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# Ordinance No. 358-A

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**AN ORDINANCE REPEALING ORDINANCE NO. 358 IN ITS ENTIRETY AND REPLACING WITH ORDINANCE NO. 358-A WHICH SETS A MAXIMUM NUMBER OF RECREATIONAL VEHICLE PARKS WITHIN THE CITY LIMITS OF WEST ORANGE, TEXAS; ADOPTS REGULATIONS CONCERNING RECREATIONAL VEHICLE PARKS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A PENALTY FOR VIOLATION.**

## REGULATION OF RECREATIONAL VEHICLE PARKS

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST ORANGE, TEXAS that:**

City of West Orange Ordinance No. 358 is hereby repealed in its entirety and is replaced with Ordinance No. 358-A.

## Purpose

The purpose and intent of this section is to provide a uniform and comprehensive set of standards for the development of recreational vehicle parks within the city limits of West Orange and to establish a maximum number of recreational vehicle parks within the city limits of West Orange

## Definitions

The following words terms and phrases when used in this article shall have the meanings ascribed to them in this section except where the context clearly indicates a different meaning.

**Cabin:** A permanent structure built on site and not of a portable nature containing at least 300 square feet and not more than 400 square feet, containing a restroom and a sleeping area.

**Common Area:** Is any area that is directly accessible to the public or all tenants of the recreational vehicle park.

**Maximum Number of Recreational Vehicle Parks:** The number of individual parks allowed to be constructed and or operated within the city.

**Private Drive:** Streets or drives within the Recreational Vehicle Park.

**Recreational Vehicle:** A vehicular portable structure designed for temporary or short-term occupancy for travel recreational and vacation uses. These units are limited to eight-and one-half feet (8 and ½) or less in width and fifty feet (50) or less in length.

**Recreational Vehicle Lot:** A parcel of land in a recreational vehicle park set aside for the placement of a single recreational vehicle and for the exclusive use of its occupants.

**Recreational Vehicle Pad:** That area of a recreational vehicle lot intended for the placement of a recreational vehicle.

**Recreational Vehicle Park:** A parcel of land under single ownership upon which two or more recreational vehicle lots are located established or maintained for occupancy by recreational vehicles not owned or controlled by the owner of the land, and the general public pays a fee strictly for space to park their recreational vehicle for use as temporary living quarters.

### **Regulations**

The following regulations apply to recreational vehicle parks as permitted by a permit granted by the City Council.

1. The maximum number of permitted and licensed recreational vehicle parks allowed in the city is one (1).
2. All recreational vehicle parks shall contain a contiguous area of two acres or more. A minimum of eight percent (8%) of the total required area shall be maintained as common area.
3. The maximum density for a recreational vehicle park is twenty spaces per acre.
4. Setbacks for all recreational vehicle parks shall be as follows:
  - Front 20 feet
  - Sides 5 feet
  - Rear 10 feet
  - Corner side 15 feet
5. Lots within recreational vehicle parks shall be rented on a temporary basis not to exceed 180 consecutive days or 200 cumulative days in a calendar year to the same tenant. Rental extensions can be approved by the Building Official and requests must be made at least ten 10 days prior to the expiration of the original time permitted.
6. All recreational vehicle parks shall be enclosed by a solid eight foot (8) or higher screening wall or fence constructed as not to restrict visibility at the park entrance and exit.
7. All recreational vehicle parks shall have an on-site office with staff on duty for at least eight 8 hours a day on week days and available on weekends.
8. All recreational vehicle parks shall have both a men's and women's communal restroom with showers.
9. Recreational vehicle parks may have but are not required to have permanent laundry facilities, a store selling sundries, or a common recreational building.
10. The owner of a recreational vehicle park or his or her designee shall maintain a register of all occupants of the park showing full name, permanent address, vehicle registration numbers, and date of arrival and departure of every park occupant. This register will be made available to the Building Official or Public Works Director during normal working hours and to all law enforcement officers on request.

### **Design Standards**

#### **Recreational Vehicle Lots.**

1. All lots within a recreational vehicle park shall be permanently marked and numbered.
2. A recreational vehicle lot must contain a minimum of eight hundred 800 square feet with a minimum width of twenty feet 20.
3. All lots must have 20 feet of frontage on a private drive.

4. All lots shall have a recreational vehicle pad.
  - a) Pads will be solid asphalt or concrete area of not less than 8'x20'.
  - b) No recreational vehicle shall be placed on a pad shorter than the recreational vehicle.
  - c) Pads will be placed on the lots so that all recreational vehicles shall be separated by a minimum of ten feet (10').

**Required Parking.**

1. A minimum of one off-street hard surface parking space shall be provided for each recreational vehicle site.
2. One common guest hard surface parking space shall be provided for every three (3) recreational vehicle sites.

**Private drives.**

Private drives shall be provided and shall extend continuously from the city street so as to provide suitable access to all of the recreational vehicle lots and other facilities or uses allowed within the recreational vehicle park and must be accessible at all times for emergency purposes.

1. Driveway widths within the recreational vehicle park shall be a minimum of twenty feet (20).
2. Private drive intersections shall generally be at right angles. Offset intersections of less than one hundred twenty-five feet centerline to centerline should be avoided. Intersections of more than two (2) streets shall not be allowed.
3. Private drives should be designed to minimize dead ends. If dead end drives are included in the design they shall be limited to a maximum length of thirty feet (30) and used strictly for trash dumpster or other community service.
4. All private drives shall be constructed, maintained and shall be properly drained to the standards required by the Director of Public Works.

**Utilities.**

1. The water system within the park shall be built to the standards required by the city's plumbing code and connected to the public water system.
2. The sewer system within the park shall be built to the standards required by the city's plumbing code and connected to the public sewer system.
3. The electrical system within the park shall be built to the standards required by the city's electric code and connected to the public electric system.
4. Fire hydrants may be required by the City Fire Marshal and if required shall be installed by the developer of the recreational vehicle park.
5. Refuse containers sufficient to contain all refuse created within the park shall be provided at a central location readily accessible. Refuse containers must be fenced and gated.
6. At least one wastewater dump station shall be provided for vehicles with waste tanks. Both wastewater and gray water must be disposed of into the public sewer system.

**Lighting.**

1. The parking lots, walks and service areas shall be kept adequately lighted at all times so the park shall be safe for occupants and visitors and the entrances and exits shall also be adequately lighted.

2. Private drives shall have a light at each intersection and a light every three hundred feet between intersections.

3. No illuminated signs or unshaded light shall be located so as to constitute a nuisance to adjacent residential uses.

#### **Cabins.**

Cabins may be placed in lieu of recreational vehicle sites.

1. The number of cabins shall not exceed 5% of the number of recreational vehicle spaces.

2. Cabin sites must be designed to maintain ten feet between all cabins and recreational vehicles.

3. Cabin sites shall meet the parking requirements for recreational vehicle sites.

4. Cabins shall meet all requirements of the Code of Ordinances including construction codes and floodplain ordinances.

5. Cabin occupants shall not stay in a recreational vehicle park longer than 180 consecutive days or 200 cumulative days within a 12-month time period.

6. Cabins must contain complete restroom facilities consisting of lavatory, water closet and shower or tub. Cabins shall not contain kitchen facilities other than convenience outlets located along countertops to accommodate small appliances such as toasters, toaster ovens, slow cookers and electric pans.

### **Application and Approval Process**

#### **Application.**

An application for a permit for the construction of a recreational vehicle park shall be submitted to the City Council and shall include the following information:

1. A completed application for the City Council,

2. A site plan of the proposed park reflecting all of the requirements for recreational vehicle parks.

Once the plan is approved by staff it will be forwarded to the City Council for final approval. The applicant shall submit one reproducible copy of the approved site plan to the Director of Public Works not less than eight 8 days prior to any meeting with the City Council. 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 drives, recreational lots, usable open space, parking, lighting utilities, structures and any other items required to properly describe the proposed park layout.

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 without the expressed consent of the Building Official.

Upon approval, the applicant shall file an amended reproducible copy of the site plan. The Building Official shall have the right to refuse to examine any incomplete unintelligible or indefinite site plan.

#### **Approval.**

1. The City Council shall meet and approve or disapprove the permit request. The City Council has the authority to attach any conditions to an approval that it deems necessary to ensure that the recreational vehicle park is an asset to the community.

2. The applicant shall receive written notification of the decision by the City Council within three 3 business days from the date of the meeting.

3. Any future substantial changes to the operation of the recreational vehicle park shall be evaluated by the City Council.

**Certificate of Occupancy.**

1. Upon approval of the permit the developer of the recreational vehicle park can commence construction once his building plans have been approved by the city's Building Official.

2. Upon completion of construction and a final inspection a Certificate of Occupancy will be issued.

**Operating License.**

1. Upon approval of the Certificate of Occupancy an operating license will be issued.

2. The cost of the license shall be \$50.00 for up to 25 recreational vehicle spaces and \$3.00 per recreational vehicle space or cabin thereafter per year. The initial license fee shall be due upon issuance of the certificate of occupancy. This license shall be valid until December 31<sup>st</sup> of that year. License renewals shall expire on the 31<sup>st</sup> day of December of each year thereafter.

**Severability.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

**Enforcement.**

Violation of this ordinance shall be a Class C misdemeanor, violation of city ordinance, punishable by a fine as determined by the court up to the maximum amount allowed by law for each violation and each day of continued violation. In addition to Court action the building official may immediately suspend, revoke and/or invalidate any and all permits issued for the development not in compliance with this ordinance.

**PASSED, APPROVED AND AUTHENTICATED** this the 14<sup>th</sup> day of October, 2024.



Randy Branch  
Mayor

ATTEST:

  
Theresa Van Meter, City Secretary

APPROVED AS TO FORM:

  
Chris Leavins, City Attorney

