

ORDINANCE 61708-C

AN ORDINANCE PROVIDING MINIMUM STANDARDS FOR RECREATIONAL VEHICLE PARKS; ESTABLISHING REQUIREMENTS FOR THE DESIGN, CONSTRUCTION, ALTERATION, EXTENSION, AND MAINTENANCE OF RECREATIONAL VEHICLE PARKS AND RELATED UTILITIES AND FACILITIES; AUTHORIZING THE ISSUANCE OF PERMITS FOR CONSTRUCTION, ALTERATION AND EXTENSION OF RECREATIONAL VEHICLE PARKS; AUTHORIZING THE LICENSING OF OPERATORS OF RECREATIONAL VEHICLE PARKS; AUTHORIZING THE INSPECTION OF RECREATIONAL VEHICLE PARKS AND FIXING PENALTIES FOR VIOLATIONS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KOSSE, TEXAS;

Section 1: Definitions

When used in this article, the following words and phrases shall have the meaning respectively ascribed to them in this section;

Tourist Court or Camp Shall mean any lot, tract or parcel of land upon which two or more single family camp cottages, or structures of a temporary nature for living and sleeping purposes, are located and maintained for the accommodation to transients by the day, week, or month where a charge is or is not made.

Recreational Vehicle Park Shall mean any lot or tract of land designed to accommodate two or more recreational vehicles, as defined, and which exists as a privately owned/operated enterprise. Such park shall consist of a minimum of three acres of land.

Unit Shall mean any plot or parcel of ground upon which is erected any camp, cottage, accommodation of any recreational vehicle or structures of a temporary nature for living and sleeping purposes.

Camp Cottage Shall mean any building or structure used as living or sleeping quarters.

Recreational Vehicle Shall include any of the following:

- (1) Travel trailer shall mean a vehicular structure built on a chassis, such structure designed to be transported and intended for human occupancy as a dwelling for short periods of time.
- (2) Pickup coach shall mean a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.
- (3) Motor home shall mean a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

- (4) Camping trailer shall mean a canvas, folding structure mounted on wheels and designed for travel, recreation and vacation use.
- (5) All of the above listed facilities and vehicles may be used for single family living or sleeping quarters only.

Licensee Shall mean any person or entity licensed to operate and maintain a recreational vehicle park under the provisions of this ordinance.

Natural or Artificial Barrier Shall mean any embankment, fence, hedge or other feature that serves to screen the property from public view. Such screen shall not obstruct sight distances or vehicular or pedestrian circulation and shall be at least six (6) feet tall.

Operator Shall include the person or entity in charge of operating any recreational vehicle park, either under written or verbal lease, or any other arrangement whereby he exercises control over the premises.

Owner Shall include the person in whose name the title to the lot, block, tract, or parcel of land is shown to be.

Recreational Vehicle Space Shall mean a plot of land within a recreational vehicle park designed for the accommodation of one recreational vehicle in accordance with the requirements of this ordinance.

Section 2: Purpose

The purpose of this Ordinance is to establish regulations governing the development, expansion, and use of recreational vehicle park facilities within the City. This Ordinance is adopted so as to ensure that such facilities are provided as will reasonably address those particular considerations presented in recreational vehicle park development.

Section 3: Development Plans & Specifications

Development plans as formulated for a proposed recreational vehicle park are to be submitted to the City Council. Such development plans shall exhibit on a scale of not less than 100 feet to one inch the following site improvement data.

1. Name of the developer
2. Name of the record owner of the subject property
3. Legal description of the tract to be developed
4. Tract boundary lines, the precise locations and width of all existing or recorded streets, easements and other rights-of-way forming the boundary of the subject tract
5. Scale, north arrow and date
6. Final contour data at two-foot intervals to show drainage of the site
7. Width of each private street or other roadway or right-of-way

8. Source of water supply and layout of water system, including locations of standard fire hydrants
9. Method of sewage disposal and layout of sewer system
10. Name of the recreational vehicle park
11. Location, dimensions and purposes of any easements
12. Boundaries of each recreational vehicle space
13. Address assignments (numbers/and/or letters) to identify individual recreational vehicle spaces
14. Location and quantity (in acres) of common recreation area

Section 4: Special Permits

- A. Recreational vehicle parks may be located in City Limits of Kosse, subject to the acquisition of a special permit granted by the city council and the submission and approval of all plans.
- B. Each recreational vehicle park boundary, except those adjacent to a street or highway right-of-way, shall be provided with a continuous natural or artificial barrier.
- C. Existing tourist courts, camps, and recreational vehicle parks shall be required to obtain a permit to continue operation, subject to the requirement that the facility must present a plan and timetable acceptable to the city to bring the facility in compliance with this ordinance within a reasonable period of time. Such plan must be filed with the application within 90 days of the date of passage of this ordinance.

Section 5: Application

Application for the special permit shall be made to the city council, such application to be filed with a complete plan (in triplicate) of the recreational vehicle park facility, in conformity with Section 3. Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the recreational vehicle park shall be provided in triplicate.

Section 6: Transfer of Special Permit

An existing special permit may be transferred from one individual or corporation to another individual or corporation without a public hearing, upon application to the city council.

Section 7: License Required

It shall be unlawful for any person to maintain or operate a recreational vehicle park within the limits of the city, unless such person shall first obtain a license as issued by the City Council. Such license shall be valid for a period not to exceed one year and is subject to renewal upon expiration. This license shall be in addition to the special permit set out in Section 4 and 6.

Section 8: License Fees

The annual fee for each recreational vehicle park shall be established by the city council in the annual budget or by minute entry.

Section 9: Application for Initial License

- A. An application for initial development of a recreational vehicle park shall be filed with and issued by the inspector. The application shall be in writing, signed by the applicant, and shall include the following:
1. The name and address of the applicant
 2. The location and legal description of the recreational vehicle park
 3. A complete plan of the subject park in conformity with the requirements of Section 3.
 4. Plans and specifications of all buildings, improvements and facilities constructed or to be constructed within the recreational vehicle park.
 5. Evidence of special permit approval
 6. Such additional information as may be requested by the building official to facilitate a determination as to compliance of the proposed park with established legal requirements.
- B. The inspector shall inspect the application and the proposed plans and specifications. If the proposed recreational vehicle park will, when constructed or altered in accordance with such plans and specifications, be in compliance with all provisions of this ordinance and all other applicable ordinances and statutes, the City Council shall approve the application and upon completion of the park according to the plans, shall issue the license.
- C. In those instances in which a recreational vehicle park is proposed for development which fails to reasonably satisfy particular requirements as herein prescribed, a variance to certain of these requirements may be requested of the City Council.

Section 10: Application for Renewal License

Upon application in writing by a licensee for renewal of a license and upon payment of the annual license fee, the building official shall conduct an on-site inspection of the subject recreational vehicle park to ascertain compliance with the requirements established in this chapter. Subsequent to a determination of compliance, the building official shall issue a certificate renewing such license for another year.

Section 11: Transfer of License

Upon application in writing for a transfer of license, the provision of evidence of special permit transfer, if required, and payment of the license transfer fee, the building official shall issue a transfer of license.

Section 12: Expiration Date of License

All licenses issued under the terms and conditions of this chapter shall expire on December 31 following the issuance date.

Section 13: Display

The license certificate shall at all times be conspicuously posted in the office of or on the premises of the recreational vehicle park.

Section 14: Supervision

The licensee, or duly authorized attendant or caretaker, shall be in charge at all times to maintain the recreational vehicle park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with the licensee, for the violation of any provision of this ordinance to which the licensee is subject.

Section 15: Water Supply

- A. Recreational vehicle parks shall provide an adequate supply of pure water to all recreational vehicle spaces within such parks in accordance with applicable ordinances. Each individual space shall be provided with a cold water tap not less than four inches above the ground.
- B. All plumbing work performed within a recreational vehicle park shall comply in all respects with the requirements of the plumbing code of the city.

Section 16: Sewage Disposal

- A. Waste water from showers, bathtubs, flush toilets, lavatories and laundry facilities within the service and/or other buildings within the recreational vehicle park, shall be discharged into a public sewer system in compliance with applicable ordinances.
- B. Each recreational vehicle space located within a recreational vehicle park facility shall be provided a trapped sewer not less than four inches in diameter. The trapped sewer in each recreational vehicle space shall discharge waste water into a public sewer system in compliance with applicable ordinances.

Section 17: Electrical Service

Electrical service to individual recreational vehicle spaces, in addition to any service and/or office buildings, shall conform to these requirements specified in the electrical code adopted for use by the city.

Section 18: Garbage Receptacles

- A. *Fire Extinguishing Equipment Required* Each recreational vehicle park shall be equipped at all times with fire extinguishing equipment in good working order, of such type, size and number, and so located within the park as to satisfy applicable regulations as stated in the fire codes of the city. No open fires shall be permitted in any place which may endanger life or property. No open fires shall be unattended at any time. The City Council may ban the use of open fires at any time.

- B. Fire Hydrants Required Standard fire hydrants, in workable condition, shall be located within 500 feet of each recreational vehicle space. All such fire hydrants shall be connected to not less than a six-inch diameter water line.
- C. Individual Recreational Vehicle Space Numbering System Required Within all recreational vehicle parks, each recreational vehicle space shall be assigned a unique letter and/or number description. Such numbering or lettering shall be not less than three inches in size and of a reflective material and shall be displayed on the recreational vehicle space in a conspicuous location visible from the internal circulation road which abuts the front ward of the recreational vehicle space.
- D. Park Directory Required All recreational vehicle parks shall provide in a conspicuous location at each entrance to a public right-of-way a diagram displaying the location of each recreational vehicle space within the park. The location of such diagram shall be identified by a blue light which will be clearly visible to anyone entering the park. The diagram of the park layout shall be enclosed in a weatherproof facility.

Section 20: Size Limitation

Recreational vehicle parks shall be designed so as not to exceed a maximum of 20 units per acre.

Section 21: Size of Unit Spaces

No minimum area is established for a recreational vehicle space except that utility hookups shall be located such that a ten foot clearance shall be maintained between recreational vehicles when parked.

Section 22: Recreational Space

Internal streets shall be paved or rocked and shall exhibit the appropriate dimensions as required in the following:

- 1. One-way no parking.....11’
(Acceptable only if park provides less than 25 spaces)
- 2. One-way, parking on one side only18’
(Acceptable only if park provided less than 50 spaces)
- 3. Two-way, no parking.....24’
- 4. Two-way, parking on one side only.....27’
- 5. Two-way, parking on either side.....34’

Section 24: Parking Facilities

- A. Parking facilities shall be provided at the park office as will accommodate five recreational vehicles.
- B. Each recreational vehicle space shall afford parking and maneuvering space sufficient such that the parking, loading, etc., of vehicles shall not necessitate the use of any public right-of-way or privately owned property which may abut the recreational vehicle park.

Section 25: Application of Technical Codes

All site-built structures located within the recreational vehicle park shall be constructed and/or placed in compliance with the technical codes of the city.

Section 26: Laundry and Sanitation Facilities

Each recreational vehicle park shall provide one or more service buildings for the use of park patrons.

1. Such service buildings shall provide for:
 - a. One flush toilet for women
 - b. One flush toilet for men
 - c. One lavatory for each sex
 - d. One shower and dressing accommodation for each sex, provided in an individual compartment or stall.
 - e. One washing machine
 - f. One slop sink, not less than 14 by 14 inches square and 14 inches deep
2. Service buildings providing the aforementioned facilities shall satisfy such requirements as include:
 - a. Service buildings housing sanitation and/or laundry facilities shall be permanent structures which comply with all applicable laws and ordinances regulating buildings, electrical installation, plumbing and sanitation systems.
 - b. Service buildings shall afford appropriate illumination, shall be well ventilated with screened openings, shall be constructed of such moisture proof materials, to include painted woodwork, as shall permit frequent cleaning and washing, and shall be maintained at a temperature of 68 degrees 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.
 - c. 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.
 - d. All service buildings and park grounds shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.
 - e. Service buildings housing sanitation facilities shall be located not closer than 15 feet nor further than 200 feet from any recreational vehicle space within the park.

Section 27: Courts or Camps to be located on Well-Drained Sites

All land used as a tourist court or camp or recreational vehicle park shall be located on well-drained sites of ample size not less than three (3) acres and free from heavy or dense growth of brush or weeds. The land shall be free from marsh and shall be graded or storm sewered to insure rapid drainage during and following rain.

Section 28: Sleeping Rooms

Each sleeping room in any tourist court or camp shall have a cubic content of not less than one-thousand (1,000) cubic feet, and shall have not less than two (2) windows the total area of which shall be not less than twenty-five (25) square feet, each of which windows shall be well screened. No single room shall have its greatest dimension more than twice its minimum dimension, and height from floor to plate shall be not less than seven (7) feet.

Section 29: Concrete or Wooden Floors

Each cottage site or location shall be well drained and if the floor is concrete, the surface of such floor shall be not less than four (4) inches above the adjoining ground level. If the floor is of wood, the surface thereof shall be raised not less than twelve (12) inches above the ground level.

Section 30: Minimum Area Required

Each unit or site reserved for the accommodation of any recreational vehicle or camp court shall have an area of not less than five-hundred-seventy-six (576) square feet, exclusive of driveways and shall be at least twenty-four (24) feet wide; it shall be defined clearly by proper markers at each corner, shall be level, free from rock and weeds, and well drained. No cottage or recreational vehicle shall be placed or erected closer than five (5) feet from the property line separating the court from adjoining property, measuring from the nearest point of cottage or recreational vehicle.

Entrance drives shall be graveled or surfaced, and shall not be less than eighteen (18) feet wide, well marked in the day time and lighted at night. All entrances and exits from the camp shall be well marked and so arranged that control and supervision may be exercised by the management.

Section 31: State Laws for Hotel Applicable

Each tourist court or camp, or recreational vehicle park, shall be operated in conformity with all the state laws now in force with respect to hotels. Each person engaging accommodations in said tourist court or camp, or recreational vehicle park, or cottage, shall register and give the following information to the manager, operator or person in charge thereof: name, residence, automobile license plate number and the state in which it is registered.

Section 32: Combined Courts or Camps

Nothing in this ordinance shall prevent the combination of a tourist court or camp and a recreational vehicle park, provided the requirements of each are fully complied with. The regulations of this article shall apply in such occupied courts and camps if such court or camps contain a minimum of two (2) units or more.

Section 33: Violations

- a) Where the building official determines that the operation of a recreational vehicle park violates some provision of this ordinance or any other provision in this ordinance, a complaint may be filed in the municipal court against either the owner or operator of the park or both.
- b) Where the building official determines that the operation of a recreational vehicle park violates some provision of this ordinance, he may suspend the park's license to operate until such time as the park complies with this ordinance. The licensee may appeal this suspension to the City Council. Operation of a park while the license is suspended shall constitute a violation of this ordinance.

Section 34: Penalty

Any person who shall violate any provision of this ordinance shall be deemed guilty of a misdemeanor. Each day such violation shall be permitted to exist shall constitute a separate offense. Each separate offense may be punished by a fine not to exceed two hundred and fifty dollars (250) per day.

PASSED AND APPROVED this 15 day of July, 2008.

APPROVED:
CITY OF KOSSE

By: s/Ben Daniell
Mayor

ATTEST:

s/Nora Ensminger
City Secretary