or vacation purposes.
- (f) **“Recreational Vehicle Site” (“RV Site”)** means an area or plat of ground within a Recreational Vehicle Park intended for the accommodation of a Recreational Vehicle on a temporary basis.
- (g) **“TCEQ”** means the Texas Commission on Environmental Quality.

ARTICLE III. ENFORCEMENT AUTHORITY

- 3.01 **Designated Enforcement Official.** The Commissioners Court designates the Director of the Orange County Environmental Health and Code Compliance Office as the as the Enforcing Official for these Regulations. The Orange County Environmental Health & Code Compliance Office shall be the authorities of the jurisdiction responsible for the issuance of notice of violation and any action deemed necessary for the enforcement of these Regulations.
- 3.02 **Inspections.** The Enforcing Official or his designee shall make periodic inspections of Recreational Vehicle Parks under the jurisdiction of these regulations to ensure compliance therewith. To that end, the Enforcing Official or any other designated staff, including but not limited to any employee of the Orange County Road and Bridge Department, shall have the right of entry upon lands at reasonable times for such purpose. The Owner, Operator, and/or agents thereof shall not hinder any such inspections.
- 3.03 **Violations.** Any violation of these Regulations will be enforced by available civil, criminal, and/or administrative remedies allowable under state law at the time that such violation occurs.
 - (a) **Opportunity to Correct.** If the Enforcing Official finds or is made aware of any violation of these Regulations, he may, in his sole discretion, provide written notice to the Owner, Operator, or other Person responsible for such violation and advise such Person of the action necessary to correct the violation and the time frame within which such action must be taken to avoid further enforcement.
 - (b) **Violations Declared Nuisance; Abatement.** Any non-compliance with these Regulations is further hereby deemed a nuisance. The County may abate and remove the nuisance and punish the Person(s) responsible for causing or allowing the nuisance condition to exist.

- 3.04 **Civil Enforcement.** Pursuant to Section 232.005 of the Local Government Code the County is authorized to bring suit in a District Court to enforce any and all civil remedies available to it, including but not limited to the following:
- (a) **Injunction.** The County is authorized to sue in district court for an injunction to prohibit the violation or threatened violation of these Regulations. This civil remedy shall be cumulative of all other remedies available to Orange County.
 - (b) **Civil Damages.** In addition to criminal prosecution and injunctive relief, the County may recover damages in an amount adequate to undertake any construction or other activity necessary to bring about compliance with these Regulations.
 - (c) **Civil Penalties.** Any Person violating these Regulations shall be subject to a fine not to exceed \$500.00 for each provision violated, and each day that there is a failure to comply with the terms of any provisions violated. Each day that there is a failure to comply with the terms of any provision of this article is declared to be a separate offense. For violations of the provisions of this article that govern fire safety, zoning, or public health and sanitation, including dumping of refuse, the fine may not exceed \$2,000.00 per day, per violation.
- 3.05 **Criminal Offense.** Pursuant to Section 232.005 of the Local Government Code, a Person commits an offense if they knowingly or intentionally violate a requirement of these Regulations.
- (a) An offense under this Section is a Class B misdemeanor, punishable by a fine not to exceed \$2,000 per violation, confinement in a jail not to exceed 180 days, or both, pursuant to section 12.22, Texas Penal Code.
 - (b) Under Texas law, a person may be jointly responsible as a party to an offense if the person (acting with intent to promote or assist the commission of the offense) solicits, encourages, directs, aids, or attempts to aid another person to commit the offense. Thus, any person who assists in violating these Regulations may also face criminal penalties.
- 3.06 **Authority to File Suit.** At the request of the Commissioners Court, the County Attorney or other prosecuting attorney for the County shall have the power to enforce these Regulations by filing an action in a court of competent jurisdiction.

ARTICLE IV.
APPROVAL OF PLANS REQUIRED

- 4.01 **Building Permit Required.** No person shall erect or construct, or proceed to erect or construct, add to, enlarge, improve, alter, repair, convert or demolish any Recreational Vehicle Park, building, structure, fence, or any part of the same, or install any plumbing, electrical or mechanical equipment as a part of the site, building or structure, or make any improvements to any Recreational Vehicle space or cause the same to be done within a

Recreational Vehicle Park or subdivision without obtaining a building permit from the permitting official.

- 4.02 **Permit Process.** All proposed Recreational Vehicle Parks shall follow the following approval process:
- (a) The applicant shall arrange and attend a pre-submittal meeting with the Enforcing Official and/or his designee(s) prior to submission of any documents or request for permitting. The purpose of this meeting is to discuss the intended development to ensure compliance with the basic requirements and to arrive at a coordinated plan layout.
 - (b) After the pre-submittal meeting, the applicant shall submit all required documents and fees. No proposed Recreational Vehicle Park shall be considered by the Orange County Commissioners Court until Orange County Road and Bridge, Orange County Environmental Health and Code Compliance, and Orange County Drainage District have each approved the submitted plans and documentation.
 - (c) After receiving approval from all required departments and agencies, the Recreational Vehicle Park application will then be submitted to the Orange County Commissioners Court for review and possible approval.
- 4.03 **Fees.** Submittal and review fees to be paid to Orange County Environmental Health & Code Compliance Office shall be \$500, plus \$10/RV Spot. All fees are due with submission of plans and documents for review.
- 4.04 **Site Development Plan.** As part of the application process, the applicant shall provide the Enforcing Official a site development plan that includes all of the requirements for site plans contained herein.
- (a) The plan shall consist of an accurate drawing at a scale of not more than 200 feet to the inch, which shows the exact dimensions of the tract of land under consideration, its relationship to existing and proposed streets and contiguous properties, the type and use of all adjacent property, access provisions, and the exact land use proposed for the entire tract, including screening devices, private streets, Recreational Vehicle Sites, usable open space, parking, lighting, utilities, structures, and any other item required to properly meet standards as outlined herein.
 - (b) The plan shall be submitted in digital format.
- 4.05 **Disposition.** Following consideration by the Orange County Commissioners Court, the Enforcing Official shall notify the applicant in writing as to whether the plan was approved or, if disapproved, stating the reasons for disapproval and the modifications or conditions that must be made or met before approval can be obtained upon a resubmission.
- 4.06 **Substantive Changes to Site Plan.** No person shall alter a Recreational Vehicle Park to the extent of changing or significantly adding to that which is shown on the site plan on

file with the Enforcing Official without first filing an amended site plan in the same manner as an original site plan.

4.07 **Complete Information Required.** All submittals to the county shall be complete and contain all information discussed in these Regulations.

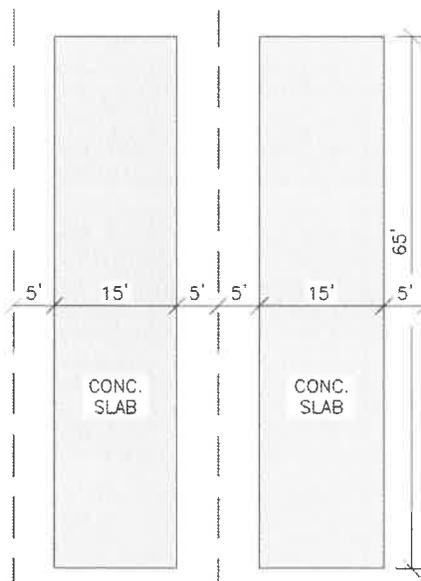
4.08 **Annual Inspection.** An annual inspection and applicable fees (\$250/inspection) will be required for all Recreational Vehicle Parks.

ARTICLE V.
MINIMUM STANDARDS

5.01 **Required Minimum Standards.** Any Recreational Vehicle Park hereafter established, constructed, or erected shall conform to and comply with the following minimum standards, and shall be required to be shown on the site plan or their building plans prior to approval and being released for construction.

(a) **Size and Density.**

- (1) The maximum site density for an RV Park shall be 20 Recreational Vehicle lot sites per acre, and only one Recreational Vehicle is permitted per Recreational Vehicle lot site.
- (2) Each site shall have a cement or asphalt (15 feet × 65 feet) parking space where the Recreational Vehicle will park while at the RV Park. The parking space shall be centered on the site, with a 5 feet × 65 feet landscaped area planted with grass and other landscaping material on each side of the paved parking space, as per the diagram below.



- (3) The 5-foot areas described above are designated as the minimum setback lines between sites. There shall also be a setback line of not less than 25 feet from any adjoining roadway.
- (b) **Street Access.** Each Recreational Vehicle site within the RV Park will have access to a private roadway, which will also have access to a public thoroughfare. Private streets shall be provided and shall extend continuously from the public street right-of-way so as to provide suitable access to all RV spaces and other facilities or uses permitted in the mobile home park as well as provide adequate connection to future streets at the boundaries of the RV Park property line. Private streets shall meet the following standards
- (1) Private streets which provide direct access to RV spaces shall have a minimum width of twenty-four feet.
 - (2) Dead-end private streets shall be limited to a maximum length of 600 feet and shall be provided with a vehicular turning space, with a turning circle of 80 feet in diameter.
 - (3) All private streets shall be provided with a concrete or asphalt surface, which shall be durable and well drained under normal use and weather conditions.
 - (4) Private streets which may connect two public street rights-of-way shall, by the use of curves, offsets, location and/or the use of two or more streets, be located so as to discourage through traffic.
 - (5) All private streets or roadways within the RV Park shall also be constructed in compliance with the minimum standards required of roadways pursuant to any County subdivision regulations then in effect, and shall also be able to handle fire truck traffic loads of 33,500 pounds minimum, as well as all proper turn radii, and meet the International Fire Code 2015 edition with amendments.
- (c) **Soil and Ground Cover.**
- (1) All ground surfaces that are exposed in the RV Park shall be paved, covered with stone, rock, or other similar solid material, or protected with vegetative cover that is capable of preventing soil erosion and the elimination dust.
 - (2) All private streets shall be constructed of concrete or asphalt and shall be well drained under normal use.
 - (3) All pavement shall be kept in good repair.
- (d) **Fencing.** A fence shall be placed on the property line on all sides of the property.
- (1) Fencing shall be at least eight feet in height, and should be a solid, permanent opaque/screening fence.

- (2) In the event that a proposed RV Park is adjacent to a body of water, water feature, or other natural or manmade landmark or facility, the proximity to which is intended to be a feature of the Park, the Applicant may request a variance from the full fencing requirement, which may be granted or denied, in whole or in part, by the Enforcing Officials, in their sole discretion.
- (e) **Vehicle Parking.** In addition to the parking space encompassed within the minimum site dimensions provided in section 5.01(a)(2) of these Regulations, additional visitor parking shall be provided at the rate of at least one (1) space for each four (4) RV spaces, or any increment thereof. Visitor Vehicle parking spaces shall:
 - (1) Be located on or within the RV Park and be easily accessible to the occupants and visitors;
 - (2) Have a concrete, asphalt, or other surface of equivalent material;
 - (3) Be accessible from a private street;
 - (4) Have spaces appropriately defined and marked; and
 - (5) Provide adequate barriers to keep any parked vehicle from extending into or overhanging any public dedicated street or private street.
- (f) **Maintenance.** The owner of the RV Park shall be responsible for ensuring that it is maintained in a manner which will not attract or aid the propagation of insects or rodents or create a hazard. Growth of plant materials such as weeds and grass, especially beneath manufactured homes and other structures, shall be continuously controlled. An annual inspection and applicable fees (\$250/inspection) will be required for all Recreational Vehicle Parks.
- (g) **Lighting.** Private streets, parking lots, walkways, and service areas shall be kept properly and adequately lighted at all times to ensure safety for occupants and visitors. Lighting shall be placed at all entrances and exits, at all intersections and cul-de-sacs, and at least every 600’.
- (h) **Drainage.** All developments shall provide the drainage facilities and improvements to serve the development in accordance with the Orange County Drainage District Drainage Criteria Manual. All proposed RV Parks must acquire approval from the Orange County Drainage District prior to approval from the County.
- (i) **Water Supply.**
 - (1) Each RV site within the RV Park will be provided with a connection to the public water supply, if possible.
 - (2) If a public water supply is not available, then the county must approve all proposed water facility plans prior to construction. The water distribution system shall be installed as follows:

- (A) The water supply system, fixtures and other equipment must be installed in accordance with all TCEQ regulations.
- (B) A master water meter shall be installed to serve the RV Park. Sub-metering or re-metering of RV sites is not permitted.
- (C) A reduced pressure principal backflow preventer will be required to be placed at the property line on the discharge side of the master meter. In addition, one such device must be placed at each of the connections for each RV site.
- (D) Water riser service branch lines shall extend at least four inches above ground elevation. The branch line shall be a least ¾ inch.
- (E) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes. Surface drainage shall be diverted from the location or utility connections at each site.
- (F) A shut off valve below the frost line shall be provided near each water riser pipe.
- (G) The RV Park Owner/Operator shall have complete maintenance responsibility for the water system within the RV Park.
- (H) The county shall have no maintenance responsibility for service lines within the RV Park. The responsibility of the county stops at the property line.

(j) Wastewater Facilities.

- (1) The RV Park shall provide each site with a connection for wastewater. If public wastewater is not available, then a permit from the Orange County Environmental Health and Safety Department and TCEQ will be obtained prior to placement of an on-site sewage facility. All proposed wastewater serviced lines shall be connected to a public wastewater system if available.
- (2) On-site sewage facilities are permitted if public utilities are not available. The county must approve all proposed wastewater plans prior to construction. The wastewater system shall be installed as follows:
 - (A) The wastewater system and materials must be installed in accordance with all applicable Orange County Environmental Health and Safety Department and TCEQ requirements.
 - (B) Each site shall be provided with a four-inch diameter wastewater riser and shall extend above grade four to six inches. The wastewater riser pipe shall be located on each stand so that the wastewater connection to the RV drain outlet will approximate a vertical position. Each inlet shall be provided with a gastight seal when connected to a Recreational Vehicle or have a gastight seal plug when not in service.

- (C) The wastewater connection to each site shall consist of a single four-inch service line without any branch lines, fittings, or connections. All joints shall be water tight.
 - (D) Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four to six inches above the ground elevation.
 - (E) The Owner/Operator shall be responsible for the maintenance responsibility of the wastewater system within the RV Park. The responsibility of the county stops at the property line.
- (k) **Sanitary Facilities.** Each RV Park shall provide the following sanitary facilities as listed below:
- (1) At least one toilet for each sex for every 20 sites or any increment thereof.
 - (2) At least one washbasin within the toilet room for every two toilets.
 - (3) At least one shower each sex for each 20 sites or any increment thereof.
 - (4) All toilets and shower facilities will be placed in properly constructed buildings.
 - (5) Buildings shall be well lit at all times, day or night, well-ventilated with screened openings, and constructed of moisture proof material to permit rapid and satisfactory cleaning, scouring and washing.
- (l) **Electrical Services.** All sites in the RV Park shall be provided with electrical service. All electrical service shall be underground and installed in accordance with the National Electrical Code. The electrical service shall be installed as follows:
- (1) A master electric meter shall be installed to serve the RV Park. Sub-metering or re-metering of RV sites is not permitted.
 - (2) The county does not have maintenance responsibility for service lines within the RV Park.
 - (3) Power supply to each site shall be a minimum of one 30-amp and one 50-amp power supply.
 - (4) Outlets (receptacles or pressure connectors) shall be housed in an approved weather proof outlet box.
 - (5) All projects shall receive approval of their electrical plan from Entergy prior to any construction permits being approved.
- (m) **Storage, Collection, and Disposal of Refuse and Garbage.** All RV Parks shall be provided with safe and acceptable facilities for the collection and removal of waste and garbage. Storage, collection, and handling will be conducted so as to minimize accidents, health hazards, rodent harborage, insect breeding areas, or fire hazards.

All sites will be located within 200 feet of a waste facility measured along the RV Park internal roadway. All dumpster enclosures shall be placed away from the public right-of-way to the greatest extent practical, allowing for ease of access and minimum pedestrian and vehicular conflict. Gates to the dumpster enclosure should not face the right-of-way and shall be closed at all times except when accessed. Trash dumpsters shall be screened on all sides with a solid screening and shall be a minimum of eight feet in height.

(n) **Accessory Structures.**

- (1) Accessory structures that restrict or interfere in any way with ingress and egress are strictly prohibited.
- (2) Accessory structures may not be placed over, across, or within any setback lines.

5.02 **Recommended Minimum Standards.** In addition to the foregoing minimum standards, the following minimum standards are strongly recommended for all RV Parks.

- (a) **Recreation Area.** The RV Park should have a least one recreation area, located in a central area. The area should be easily available to all park residents, and free of traffic hazards. The recreation area should also include space for community buildings and community uses such as restrooms and shower facilities, adult recreation (basketball or tennis court) and playgrounds for children and swimming pools, but not including vehicle parking, maintenance, and utility area. The recreational area should cover at least 10% of the total RV Park area.
- (b) **Telephone.** The management of the RV Park should provide access to at least one land line telephone for emergency use. This phone should be in easily accessible location 24 hours a day, seven days a week.
- (c) **Fire Safety.**
 - (1) Fire hydrants should be located such that each Recreational Vehicle Site is within 600 feet from one.
 - (2) The site shall meet all code requirements to the International Fire Code, 2015 edition with amendments. This includes but is not limited to fire lane access to the site, as well as providing adequate fire flow.
 - (3) RV Parks located in an area where public water is not available should have a pond located on the property filled at all times with a minimum capacity of 20,000 gallons with a dry hydrant installed. A container capable of holding a minimum of 20,000 gallons with a dry hydrant installed should also be allowed and/or substituted for a pond. The dry hydrant outlet should be of standard size or four inches. These items should be provided by the owner of the RV Park.

- (e) **Other.** Each RV Park should have an office for the manager of the Park. The Park should also have shower facilities, as well as laundry accommodations. All facilities used by the residents of the Park must be well lit inside and out during all hours. All facilities must meet federal and stated regulated ADA requirements

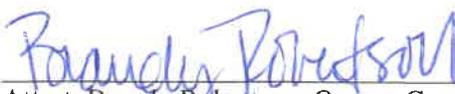
ARTICLE VI.
MISCELLANEOUS

- 6.01 **Existing Manufactured Home Parks.** Existing manufactured home parks that have spaces for Recreational Vehicles existing prior to the adoption of these Regulations shall be permitted to occupy the space with a Recreational Vehicle. However, in no instance shall a new manufactured home park to be located within Orange County be allowed Recreational Vehicles or spaces for Recreational Vehicles. Only Recreational Vehicles shall be allowed in a Recreational Vehicle Park. No manufactured home shall be permitted in a Recreational Vehicle Park.
- 6.02 **Disaster Recovery.** Any or all of the requirements of the provisions of this article may be waived during a disaster declaration or recovery period as determined by the county commissioners. In granting this waiver the county may establish any special conditions deemed necessary for the protection of the health, safety and welfare of the citizens.
- 6.03 **Additional Permits.** Approval from the Orange County Commissioners Court for the development of an RV Park as set forth herein does not waive or supersede the requirement for any and all other required permits. Such additional permits may include, but are not limited to, building permits for additional permanent structures and/or driveway or culvert permits in the event the RV Park is located off of a County road.
- 6.04 **Grandfather Clause.** Any RV Park that received a permit from the Orange County Environmental Health & Code Compliance Office prior to the Effective Date of these Regulations shall be exempt from the Regulations. The foregoing notwithstanding, in the event that the Park is ever expanded or enlarged; altered to add additional RV Sites; or otherwise physically developed or changed in such a way that requires a new or additional permit from the County, the Park shall thereafter be subject all provisions of these Regulations.

PASSED AND APPROVED by the Orange County Commissioners Court on the 8th day of August, 2023, by a vote of 5 ayes, 0 nays, and 0 abstentions.



John H. Gothia, Orange County Judge



Attest: Brandy Robertson, Orange County
Clerk or her deputy clerk