

# Somervell County RV Park Policy

General Definition: A recreational vehicle park means any tract of land that is divided into spaces, either free of charge or for rental purposes (with or without utility hookups), upon which two or more recreational vehicle sites are located, under common ownership or management, for the purpose of locating recreational vehicles of the general public as limited term, temporary living quarters. Note: Lots or areas where recreational vehicles are stored or displayed for sale purposes and which are not occupied as living quarters shall not be construed as recreational vehicle parks.

Compliance: Before any permit is issued for construction and/or operation of any recreational vehicle park, a site plan, required documentation, and applicable permit fees shall be submitted to the appropriate County Commissioner for review and court approval.

The development of a recreational vehicle park shall be in conformance with all approved applications and the binding site plan, as finally approved by the Commissioners' Court.

Location: Recreational vehicle parks shall only be permitted where allowed by Somervell County Development Regulations and shall not be permitted in any area found unsuitable for development because of poor or undesirable drainage, physical topography, soil characteristics, public access, or other features that may be harmful to the public health, safety, and general welfare. Recreational Parks located within the 100 year flood plain must subscribe to the Code Red emergency notification system that is available through the County. Code Red activation must be done prior to the RV park being open to the general public. Only units that are mobile can be parked or placed within the 100 year flood plain. "Mobile" means capable of being moved readily (a unit that "can be moved" or be moved easily).

Interior Streets: Interior streets will be constructed according to County Road guidelines

Parking Requirements: At least one off street parking space will be provided at each space. No on street parking will be allowed.

Parking Pads: Minimum length of the parking pad shall be thirty-five feet (35').

Required Separation Between Recreational Vehicles: Recreational vehicles shall be separated from each other and from other structures by at least ten feet (10'). Any accessory structure such as attached awnings for purposes of this separation requirement shall be considered to be part of the recreational vehicle.

Each of the hookup locations shall be no closer than 40 feet (40') from any other hookup location.

Water Supply, Sewerage Disposal and Sanitary Conditions: Recreational vehicle parks shall meet or exceed the requirements of the Texas Commission on Environmental Quality.

No method of sewerage disposal shall be installed, altered or used without the approval of the Texas Commission on Environmental Quality. All sewerage waste from each park, including waste from toilets, showers, bathtubs, lavatories, wash basins, sinks, and water appliances not herein mentioned, shall be piped into the park's sewerage systems.

Electricity: An electric outlet, approved by an electric utility, shall be provided for each recreational vehicle space. The installation shall comply with all state and local electrical codes. Such electrical outlets shall be weatherproof. Street and yard lights shall be provided in such number and intensity as to ensure safe movement of vehicles and pedestrians at night. A light shall be located at each outside entrance of service buildings, which shall be kept lighted during hours of darkness.

911 Addressing: Recreational vehicle parks must obtain one permanent 911 address for the park's main office from the Somervell County 911 Addressing Coordinator prior to final approval from the Somervell County Commissioners' Court. The posted address must be visible from the street. If visibility is not applicable from the street then an additional address must be posted at the entrance of the main road. All recreational vehicle parks are required to provide a detailed site map to the 911 Addressing Coordinator prior to final approval.

The site map must include all structures and numbered parking pads and driveways in and out of the park. After final approval by the Somervell County Commissioners' Court, a weatherproof, detailed site map must be posted on the exterior of the main office building, by the front entrance, so as to be visible by emergency personnel.

Fire Prevention and Protection: All recreational vehicle parks shall comply with current fire regulations, as authorized by the Somervell County Fire Marshal. Hand fire extinguishers of a type approved by the Somervell County Fire Marshal shall be maintained in effective working order and located at convenient places. The location of fire extinguishers must be approved by the Somervell County Fire Marshal. No outdoor fires will be allowed except in grills, ovens, stoves or park-provided fire boxes. Park-provided fire boxes must be approved by the Somervell County Fire Marshal. No open fires are allowed. Fire hydrants shall be reasonably accessible to all Recreational Vehicles inside the Park. Hydrants must be easily identifiable and kept free and clear of debris.

Safety: The grounds, buildings and related facilities shall be constructed, maintained and used in accordance with applicable local and state fire prevention regulations.

Flammable materials and liquids shall be stored in approved safety containers in a safe location 30 to 50 feet from any structure. Liquid petroleum gas, fuel oil, gasoline and other flammable liquids shall be handled and used in a safe manner and shall not be stored inside or beneath any recreational vehicle or within five feet (5') of a door of a recreational vehicle. L.P. tanks shall be limited to one-hundred (100) pound size. Play equipment, when provided for children, shall be designed for safety, maintained in good repair and located in areas free from hazards.

Maintenance: The owner, operator or attendant of every recreational vehicle park shall assume full responsibility for maintaining in good repair and condition all facilities of the recreational vehicle park as required herein.

Grandfather Clause: All RV Parks in existence prior to March 1, 2023 are exempt from these Regulations until such time as the property is sold, changes owners, or the property ceases to function as an RV Park for any length of time.