

BLANCO COUNTY
INFRASTRUCTURE REQUIREMENTS FOR
RECREATIONAL VEHICLE PARKS

AND

Tiny Home Community

I. DEFINITIONS:

OPERATOR. Includes the person in charge of operating any recreational vehicle park or Tiny Homes community (AKA “Tiny Home Park”), either under written or verbal (oral) lease, or any other arrangement whereby he or she exercises control over the premises.

OWNER. Includes the person in whose name the title to the lot, block, tract, or parcel of land is shown.

PERSON. Any natural individual, firm, trust, partnership, association, or corporation.

RECREATIONAL VEHICLE. Includes any of the following:

(1) ~~CAMPING TRAILER.~~ Pop up Camper. Pop-up campers, also known as fold-out campers or tent trailers, are camping trailers that collapse down into a much smaller, portable package, thanks to a partial canvas construction.

(2) **MOTOR HOME.** A portable, temporary dwelling to be used for travel. Recreation and vacation, constructed as an integral part of a self-propelled vehicle.

(a) Class A RVs are large “buss shaped RVs with length of 28’5” to 43’3”. Class A RVs has the capability of sleeping 6 to 8 people.

(b) Class B RVs Vans are the smallest of motorized RVs with the length of 19’7” to 22’11”. Class B RVs has the capability of sleeping 2-4 people.

(c) Class C RVs are built on truck chassis are the midsize RV with a length of 24’5” to 32’9”. Class B RVs has the capability of sleeping 4 to 8 people.

~~(3) PICKUP COACH.~~ A structure designed to be mounted in a truck bed for use as a temporary dwelling for travel, recreation, and vacation. (Defined as a class C Rv.)

(3) **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, Towed

behind a motor vehicle and intended for human occupancy as a dwelling for short periods of time and containing limited or no kitchen or bathroom facilities.

(5) TIINY HOMES. Any home that falls under 600 square feet. They can also be built on either a mobile platform or a permanent foundation. Tiny homes built on a mobile platform are considered to be a RV and must abide with the RVs rules and regulations.

RECREATIONAL VEHICLE or TINY HOME PARK. Any lot or tract of land designed to accommodate two or more recreational vehicles or Tiny Homes, as defined, and which exist 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 excluded.

RECREATIONAL VEHICLE and TINY HOME SPACE. A plot of land within a recreational vehicle or Tiny Home Park designed for the accommodation of one recreational vehicle or (one) 1 Tiny Home.

INSPECTOR. A person to inspect RV or Tiny Home Park for proper installation or violations. May be the Commissioner of precinct or person appointed by Commissioners Court.

HARD SURFACE.

- (a) Concrete 5 ½ inches thick with steel reinforcement.
- (b) 4 inches of hot mix asphalt on 8 inches of compacted base.
- (c) 2 courses of chip seal on 8 inches of compacted base.
- ~~(d) 8 inches of compacted base, compacted to withstand wet weather.~~

2. RECREATIONAL VEHICLE or TINY HOME PARK

(a) The owner of land located in Blanco County outside the limits of a municipality who intends to use the land for a Recreational Vehicle or a Tiny Home Park must have an infrastructure development plan prepared that complies with the minimum infrastructure standards that are set out below in Section 3.

(b) Prior to beginning of any construction, the owner must submit the completed set of plans to the Blanco County Commissioner, of the Parks Precinct, for approval. Construction may not begin before the plan is approved.

(c) Not later than the 60th day after the date of the completed set of plans are submitted, the Commissioners' Court shall approve or reject the plan in writing. If the plan is approved, construction may begin immediately. If the plan is rejected, the written rejection shall specify the reasons for the rejection and the actions required for approval of the plan. The failure to reject a plan within the period prescribed by this subsection constitutes approval of the plan.

(d) The Commissioners' court, as well as any other person designated by the County Commissioners' Court, may inspect the infrastructure at any reasonable time during construction, and the owner or his agents shall not hinder such inspections.

(e) On completion of construction, the owner shall confirm in writing to the Commissioners' Court that the infrastructure is complete, and a final inspection must be completed not later than the tenth (10th) business day after the notice is received by the County's inspectors. If the inspector determines that the infrastructure does not fully comply with the plan, the owner shall be given an opportunity to cure the defects. On completion of curative construction, the owner shall request another inspection.

(f) When the inspector determines that the infrastructure complies with the plan, the Commissioners' Court must issue a Certificate of Compliance not later than the next Commissioners Court meeting.

~~(g) A utility may not provide utility services, including water, sewer, gas, and electric services, to a Recreational Vehicle Park or Tiny Home Park unless the owner provides the utility with a copy of the Certificate of Compliance.~~

3. INFRASTRUCTURE REQUIREMENTS:

The infrastructure development plan for a Recreational Vehicle or Tiny Home 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 plans 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 Blanco County Floodplain regulations

(c) Reasonable specified plans 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 ground-water is the source of water supply for the development, the developer is required to obtain certification, by a licensed professional engineer or licensed professional geoscientist, 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. Ground water supply must comply with TCEQ Public water supply if applicable.

(e) Either

(1) Reasonably specified plans 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 plans 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 plans must meet minimum standards established under Chapter 285.4 of the OSSF rules.

(3) Reasonably specified plans 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 plans for streets or roads in the Recreational Vehicle or Tiny Home Park to provide ingress and egress for fire and emergency vehicles.

(1) The Commissioners' Court finds that it is reasonably necessary that streets in these communities should be built to the same standards (but to no more stringent standard) than the requirements adopted by the Court for subdivisions.

(2) The road design and construction standards contained in the Blanco 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 shall comply with those standards to the maximum degree practicable.

(a.) A traffic analysis study shall be required for each RV and Tiny Home Park.

(3) Building setbacks shall be as specified in the Blanco County Subdivision Regulations

(4) Drainage design for the development shall comply with the Blanco County Subdivision Regulations

(5) 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 Blanco County Commissioners' Court.

4. RECREATIONAL VEHICLE or TINY HOME PARK REGULATIONS.

The regulations described herein govern the development, operation, and maintenance of recreational vehicle or Tiny Home parks, as previously defined.

(A) Park development requirements. Recreational vehicle or Tiny Home parks shall be developed to conform to those requirements as herein delineated.

(1) Recreational vehicle parks shall be designed not to exceed National average of 15 units per acre. Tiny Homes shall not exceed 15 units per acre.

- (2) Parking facilities shall be provided at the park office and shall accommodate a minimum of five recreational vehicles.
- (3) Each recreational **and Tiny House** vehicle space shall afford parking and maneuvering space sufficient so that the parking, loading, and the like, of recreational vehicles **or Tiny Houses**, shall not necessitate the use of any public right-of-way or privately owned property.
- (4) Each recreational vehicle **and Tiny Home** space provided with electrical service shall be so served through an underground distribution system. The park office and service buildings may receive electrical service as provided through overhead facilities
- (5) Each Park shall provide vehicle parking spaces and each space shall be clearly defined. ~~Twenty percent (20%) of the parking spaces shall be eighteen (18') feet by fifty (50') feet.~~ There must be at least a ten (10') foot clearance of space between adjacent rows.
- (a) Be improved with compacted crushed road base material and asphalt or concrete adequate to support the weight of the recreational vehicle.
 - (b) Not heave, shift, or settle unevenly under the weight of the recreational vehicle due to frost action, inadequate drainage, vibration, or other forces action on the structure.
- (6) The entrance to the park shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets.
- (7) Hard surface private streets adequate to provide access to each recreational vehicle space shall be constructed and maintained in good condition by the licensee and the width of which shall be not less than twenty-four (24) feet.
- (8) The park shall comply with state and federal standards for accessible for the mobility impaired. The applicant shall show proof of compliance.
- (9) Each RV pad **and Tiny House** shall have GPS coordinates listed and entered into the 911 addressing, coordinates to be furnished by developer within 60 days **of construction completion**. Fee to be assessed at time of all other originated fees.

(a) Existing RV Parks or Tiny Home parks have (1) one year to comply with the 911 addressing. Fee to be assessed at \$75.00 a pad, payable when submitted.

(B) Service buildings; laundry and sanitation facilities. Each recreation vehicle park shall provide one or more service buildings for the use of park patrons.

Tiny Houses will not require Service Buildings as long as each Tiny Home has a washer dryer and full baths in each unit.

(1) The RV service buildings shall provide for:

(a) One women's restroom with one flush toilet and lavatory.

(b) One men's restroom with one flush toilet and lavatory.

(c) One shower and dressing accommodation for each sex, provided in an individual compartment or stall;

(d) One washing machine and dryer

(e) One slop sink, not less than 14 by 14 inches square and 14 inches deep.

(2) The aforementioned amenities shall accommodate not more than 50 recreational vehicle spaces. For each additional 30 recreational vehicle spaces or fraction thereof (A), (B), (C) and (D) shall double in number.

(3) All bathrooms shall comply with the Americans with Disabilities Act. (ADA)

(C) Service building requirements. Service buildings providing the aforementioned facilities shall satisfy requirements as include:

(1) Service buildings housing sanitation or laundry facilities shall be permanent structure which comply with all applicable laws and ordinances regulating buildings, electrical installation, plumbing and sanitation systems;

(2) Service buildings shall afford appropriate illumination, shall be well ventilated with screened openings, shall be constructed of moisture-proof materials, to include painted woodwork, as shall permit frequent clearing and washing, and shall be maintained at a temperature of 68 degrees F 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; If connected to On Site Sewage Facilities chemical cleaners should be used on a limited basis.

(3) 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:

(4) 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; and

(5) Service buildings housing sanitation facilities shall be located not closer than 15 feet nor farther than 300 feet from any recreational vehicle space within the park.

(D) GARBAGE RECEPTACLES

(1) Each recreational vehicle **and tiny home** parks shall provide a minimum of **(one) 1** fly tight, water-tight, rodent proof dumpsters for **each (Fifty) 50 spaces in the park.**

(2) Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to cleaning around them.

(3) The storage, collection, and disposal of refuse in the recreational vehicle park shall be so conducted as to create no health hazards.

(4) The dumpster shall be screened from public view.

(E) FUEL

(1) Bottled gas for cooking purposes **may** be used, **as long** the containers are properly connected by factory approved tubing.

(2) Bottled gas cylinder shall be securely fastened in place.

(3) No cylinders containing bottled gas shall be **stored** within **the living quarters of** a recreational vehicle.

(4) State and local regulations applicable to the handling of bottled gas and fuel oil shall apply.

(F) FIRE PROTECTION

(1) Every Park shall always be equipped with fire extinguishing equipment in good working order and located within the park as to satisfy the fire code and other applicable regulations of the **State of Texas and Blanco** County.

(a) **A 2500-gallon water storage tank per each 100 units shall be located within the confines of either RV or Tiny Home Parks. The tanks shall have connections compatible to Fire Department standards.**

(2) Ground fires are prohibited. Screened fire pits shall be permitted, except when the County is under a Burn Ban.

(3) All sites and any part of a recreational vehicle **or Tiny Homes** shall not exceed one hundred fifty (150) feet from the hard surface streets.

(G) DRY VEGETATION

The Park operator or agent shall be responsible for maintaining the entire area of the park free of dry brush, leaves and weeds.

5. OTHER REGULATIONS:

Persons developing Recreational Vehicle **or Tiny Home** Parks should be aware that this order is not the exclusive law or regulation controlling development in Blanco County. The following is only a partial list of regulations that may apply.

(a) Recreational Vehicle **and Tiny Home** Parks are subject to Blanco County Subdivision Regulations.

(b) All Recreational Vehicle **and Tiny Home** Parks are subject to regulations of general applicability, including public health nuisances under Chapter 341 and 343 of the Texas Health and Safety Code. The developer must address solid waste disposal, rodent/insect harboring, fly breeding and improper water disposal in accordance with these Chapters.

(c) Other agencies with regulatory authority that may apply to a Recreational Vehicle Park include, but are not limited to, several Emergency Services Districts, the Texas Commission on Environmental Quality, the Public Utilities Commission,

the United States Parks and Wildlife Service, the Environmental Protection Agency and the U.S. Army corp. of Engineers.

Issuance of a Certificate of Compliance under this order does not indicate compliance with any of these requirements.

6. FEES for RV and Tiny Home Parks

Fees for permits, license, and transfers, as established by the Blanco County Commissioners' Court, are payable to Blanco County for regulatory purposes.

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|-------------|---------------|--------------------------|
| Filling fee | \$2500.00 | \$1,000.00 |
| Pad fee | \$200.00 each | \$100.00 each |

Breakdown of pad fee.

\$100.00 - Septic

\$ 100.00 - 911 addressing

Security Bond and Maintenance Bond refer to Blanco County Subdivision Rules and Regulations 103.000.

7. PENALTIES:

- (a) violations of this order will result in the denial of utility services,
- (b) The requirements of this order have been established by and adopted by the Blanco County Commissioners' Court under Chapter 232 of the Texas Local Government Code and all the civil and criminal penalties applicable under that chapter shall apply to violations of this order.

Approved by Blanco County Commissioners' Court on _____, 2021